

## **RECOMMENDED CONDITIONS**

### **1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. NSW Rural Fire Service letter dated 31 March 2020

- (2) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

<b>Plan Reference/ Drawing No.</b>	<b>Name of Plan</b>	<b>Prepared by</b>	<b>Date</b>
Job No. 17026, Revision D, Sheet No DA01	Title Page	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA03	Site Demolition Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA04	Future Site Context Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA04a	Site Setout Plan Ground Floor	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA05	Site Roof Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA06	Hall Canteen and OSHC Ground Floor Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA07	Administration and Library Ground Floor Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA08	Administration and Library L1 Floor Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA09	New Learning Block Ground Floor Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA10	New Learning Block Level 1 Plan	SARM Architects	10/12/2019
Job No. 17026, Revision D,	Elevations	SARM Architects	10/12/2019

Sheet No DA11			
Job No. 17026, Revision D, Sheet No DA12	Elevations – East and North – Hall, Admin/Library	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA13	Elevations – West and South – Hall Admin and Library	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA14	New Learning Block Elevations	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA15	Hall, Canteen and OSHC Sections	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA16	Administrative and Library Sections	SARM Architects	10/12/2019
Job No. 17026, Revision D, Sheet No DA17	New Learning Block Sections	SARM Architects	10/12/2019
Job No. 17026, Revision 2, Sheet No A 02_02	Road Works Concept	SARM Architects	18/08/2020
Job No. 7102, Revision 03, Drawing No. SW.201	Cover Sheet	Birzulis Associates	22/07/2020
Job No. 7102, Revision 01, Drawing No. SW.202	Overall Master Site Plan	Birzulis Associates	21/11/2019
Job No. 7102, Revision 04, Drawing No. SW.203	Stormwater Drainage Concept Plan – Site Plan 01	Birzulis Associates	22/07/2020
Job No. 7102, Revision 04, Drawing No. SW.204	Stormwater Drainage Concept Plan – Site Plan 02	Birzulis Associates	22/07/2020
Job No. 7102, Revision 04, Drawing No. SW.205	Stormwater Drainage Concept Plan – Site Plan 03	Birzulis Associates	22/07/2020
Job No. 7102, Revision 04, Drawing No. SW.206	Stormwater Drainage Concept Plan – Site Plan 04	Birzulis Associates	22/07/2020
Job No. 7102, Revision 03, Drawing No. SW.207	Stormwater Details	Birzulis Associates	22/07/2020
Job No. 7102, Revision 02, Drawing No. SW.208	Erosion and Sediment Control Plan and Details	Birzulis Associates	19/3/2020

Job No. 7102, Revision 03, Drawing No. SW.301	Catchment Plan – Proposed Conditions	Birzulis Associates	22/07/2020
Job No. 7102, Revision 03, Drawing No. SW.302	Catchment Plan – Pre- Development Conditions	Birzulis Associates	22/07/2020
Job No. 7102, Revision 01, Drawing No. SW.401	Hydraulic Design and Graphs	Birzulis Associates	19/03/2020
Job No. 7102, Revision 02, Drawing No. C.500-02	Cut and Fill Plan	Birzulis Associates	18/03/2020
Harrington Park Public School, Issue B, Sheet No. DA L00	Title Sheet	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L01	Tree Retention Plan	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L02	Landscaper Site Plan	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L03	Landscape – Hall and Hub	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L04	Landscape – Learning Block	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L05	Landscape - Field	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L06	Tree Planting	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L07	Planting Plan – Hall and Hub	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School, Issue B, Sheet No. DA L08	Planting Plan – Learning Block	Lindy Lean Landscape Architect	20/11/2019
Harrington Park Public School,	Planting Plan – Field and	Lindy Lean Landscape	20/11/2019

Issue B, Sheet No. DA L09	Schedules	Architect	
Harrington Park Public School, Issue B, Sheet No. DA L10	Planting Details	Lindy Lean Landscape Architect	20/11/2019

Document Title	Prepared by	Date
Arboricultural Impact Assessment Report	Scott Freeman - Principal Horticultural Management Services	25/11/2019
Flood Risk Assessment	Advisian	4/12/2019

