

DRAFT RECOMMENDED CONDITIONS**General****1.1 - General Conditions**

- (1) **Approved plans and documents** - Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this development consent expressly require otherwise:

Approved plans			
Number	Title	Drawn by	Date
DA_003, Rev E	Proposed Campus Plan	Mayoh	29/10/2025
DA_008, Rev C	Demolition Plan	Mayoh	18/11/2024
DA_090, Rev H	Proposed Site Plan	Mayoh	22/01/2025
DA_100, Rev J	Ground Floor Plan	Mayoh	22/01/2025
DA_101, Rev K	First Floor Plan	Mayoh	29/10/2025
DA_102, Rev D	Ground Floor Plan	Mayoh	22/01/2025
DA_100, Rev J	Roof Plan	Mayoh	22/01/2025
DA_150, Rev D	North and South Elevations	Mayoh	18/11/2024
DA_151, Rev D	East and West Elevations	Mayoh	18/11/2024
DA_152, Rev C	External Schedule Finishes	Mayoh	18/11/2024
DA_160, Rev D	Section A, B, C	Mayoh	18/11/2024
DA_161, Rev D	Section D & E	Mayoh	18/11/2024
DA_400, Rev B	Northern Entry Gates	Mayoh	18/11/2024
240662_DA_C000, Rev 02	Cover Sheet, Drawing Schedule, Notes and Locality Sketch	Henry Hymas &	28/11/2024
240662_DA_C100, Rev 4	Detail Plan	Henry Hymas &	03/06/2025

240662_DA_C200, Rev 02	Stormwater Miscellaneous Details and Pit Lid Schedule	Henry & Hymas	28/11/2024
240662_DA_C201, Rev 02	OSD-Bio Retention Basin Plan and Sections	Henry & Hymas	28/11/2024
240662_DA_SE01, Rev 03	Sediment and Erosion Control Plan	Henry & Hymas	05/12/2024
240662_DA_SE02, Rev 02	Sediment and Erosion Control Details	Henry & Hymas	28/11/2024
240662_D1_C000, Rev 02	Cover Sheet, Drawing Schedule, Notes and Locality Sketch	Henry & Hymas	31/10/2024
240662_D1_C100, Rev 03	General Arrangement Plan	Henry & Hymas	31/10/2024
240662_D1_C101, Rev 04	Detail Plan - Sheet 1 of 2	Henry & Hymas	23/10/2025
240662_D1_C102, Rev 04	Detail Plan - Sheet 2 of 2	Henry & Hymas	23/10/2025
240662_D1_C200, Rev 02	Stormwater Miscellaneous Details and Pit Lid Schedule	Henry & Hymas	31/10/2024
240662_D1_C201, Rev 03	OSD-Bio Retention Basin Plan and Sections	Henry & Hymas	23/10/2025
240662_D1_SE01, Rev 02	Sediment and Erosion Control Plan	Henry & Hymas	31/10/2024
240662_D1_SE02, Rev 02	Sediment and Erosion Control Details	Henry & Hymas	31/10/2024
000, Issue E	Landscape Coversheet	Site image Landscape Architects	10/10/2025
001, Issue D	Legend and Material Schedule	Site image Landscape Architects	10/10/2025
002, Issue E	Indicative Plant Schedule	Site image Landscape Architects	10/10/2025
101, Issue E	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
102, Issue E	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
103, Issue E	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
104, Issue E	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025

105, Issue D	Landscape Plan First Floor	Site image Landscape Architects	10/10/2025
106, Issue C	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
107, Issue C	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
108, Issue C	Landscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
401, Issue A	Softscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
402, Issue A	Softscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
403, Issue A	Softscape Plan First Floor	Site image Landscape Architects	10/10/2025
404, Issue A	Softscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
405, Issue A	Softscape Plan Ground Floor	Site image Landscape Architects	10/10/2025
501, Issue D	Landscape Details	Site image Landscape Architects	10/10/2025

Approved documents		
Title	Prepared by	Date
Arboricultural Impact Assessment, Version 1	Arbor Scan	30 October 2025
Waste Management Plan		
Macarthur Anglican School Biodiversity Development Assessment Report, Version 2.0	Environmental Services and Education Australia	28 July 2025
Bush Fire Assessment Report	Bushfire Consulting Services Pty Ltd	22 April 2025

In the event of any inconsistency between the approved plans/documents and a condition of this development consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

- (2) **Authority requirements** - The development must be carried out in accordance with the following authority requirements:

1. New South Wales Rural Fire Service, DA20250814003288-Original-1, dated 1 December 2025.

Condition reason: To ensure the development complies with Authority requirements.

- (3) **Approved tree work** - This development consent approves the following tree(s) to be removed, subject to the detailed provisions below:

1. Approval is granted for the removal of ten (10) trees located within the subject property as indicated on the prepared by Arbor Scan Arboricultural Impact Assessment (AIA) dtd 30 October 2025 Report Reference JN2294.
2. Stumps located within the Tree Protection Zone of trees to be retained shall be grubbed-out where required using a mechanical stump grinder (or by hand where less than 150mm in diameter) without damage to the root system of other trees. Where trees to be removed are within the Structural Root Zone (SRZ) of any trees to be retained, consideration shall be given to cutting the stump close to ground level and retaining the root crown intact.
3. Trees shall be lopped in such a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the "grab" attachment of a machine.
4. Any injured fauna is to be placed into the hands of a wildlife carer (please note only appropriately vaccinated personnel are to handle bats).
5. Materials such as whole parts thereof of native trees approved for removal (hollows, logs, native mulch). Materials are to be reused within the area subject to the Vegetation Management Plan.

Replacement landscaping must be installed in accordance with the approved landscaping plan(s) within 6 months of the above-described tree removal or before the issue of any Occupation certificate (whichever occurs first) and include the following elements:

1. Four (4) replacement trees must be planted for every one (1) tree approved for removal.

The container size is to be a minimum of 75 litres and a minimum height of 1.5 metres. Any replacement planting is to be undertaken near the proposed basin within the riparian corridor and planting must be in accordance with APZ Requirements.

Species that are broadly accepted are below:

- *Eucalyptus crebra*
- *Eucalyptus tereticornis*
- *Eucalyptus molucana*
- *Eucalyptus longifolia*
- *Angophora floribunda*
- *Melaleuca stypheloides*
- *Melaleuca linariifolia*

Condition reason: To detail approved tree work and any replacement landscaping.

- (4) **Engineering specifications** - The development must be designed and constructed in accordance with Council's engineering specifications.
Condition reason: To ensure the development complies with Council's engineering specifications.

Demolition Work

2.1 - Before Demolition Work Commences

- (1) **Site security and fencing** - Before any demolition work commences, the site is to be secured and fenced.

Condition reason: To ensure that access to the site is managed before works commence.

- (2) **Hazardous building materials assessment (preparation)** - Before any demolition work commences, a hazardous building materials assessment (HBMA) must be prepared by a suitably qualified person. The report must demonstrate that:

1. The HBMA has assessed all building and structures to be demolished.
2. All hazardous components on the site have been identified.

Condition reason: To ensure hazardous building materials are identified before any works commence.

- (3) **Demolition work** - Before any demolition work commences, the following requirements must be complied with:

1. The developer must notify adjoining property occupiers of the demolition works 7 working days prior to demolition. The notification must be clearly written on A4 size paper giving the date demolition will commence and be placed in the letterbox of every premises (including every apartment, unit or the like) either side, immediately at the rear of and directly opposite the demolition site.
2. The developer must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
3. The developer must erect a 1.8m high temporary fence and hoarding between the site and any public property (footpaths, roads, reserves, etc.). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or when the site is unoccupied.
4. The developer must consult with the relevant utility owner(s) regarding any requirements for the disconnection of services.
5. Erosion and sediment control measures must be installed.
6. A work plan must be prepared by a suitably qualified person. The plan must:
 - a. Demonstrate compliance with AS 2601 - The Demolition of Structures.
 - b. The NSW Government's Code of Practice for Demolition Work.
 - c. Identify hazardous materials including surfaces coated with lead paint.
 - d. Detail the method(s) of demolition.

- e. Identify the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
 - f. Note that the burning of any demolished material on site is not permitted and that offenders will be prosecuted.
7. If the property was built prior to 1987, an asbestos survey must be carried out by a suitably qualified person. If asbestos is found, a SafeWork NSW licensed asbestos removalist must remove all asbestos in accordance with SafeWork NSW requirements and include notification to adjoining property occupiers of the asbestos removal.

Condition reason: To ensure that demolition works are carried out to appropriate standards.