- (3) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA.
- (4) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (5) **Tree Removal** - The trees identified below and/or as shown in the approved landscape plan are approved for removal. The trees are numbered as per the Arboricultural Impact Assessment Report and Tree Management Plan prepared by Horticultural Management Service dated September 2019.
- a) Trees numbered Tree 12, 13, 14, 16, 17, 18, 19, 23, 24, 25 and 26 are to be retained. No work below or above ground is permitted within structural root zone (SRZ) of any tree/s to be retained.
- b) Trees to be removed include tree 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33 and 34. The removals are subject to the following conditions:
- Approved tree works are to be undertaken in accordance with the relevant provisions of AS 4373 'Pruning of amenity trees' and is to be carried out in accordance with the WorkCover NSW Code of Practice for the Amenity Tree Industry.
  - Approved tree work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
  - Green waste and or timber generated from the approved tree work is to be recycled into mulch and reused on site or transferred to a designated facility for composting. Stockpiles of green waste or processed timber for reuse including firewood must be stored behind the building line or place out view from the street within 28 days of the tree works authorised by this consent.

- iv) All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.

- (6) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this development consent including works associated with the Farifax Reserve Carpark shown in the stamped approved Road Works Concept Plan.

The following procedures shall be strictly observed:

- a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval; and
- b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.

The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

- (7) **Infrastructure in Road and Footpath Areas** – Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development shall be borne by the applicant, and not Council.

**Note.** The issue of this development consent does not imply concurrence or approval of any required public infrastructure work associated with the development.

- (8) **Crown Subdivision, Building, Demolition and Incidental Work** – Pursuant to Clause 6.28 (cf previous s 109R) in the Environmental planning and Assessment Act 1979, Crown building work cannot be commenced unless the Crown building work is certified by or on behalf of the Crown to comply with the Building Code of Australia in force as at:

- (a) the date of the invitation for tenders to carry out the Crown building work, or

(b) in the absence of tenders, the date on which the Crown building work commences, except as provided by this section.

A reference in this consent to the prescribed person is the person who certified the building work and / or has the responsibility of overseeing works associated with this consent.

- (9) **Camden Local Area Command Requirements** - All the requirements of the letter from the Camden Local Area Command to Camden Council dated 22 January 2019 must be complied with at all times except where inconsistent with, or contrary to, existing legislation or policies of the NSW Department of Education.

## **2.0 - Prior to the Commencement of Works**

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1A) **Local Traffic Committee Concurrence** – Where the development involves the installation of or changes to regulatory signage, line marking and devices it shall be subject to the concurrence of Council's Local Traffic Committee on local roads and Transport for NSW on State roads.

These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line marking and devices.

- (1B) **Local Traffic Committee Endorsement of Detailed Plans** - With the exception of the southern driveway, prior to the commencement of works within the Fairfax Reserve Car Park, a detailed construction plan shall be provided for the works set out under the concept road works plan (Job No. 17026, Revision 2, Sheet No A 02\_02). Subject to the following:

- Perpendicular parking is to be limited to 15 Minute Parking during school hours. Signage shall be provided indicating this;
- Two accessible car parking spaces are to be provided within the Fairfax Reserve car park. The two spaces shall have a common shared space to reduce loss of car parking. Details demonstrating this are to be provided.

This detailed construction plan is to be prepared by the applicant and then submitted to and approved by the Local Traffic Committee.

- (2) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). The prescribed persons must be satisfied that:

- a) that suitable evidence is provided to demonstrate that the products and systems proposed for use in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
- b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as proposed.

- (3) **Civil Engineering Plans** - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic

management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. A stormwater plan is to be submitted prior to the augmentation of the existing drainage system to accommodate drainage from the approved development and to protect other property.

Details demonstrating compliance shall be provided to the prescribed persons prior to the commencement of works,

**Note.** Under the *Roads Act 1993*, only the Roads Authority can approve commencement of works within an existing road reserve.

- (4) **Stormwater Detention and Water Quality** - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

A detailed on-site detention and water quality report reflecting the approved development application plans and Council's Engineering Specifications shall be provided to Council prior to works commencing.