- (4) **Site management plan (preparation)** - Before any demolition work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate that the following site work matters will be managed to protect the amenity of the surrounding area:

- 1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
- 2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
- 3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
- 4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
- 5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
- 6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
- 7. Ensuring that vehicles transporting material to and from the site:
 - a. Cover the material so as to minimise sediment transfer.
 - b. Do not track soil and other waste material onto any public road.
 - c. Fully traverse the site's stabilised access point.
- 8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste

facilities, the retention of tipping dockets and their production to Council upon request.

9. Hazardous materials management.
10. Work health and safety.
11. Complaints recording and response.

Condition reason: To ensure site management practices are established before any works commence.

- (5) **Erection of signs** - Before any demolition work commences, a sign must be erected in a prominent position on the site:

1. Showing the name of the principal contractor, if any, for the work and a telephone number on which the contractor may be contacted outside working hours.
2. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work has been completed.

This condition does not apply in relation to:

1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building.
2. Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

Condition reason: Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

2.2 - During Demolition Work

- (1) **Priority (noxious) weeds management (during work)** - While demolition work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means. All new infestations must be reported to Council.

Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

- (2) **Hazardous building materials assessment (during work)** - While demolition work is being carried out, the approved hazardous building materials assessment must be complied with.

All site personnel and occupants of adjoining properties must be protected from risk of exposure to hazardous building materials in accordance with SafeWork NSW requirements and the NSW Government's Code of Practice for Demolition Work.

All materials not suitable for reuse or recycling must be disposed of at a waste facility.

Condition reason: To ensure hazardous building materials are appropriately managed during work.

- (3) **Work hours** - While demolition work is being carried out, all work (including the delivery of materials) must be:

1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

Condition reason: To protect the amenity of the surrounding area.

- (4) **Work noise** - While demolition work is being carried out, noise levels must comply with:

1. For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
3. For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

Condition reason: To protect the amenity of the surrounding area.

- (5) **Site management plan (during work)** - While demolition work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

Condition reason: To protect the amenity of the surrounding area.

- (6) **Unexpected contamination finds contingency (general)** - While demolition work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of Council.

Where the assessment identifies contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

Condition reason: To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

- (7) **Work near or involving vegetation** - While demolition work is being carried out, the following requirements must be complied with:

1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council's engineering specifications.
2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

Condition reason: To ensure that work near or involving vegetation is carried out to industry standards.

- (8) **Archaeological discovery** - While demolition work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance:

1. All works in the vicinity of the discovery area must stop.
2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

Condition reason: To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

- (9) **Shoring and adequacy of adjoining property** - While demolition work is being carried out, the person having the benefit of the development consent must, at the person's own expense:

1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if:

1. The person having the benefit of the development consent owns the adjoining land.
2. The owner of the adjoining land gives written consent to the condition not applying.

Condition reason: Prescribed condition under section 74 of the *Environmental Planning and Assessment Regulation 2021*.

Building Work

3.1 - Before Issue of a Construction Certificate

- (1) **Special infrastructure contribution payment** - Before the issue of a construction certificate, a special infrastructure contribution (SIC) is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

Evidence of payment of the SIC shall be provided to Council and the certifier.

Alternatively, the applicant must obtain written confirmation from the Department of Planning, Housing and Infrastructure that the SIC is not required to be paid for the approved development.

More information

A request for assessment by the Department of Planning, Housing and Infrastructure of the amount of the special infrastructure contribution that is required under this condition can be made through the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/special-infrastructurecontributions-online-service>). Please refer enquiries to SICContributions@planning.nsw.gov.au.

Condition reason: To require a special infrastructure contribution to be paid.

- (2) **Section 7.12 contributions** - Before the issue of a construction certificate, contributions must be made to Council under section 7.12 of the *Environmental Planning and Assessment Act, 1979*:

Camden Section 7.12 Development Contribution Plan	
% of development cost	1% OF DEVELOPMENT COST
Amount payable	\$176,784

The amount of contribution payable under this condition has been calculated at the date of determination. In accordance with the provisions of the contributions plan, this amount shall be indexed at the time of actual payment in accordance with the consumer price index.

Condition reason: To ensure that development makes contributions towards services identified in the applicable contributions plan.

- (3) **Design amendments** - Before the issue of a construction certificate, the following information must be prepared by a suitably qualified person to Council's satisfaction:

1. **Construction of on-site bio-retention basins** – The shape and final location of the bio-retention basin adjacent to the school building shall be reconfigured to ensure the retention of trees numbered 125, 126, 130, 132 and 140. The footprint of the bio-retention basin is to exceed no more than 10% of the Tree Protection Zones (TPZ's), with any associated pipe work prohibited within the TPZ. The final location of the bio-retention basin shall be designed in collaboration with the consulting arborist.
2. **Root Mapping Investigation Report** - Root mapping investigation is required to be undertaken for tree numbered 110, which is recommended from the Arboricultural Impact Assessment (AIA), dated 30 October 2025 Report Reference JN2294 prepared by Arbor Scan. The root mapping is to use non-destructive excavation techniques. All excavation is to be carried out by hand and in a manner that will minimise root damage. Mattocks and crow bars are not to be used for excavation. The root shall be located and exposed using minimally destructive techniques such as hand-digging, compressed air or water-jetting, or non-destructive techniques. This is to locate roots that may be situated within the proposed development footprint within the Tree Protection Zone.
3. **Vegetation Management Plan** - In support of works within the waterway, a Vegetation Management Plan (VMP) outlining the criteria for the establishment and management of a riparian protection area shall be prepared and must give consideration to:
 - a) Qualifications and experience of the Bush Regenerator to implement the plan.
 - b) Performance measures for revegetation and weed management;
 - c) Reuse of harvested habitat materials approved for removal;
 - d) Ability to integrate any residual replacement planting (associated with any trees approved for removal), with species restricted to the recognised Plant Community Type;
 - e) Consulting with Council to obtain approved genotyped Camden White Gum Eucalyptus benthamii associated with the NSW Governments Saving Our Species program (and not nursery stock);
 - f) Plant list and quantities;
 - g) Planting plan/schedule;
 - h) Minimum 5-year term and subject to performance measures being achieved;
 - i) Monitoring and reporting requirements;
 - j) Inspections by Council.
4. **Salinity management** - Following demolition and/or relocation of existing structures within the footprint of the proposed development, an additional salinity assessment is required. The salinity assessment must be prepared in accordance with the NSW Environment Protection Authority's Site Investigation for Urban Salinity Booklet. It is important that resistivity is included and that the assessment is undertaken to the maximum depth of the proposed development. The salinity assessment must be submitted to Council for review and acceptance.

Where soils are identified to be saline or aggressive to concrete or steel, a salinity management plan that addresses construction requirements for all stages of the development must be submitted to Council for review and acceptance.

5. Following demolition and/or relocation of existing structures, an additional contamination assessment of the proposed building footprint is required to be conducted and submitted to Council for review. The contamination assessment must be prepared by a certified contaminated lands consultant and in accordance with Council's Management of Contaminated Lands Policy and the National Environmental Protection Measure (amended 2013). If contaminated land is found on the site, a remediation action plan will be required to be submitted for review and acceptance.

Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development.

- (4) **Public infrastructure alterations** - Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the *Roads Act 1993*. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.

Condition reason: To clarify the timing and need for approval under the *Roads Act 1993*.

- (5) **Food premises and/or storage areas** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will comply with the following detailed design requirements:

1. The *Food Act 2003*.
2. The *Food Regulation 2015*.
3. Food Standards Australia and New Zealand Food Standards Code 2003.
4. AS 1668.1 - The Use of Ventilation and Air Conditioning in Buildings - Fire and Smoke Control in Buildings.
5. AS 1668.2 - The Use of Ventilation and Air Conditioning in Buildings - Mechanical ventilation in Buildings.
6. AS 4674 - Design, Construction and Fit-Out of Food Premises.

Condition reason: To ensure that food premises and/or storage areas are designed to comply with statutory requirements and industry standards.

- (6) **Sydney Water trade waste requirements** - Before the issue of a construction certificate, information must be obtained from Sydney Water and a suitably qualified person and demonstrate, to the certifier's satisfaction, any Sydney Water trade waste requirements and how the development will comply with them.

Condition reason: To ensure that provisions have been made for managing trade waste.

- (7) **Outdoor lighting provision** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will be provided with lighting in all outdoor areas that complies with AS 4282 - The Control of Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.

Condition reason: To ensure the provision of lighting in accordance with industry standards and to protect the amenity of the surrounding area.

- (8) **Driveway design** - Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the approved driveway(s) will comply with AS 2890 - Parking Facilities and Council's Access Driveway Specifications or Heavy Duty Industrial Commercial Vehicle Crossing (as applicable to the development).