- (5) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book').
- (6) **Detailed Landscape Plan** - A detailed landscape plan must be prepared in accordance with Council's Engineering Specifications.

The detailed landscape must include:

- A minimum of ten (10) of the following local native species; *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus moluccana* (Grey Box), *Corymbia maculata* (Spotted Gum) or *Eucalyptus crebra* (Narrow Leaved Ironbark) are to be included in the planting schedule.
- (7) **Damages Bond** - The applicant is to lodge a bond with Council to ensure any damage to existing public infrastructure is rectified in accordance with Council's Development Infrastructure Bonds Policy or as agreed to by Council
- Note.** A fee is payable for the lodgement of the bond.
- (8) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council.
- (9) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to Council.
- (10) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including the *Food Act 2003*.

- (11) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993* prior to works commencing.

- (12) **Mechanical Plant Selection and Noise levels** – Noise from the combined operation of new mechanical plant operating at the School shall not exceed the following criteria when assessed within the following residential property boundaries.

Residential receiver at 13 Sir Warwick Fairfax Drive and 53 Lakeland Circuit

- LAeq, 15min 53 dB(A) Day period 7am – 6pm, and
- LAeq, 15min 47 dB(A) for Evening period 6pm-10pm.

Residential receiver at 80 O'Meally Place and 29 Sir Warwick Fairfax Drive

- LAeq, 15min 45 dB(A) Day period 7am – 6pm, and
- LAeq, 15min 43 dB(A) for Evening period 6pm-10pm.

Selection of suitable mechanical plant for noise assessment and control must be undertaken with the approval of a qualified acoustic consultant to ensure noise compliance can be demonstrated.

- (13) **Update to Salinity Management Plan - Corrosiveness** - The Salinity Management Plan must be updated to consider the potential for mildly corrosive soil conditions impacting on steel where construction footings are required > 2 metres below ground.

- (14) **Sign of Contact Details** - A sign shall be erected in a prominent position on the site stating the following:

- a) that unauthorised entry to the work site is prohibited;
- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
- c) the name, address and telephone number of the prescribed person.

The sign shall be maintained while the work is being carried out and removed upon the completion of works.

- (15) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:

- a) the name and address of the person by whom the notice is being given;
- b) a description of the work to be carried out;
- c) the address of the land on which the work is to be carried out;
- d) the registered number and date of issue of the relevant development consent
- e) a statement signed by or on behalf of the prescribed person to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and



f) the date on which the work is intended to commence.

(16) **Site is to be Secured** - The site shall be secured and fenced.

(17) **Sydney Water Approval** – The approved construction plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the prescribed persons.

(18) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

(19) **Dilapidation Report – Council Property** - A dilapidation report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the site shall be prepared. The report must be submitted to Council at least 2 days prior to the commencement of works.

Should any public property or the environment sustain damage during the course of and as a result of construction, or if the construction works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the applicant's damages bond.

(20) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3.

(21) **Demolition and Construction Waste Management Plan** - A demolition and construction waste management plan must be prepared for all demolition, and construction waste on the site. The plan must be kept on site for compliance until the completion of all construction works.

(22) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be prepared.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
- b) measures to suppress odours and dust emissions;
- c) soil and sediment control measures;
- d) measures to control air emissions that includes odour;

- e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
  - f) any other recognised environmental impact;
  - g) work, health and safety; and
  - h) community consultation.
- (23) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

- (24) **Demolition Work** - Consent is granted for the demolition of the structures identified in the approved demolition plan subject to compliance with the following conditions:
- a) The developer shall notify adjoining residents of demolition works seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of, and directly opposite, the demolition site;
  - b) Prior to demolition, the applicant shall erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address;
  - c) Prior to demolition, the applicant shall erect a 1.8m high temporary fence and hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when work is not in progress or when the site is otherwise unoccupied;
  - d) Prior to demolition, all services (such as sewer, telephone, gas, water and electricity) to be impacted must be disconnected. The developer must consult with the relevant service authorities regarding their requirements for the disconnection of services;
  - e) Suitable erosion and sediment control measures in accordance with an approved erosion and sediment control plan shall be installed prior to the commencement of demolition works and shall be maintained at all times;
  - f) A Work Plan prepared by a suitably qualified person in accordance with AS 2601 'Demolition of Structures' shall be provided to the prescribed persons for approval prior to demolition works commencing. The Work Plan shall identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials;