A driveway crossing approval must be obtained from Council before the issue of a construction certificate. Evidence of the approval must be provided to the certifier.

Condition reason: To ensure that driveways are designed to appropriate standards.

- (9) **Construction certificate information** - Before the issue of a construction certificate, the following information must be prepared by a suitably qualified person to the certifier's satisfaction:

1. Set the top of the basin embankment (berm) to provide a minimum freeboard of 500 mm above the 1% AEP design water level (TWL 84.28 m) for OSD/Bioretention basin for school building.
2. The design drawings for the OSD/Bioretention basin associated with the access road and parking area must be updated to:
 - a) Show the correct 1% AEP (1:100 year) flood extent.
 - b) Raise the top of the basin embankment (berm) to achieve 500 mm freeboard above the 1% AEP design water level.
 - c) Include an emergency overflow route, as specified in the DRAINS model (40 m long × 2 m wide), with appropriate scour protection (e.g. rock riprap or energy dissipation measures).
 - d) Confirm the shape, dimensions, and filter surface area of the media, consistent with the MUSIC model and the Stormwater Management Report (Henry & Hymas, 1 May 2025).
 - e) Submit a revised catchment plan to support the updated DRAINS and MUSIC models and verify catchment assumptions.
 - f) Ensure the DRAINS model demonstrates sufficient storage volume to meet design requirements and resolves any model errors.
 - g) Align post-development outflow results with those in the Stormwater Management Report (Henry & Hymas, 1 May 2025).
 - h) Provide appropriate scour protection at the headwall discharge outlet and account for potential backflow from the downstream drainage corridor.
 - i) Include a safety fence around the basin if required to comply with relevant safety and risk management standards.
3. The revised turning path analysis for the bus must be updated to include the rear tyre (inner track) path. Where the analysis indicates that the bus tyre path approaches the edge of the carriageway, appropriate mitigation measures must be provided, such as the installation of a safety barrier or widening of the carriageway, to prevent vehicle overrun or derailment.
4. Relevant line marking and signage shall be annotated at the new northern access road and associated car park. Design shall be in accordance with AS2890.1-2004.

Condition reason: To ensure that required information is provided to the certifier.

- (10) **Engineering specifications** - Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil

engineer and demonstrate, to the certifier's satisfaction, that the development has been designed to comply with Council's engineering specifications, the approved plans and documents and the conditions of this development consent.

Condition reason: To ensure that the development will comply with Council's engineering specifications and the terms of this consent.

- (11) **Performance bond** - Before the issue of a construction certificate, a performance bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

Condition reason: To ensure that new public infrastructure works undertaken within the existing public domain are constructed to an appropriate standard.

- (12) **Damages bond** - Before the issue of a construction certificate, a bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.

Condition reason: To ensure that any damage to existing public infrastructure is rectified.

- (13) **Structural engineer certificate** - Before the issue of a construction certificate, a certificate must be prepared by a suitably qualified structural engineer and certify, to the certifier's satisfaction, that all piers, slabs, footings, retaining walls and structural elements have been designed in accordance with the approved plans and applicable geotechnical report(s). The certificate must be accompanied by a copy of the structural engineer's current professional indemnity insurance.

Condition reason: To ensure that building elements are designed for the site conditions.

- (14) **Construction on-site detention/sediment control basins** - Before the issue of a construction certificate, information detailing the location and design of construction on-site detention/sediment control basins within the site must be prepared by a suitably qualified person, to the certifier's satisfaction.

Condition reason: To ensure that on-site detention and sediment control measures are provided.

- (15) **Civil engineering plans and information** - Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:

1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
2. Earthworks.
3. Water quantity and quality facilities:

- a. A detailed on-site detention and water quality report.
 - b. An electronic stormwater model.
 - c. A validated Camden Council MUSIC-link report with electronic model.
- 4. Details of any required augmentation of existing drainage systems to accommodate drainage from the development.
- 5. For roads and car parks:
 - a. Pavement design.
 - b. Traffic management devices.
 - c. Line marking.
- 6. Clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.

The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council's engineering specifications.

Condition reason: To ensure that civil works are designed to appropriate standards.

- (16) **Long service levy** - Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986*. This applies to building and construction works with a cost of \$250,000 or more. Evidence of the payment must be provided to the certifier.

Condition reason: To ensure the long service levy is paid.

3.2 - Before Building Work Commences

- (1) **Public liability insurance policy** - Before any building work commences, the developer must take out a public liability insurance policy with a minimum cover of \$20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.

Condition reason: To ensure adequate public liability insurance is obtained to cover development within public property.

- (2) **Site security and fencing** - Before any building work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.

Condition reason: To ensure that access to the site is managed before works commence.

- (3) **Sydney Water approval** - Before any building work commences within the zone of influence of a Sydney Water asset (undertake a 'Before You Dig Australia' services search), the approved construction certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.

For subdivision works certificates, stamped water servicing coordinator plans must be provided to the principal certifier.

Condition reason: To ensure that any impacts upon Sydney Water infrastructure have been approved.

- (4) **Site management plan (preparation)** - Before any building work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:
1. Erosion and sediment control measures, including compliance with the NSW Department of Planning, Housing and Infrastructure document 'Guidelines for erosion and sediment control on building sites' and the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book)' (as applicable and as amended from time to time).
 2. Prohibiting offensive noise, vibration, dust and odour as defined by the *Protection of the Environment Operations Act 1997*.
 3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features.
 4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge.
 5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 - Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads.
 6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type.
 7. Ensuring that vehicles transporting material to and from the site:
 - a. Cover the material so as to minimise sediment transfer.
 - b. Do not track soil and other waste material onto any public road.
 - c. Fully traverse the site's stabilised access point.
 8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request.
 9. Hazardous materials management.
 10. Work health and safety.
 11. Complaints recording and response.

Condition reason: To ensure site management practices are established before any works commence.

- (5) **Biodiversity management plan (preparation)** - Before any site work commences, a biodiversity management plan must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, the following requirements:

1. Clearly identify the site and all areas of native vegetation and habitat to be retained in accordance with the approved biodiversity development assessment report.
2. Detail how all works, including equipment and materials management, and all associated impacts will be restricted to the area of the site approved to be developed and not encroach into areas of retained native vegetation and habitat.
3. All measures detailed in the approved biodiversity development assessment report to mitigate and manage impacts upon biodiversity.

Condition reason: To ensure that retained native vegetation and habitat are protected during works.

- (6) **Erection of signs** - Before any building work commences, a sign must be erected in a prominent position on the site:

1. Showing the name, address and telephone number of the principal certifier for the work.
2. Showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours.
3. Stating that unauthorised entry to the work site is prohibited.

The sign must be:

1. Maintained while the work is being carried out.
2. Removed when the work is being completed.

This condition does not apply in relation to:

1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building.
2. Crown building work certified to comply with the *Building Code of Australia* under Part 6 of the *Environmental Planning and Assessment Act 1979*.

Condition reason: Prescribed condition under section 70 of the *Environmental Planning and Assessment Regulation 2021*.

3.3 - During Building Work

- (1) **Fill management plan (during work)** - While building work is being carried out, the approved fill management plan must be complied with.

Condition reason: To ensure that only virgin excavated natural fill material is imported into the site.

- (2) **Fill material (virgin excavated natural material and/or excavated natural material)** - Before the importation and placement of any fill material on the site, an assessment report and sampling location plan for the material must be prepared by a contaminated

land specialist. The report and plan must demonstrate, to the satisfaction of the principal certifier, that:

1. The report and plan have been endorsed by a practising engineer with specific area of practice in subdivisional geotechnics.
2. For virgin excavated natural material, the report and plan have been prepared in accordance with:
 - a. The Department of Land and Water Conservation publication 'Site investigation for Urban Salinity'.
 - b. The Department of Environment and Conservation - Contaminated Sites Guidelines 'Guidelines for the NSW Site Auditor Scheme (Third Edition) - Soil Investigation Levels for Urban Development Sites in NSW'.
3. For excavated natural material, the report and plan have been prepared in accordance with:
 - a. The Resource Recovery Exemption under Part 9, Clauses 91, 92 and 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
 - b. The NSW Environment Protection Authority Resource Recovery Order under Part 9, Clause 93 of the *Protection of the Environment Operations (Waste) Regulation 2014*.
 - c. The Excavated Natural Material Order and Exemption 2014.
4. The fill material:
 - a. Provides no unacceptable risk to human health and the environment.
 - b. Is free of contaminants.
 - c. Has had its salinity characteristics identified in the report and specifically the aggressiveness of salts to concrete and steel (refer to the Department of Land and Water Conservation publication 'Site investigation for Urban Salinity').
 - d. Is suitable for its intended purpose and land use.
 - e. Has been lawfully obtained.
5. The sampling of the material for salinity complies with:
 - a. Less than 6,000m³ - 3 sampling locations.
 - b. Greater than 6,000m³ - 3 sampling locations with 1 extra location for each additional 2,000m³ or part thereof.
 - c. A minimum of 1 sample from each sampling location must have been provided for assessment.
6. The sampling of the material for contamination must comply with:
 - a. Virgin excavated natural material (1,000m³ or part thereof) - 1 sampling location. For volumes less than 1,000m³, a minimum of 2 separate samples from different locations must be taken.
 - b. Excavated natural material - Refer to the Resource Recovery Exemption.