- g) If the property was built prior to 1987, an asbestos survey shall be carried out by a suitably qualified person prior to demolition. If asbestos is found, a WorkCover Authority licensed contractor shall remove all asbestos in accordance with the requirements of the WorkCover Authority, including notification of adjoining neighbours of asbestos removal. All asbestos material must be disposed of at a facility licenced to accept asbestos. Tipping receipts for the disposal of the asbestos must be retained.
  - h) The burning of any demolished material on site is not permitted and offenders will be prosecuted; and
  - i) Care shall be taken during demolition to ensure that existing services on the site (i.e. sewer, electricity, gas, phone, etc) are not damaged. Any damage caused to existing services is to be repaired by the relevant authority at the expense of the applicant.
- (25) **Hazardous Building Materials Assessment** - A hazardous building material assessment shall be undertaken on all buildings and structures to be demolished that identifies all hazardous components on site. A HBMA report shall be provided to Council.
- Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant NSW WorkCover Authority and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.
- (26) **Construction Management Plan** - A construction management plan (CMP) is to be prepared in accordance with Council's Engineering Design Specification. The CMP shall address the following:
- a) Cover risks associated with the potential interaction between students and construction activities, including vehicle movements;
  - b) address dust, soil, sediment and traffic management; and
  - c) must incorporate travel routes and methods that will be implemented to transport the amount of fill to the site along with the source of the fill material.
- (27) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone and displayed in a prominent position.
- (28) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any geotechnical report applicable to the site.

### 3.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Work Hours** - All work (including delivery of materials) shall be:

- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
- not carried out on Sundays or public holidays,

unless approved in writing by Council.

- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Site Management** - The following practices are to be implemented during construction:
  - a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
  - d) a waste storage area shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc) unless approved to in writing by Council;
  - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
    - i) be a standard flushing toilet connected to a public sewer; or
    - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
    - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.
- (4) **Building Height** - A survey report prepared by a registered land surveyor confirming that the building height complies with the approved plans or as specified by the development consent, shall be provided to the prescribed persons prior to the development proceeding beyond frame stage.
- (5) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided prior to the pouring of concrete.

- (6) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (7) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

*“WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

- (8) **Vehicles Leaving the Site** - The construction supervisor must ensure that:
- all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
  - the wheels of vehicles leaving the site:
    - do not track soil and other waste material onto any public road adjoining the site; and
    - fully traverse the site’s stabilised access point.
- (9) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: [www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm](http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm))
- Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.
- (10) **Soil, Erosion, Sediment and Water Management – Implementation** - All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
- (11) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority’s Environmental Noise Control Manual.
- (12) **Location of Stockpiles** - Stockpiles of soil shall not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.

- (13) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.
- (14) **Fill Material (VENM)** - Prior to the importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be provided.

The validation report and associated sampling location plan must:

- a) be prepared by a person with experience in the geotechnical aspects of earthworks; and
- b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics; and
- c) be prepared in accordance with;

Virgin Excavated Natural Material (VENM):

- i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity;" and
  - ii) the Department of Environment and Conservation - Contaminated Sites Guidelines "Guidelines for the NSW Site Auditor Scheme (Second Edition) - Soil Investigation Levels for Urban Development Sites in NSW."
- d) confirm that the fill material;
- i) provides no unacceptable risk to human health and the environment;
  - ii) is free of contaminants;
  - iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - iv) is suitable for its intended purpose and land use; and
  - v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- e) less than 6000m<sup>3</sup> - 3 sampling locations; and
- f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For e) and f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for contamination and salinity must be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note)	1000 or part thereof

**Note** – Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (15) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (16) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (17) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a certified contaminated land consultant has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (18) **Salinity Management Plan** - All approved development that includes earthworks, imported fill, landscaping, buildings and associated infrastructure must be carried out or constructed in accordance with the management strategies as contained within the report titled "*Salinity Assessment and Management Plan Proposed New School Building Harrington Park Primary School Harrington Park, Prepared by Crozier, Dated December 2019.*"
- (19) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment. All material not suitable for recycling or reuse must be disposed of at a licenced waste facility authorised to accept that waste.
- (20) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.

- (21) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact “Dial Before You Dig” prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (22) **Air Quality** – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.

#### **4.0 – Prior to Use of Approved Development**

The following conditions of consent shall be complied with prior to the use of the of the approved development.

- (1) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided in accordance with the requirements of the EP&A Regulation 2000.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent.
- (3) **Building Height** - A registered surveyor shall certify that the maximum height of the building is consistent with the height in the approved plans and this consent.
- (4) **External Walls and Cladding Flammability** – The external walls of the building, including attachments, must comply with the relevant requirements of the National Construction Code (NCC). The prescribed person must:
  - a) be satisfied that suitable evidence is provided to demonstrate that the products and systems used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the relevant requirements of the NCC; and
  - b) ensure that the documentation relied upon in the approval processes includes an appropriate level of detail to demonstrate compliance with the NCC as built.



- (5) **Positive Covenant – OSD / On Site Retention / Water Quality Facility** - A positive covenant shall be created under Section 88E of the *Conveyancing Act 1919* burdening the owner(s) with a requirement to maintain the on-site detention, water quality facility and on-site retention/re-use facilities on the property, prior to the prior to the operation of the school expansion.

The terms of the Section 88E instrument with positive covenant shall include the following:

- a) the Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipeline s, trench barriers and other structures;
- b) the proprietor shall have the facilities inspected annually by a competent person;
- c) the Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities; and
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor shall bear all costs associated in the preparation of the subject Section 88E instrument. Proof of registration with NSW Land Registry Services shall be provided to the prescribed persons prior to the operation of the school expansion.

- (6) **Stormwater – Plan of Management (POM)** - The registered proprietor of the land shall prepare a Plan of Management (POM) for the on-site detention facilities. The POM shall set out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection and maintenance requirements, and time intervals for such inspection and maintenance.
- (7) **Waste Management Plan** - All works must be completed in accordance with the waste management plan referred to in this development consent.
- (8) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (9) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (10) **Inspection of Existing Street Trees** – All existing street trees must be inspected by Council to ensure that they are undamaged and in a healthy condition.
- (11) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the new mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be obtained. Certification shall be provided that the air handling system as installed has been tested and

complies with the approved plans and specifications, including ventilation requirements and fire precautions.

(12) **Food Premises** - The following notifications shall occur:

- a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website; and
- b) the NSW Food Authority shall be notified and a copy of the notification shall be provided to Council. Notification can be completed on the NSW Food Authority website.

(13) **Reinstate Verge** - The applicant shall construct and/or reconstruct the unpaved verge area at the existing driveway to the school with grass, species and installations approved by Council.

(14) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers:

- a) Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b) Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.

The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

(15) **School Car Park New Access** – A right of carriageway is to be registered on the title of the land or other appropriate arrangements as agreed to in writing by Council. Such a right of carriageway is to benefit the school site and allow legal access for vehicles to access the school car park from Sir Warwick Fairfax Drive via the southern end of the Fairfax Reserve Car Park as shown on the Concept Road Works Plan.

(16) **Fairfax Reserve Works** – All works required to be undertaken within Fairfax Reserve as approved on the plan approved by the Local Traffic Committee shall have been completed to the satisfaction of Council prior to the use of the new learning block or increase to student and / or staff numbers.

(17) **School Travel Plan and Review of Bus Service Routes** - The following documents are to be prepared by the proponent and submitted to Camden Council.

- a) School Travel Plan - This plan will aim to improve communications to School Community on expected driver behaviours through the School Travel Planning Process and include a communication plan for the school community to communicate and promote the expected driver behaviours. This communication

plan would integrate communication materials on Kiss n Drop protocols and drop off/pick up behaviours.

This Plan will aim for decreased the number of school drop off / pick up by private vehicles through implementing Department of Education's School Travel Planning Process The Department of Education's School Travel Planning approach uses levers including communication to parents and targeted programs to decrease the number of private vehicle trips to schools; to change travel choice behaviours and to improve driver behaviours. The School Travel Plan will be informed by:

- i. De-personalised student catchment data to inform the analysis of walking and riding catchment using student home address data
  - ii. Apply analysis of walking and riding catchment to inform a program of activities to uplift students and parents active travel choices such as bike training, safe travel training and reward for making sustainable travel choices.
  - iii. The development of a communication plan to drive behavioural change with students to improve active travel modes to school and parent driving behaviour
  - iv. A plan to monitor and measure the participation in the program of activities; the number of students arriving to school by active modes and the effectiveness of communication messages to allow the refinement of the activities and communications to be more effective.
- b) Review of Bus Service Routes – This review should be undertaken to identify any opportunities to modify the bus route to better serve students who live too far away from school to walk or ride. Any route change is subject to liaison between the Department of Education and Transport for NSW and the relevant bus operator.

- (18) **Flood Emergency Response Plan Required** - A specific Flood Emergency Response Plan is to be prepared following the recommendations identified in the Flood Risk Assessment Report (ref: rp311015-00047wjh\_crt191204-Harrington Park School FRA.docx Revision 3 dated 4th Dec 2019).

The following recommendations are to be included in the plan:

- Clearer and easier to follow trigger levels for both Nepean and Narellan flood events to be documented in the plan.
- Contact details for emergency agencies, the nominated Flood Warden for the school and other important persons.
- Further protocols on monitoring the relevant flood warnings and rainfall information from the BOM and SES.
- A list of actions for the Flood Warden and other staff to undertake before, during and after flooding, including coordination of any internal or external evacuation activities.
- Adaption of Figures 3 and 4 (flood risk assessment report) into maps and posters showing the external and internal evacuations
- Flood awareness and education activities be undertaken with an established frequency.

A copy of this plan is to be kept on-site at all times. Details demonstrating compliance shall be provided to the prescribed persons prior to the use of the approved development.

## 6.0 - Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (2) **Removal of Graffiti** - The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within a reasonable time.
- (3) **Loading to Occur on Site** - All loading and unloading operations are to be carried out wholly within the building/site.

The loading dock (if provided) shall be used for loading and unloading operations in connection with the approved use.

- (4) **Parking Areas to be Kept Clear** - At all times, the loading docks, car parking spaces, driveways and footpaths shall be kept clear of goods and shall not be used for storage purposes.
- (5) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (6) **No Waste to Be Stored Outside of the Site** – No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.
- (7) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (8) **Pollution Control** - The use and operation of the premises shall not give rise to the discharge (by air, water or land) of any pollutant which may degrade the environment or be prejudicial to its inhabitants, in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.
- (9) **Cleaner's Store Room** - A cleaner's store room shall be provided to the hall designated for the disposal of waste water and storage of cleaning equipment used in association with the canteen and OSHC kitchen and is accessible by the staff using these areas.
- (10) **Operational Waste Management Plan** – A suitable plan consistent with the *Waste Management Plan, Prepared by SARM Architects, dated 12/9/2019* is required to address operational waste. This plan must be kept on site and be complied with.
- (11) **Rainwater Harvesting Reuse and Plumbing Connections** – Harvested rainwater from the roof catchment can only be reused for irrigation of gardens and toilet flushing. The use of the rainwater shall comply fully with "Section 2" of the *Australian Guidelines For Water Recycling Managing Health and Environmental Risks (Phase*

2) *Stormwater Harvesting And Reuse, July 2009.*" The installation and plumbing work to facilitate this reuse must be carried out by a licensed plumber in accordance with AS/NZS 3500.

- (12) **School Bell and Public Address System** – The maximum sound pressure level from any of the speakers used for the school bell or public address system shall not be greater than 77 dB(A) when measured at 3 meters from any speaker.