Condition reason: To ensure that fill material has been adequately assessed before placement on the site.

- (3) **Fill assessment report** - While building work is being carried out, a fill assessment report must be prepared by a suitably qualified person each month. The report must facilitate, to the satisfaction of the principal certifier, a monthly audit of compliance with the approved fill management plan.

Condition reason: To confirm that only virgin excavated natural fill material is imported into the site.

- (4) **Priority (noxious) weeds management (during work)** - While building work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.

Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

- (5) **Work hours** - While building work is being carried out, all work (including the delivery of materials) must be:

1. Restricted to between the hours of 7am to 5pm Monday to Saturday.
2. Not carried out on Sundays or public holidays.

Unless otherwise approved in writing by Council.

Condition reason: To protect the amenity of the surrounding area.

- (6) **Work noise** - While building work is being carried out, noise levels must comply with:

1. For work periods of 4 weeks or less, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A).
2. For work periods greater than 4 weeks but not greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A).
3. For work periods greater than 26 weeks, the LAeq level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

Condition reason: To protect the amenity of the surrounding area.

- (7) **Stormwater collection and discharge** - While building work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed in accordance with the approved stormwater plan(s).

All roof water must be connected to the approved roof water disposal system immediately after the roofing material has been fixed to the framing members. The principal certifier must not permit construction works beyond the frame inspection stage until this work has been carried out.

Connection to the street gutter or drainage easement must only occur at the designated connection point for the site. New connections that require work to an easement pipe or kerb must only occur with Council's approval.

Condition reason: To ensure that stormwater is properly collected and discharged.

- (8) **Finished floor level** - Before the development proceeds beyond floor level stage, a survey report must be prepared by a registered surveyor. The report must confirm, to the satisfaction of the principal certifier, that the finished floor level complies with the approved plans and this development consent.

Condition reason: To ensure that the finished floor level complies with the approved plans and this development consent.

- (9) **Survey report** - Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.

Condition reason: To ensure that the building(s) will be sited in accordance with the approved plans and this development consent.

- (10) **Pollution warning sign** - While building work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign(s) must be constructed of durable materials, be a minimum of 1.2m x 900mm and read:

'WARNING UP TO \$30,000 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 (12 22 63) - Solution to Pollution.'

The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign(s) must have a white background and a red border.

The sign(s) must be maintained until the works have been completed.

Condition reason: To ensure that potential fines for pollution are clearly advertised.

- (11) **Site management plan (during work)** - While building work is being carried out, the approved site management plan must be complied with.

A copy of the plan must be kept on the site at all times and provided to Council upon request.

Condition reason: To protect the amenity of the surrounding area.

- (12) **Unexpected contamination finds contingency (general)** - While building work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.

Where the assessment identifies contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.

Condition reason: To ensure a procedure is in place to manage unexpected contamination finds encountered during site works.

- (13) **Fill compaction (non-subdivision)** - While building work is being carried out, all fill must be compacted in accordance with Council's current engineering specifications, to the satisfaction of the principal certifier.

Condition reason: To ensure that fill is compacted to appropriate standards.

- (14) **Fauna relocation** - While building work is being carried out, all waterbodies, hollow bearing and active nest trees approved to be removed from the site must be inspected prior to removal. Appropriate measures must be taken to ensure that fauna inhabiting waterbodies, tree hollows or active nests is treated humanely and relocated before site works commence consistent with the *National Parks and Wildlife Act 1974*, to the satisfaction of the principal certifier. A suitably qualified ecologist or wildlife carer must be present throughout vegetation clearing works to relocate fauna or take fauna into care where appropriate (i.e., juvenile or nocturnal fauna). Nesting animals must be left in situ until young have fledged and/or left the nest.

Condition reason: To ensure that any required fauna relocation occurs humanely.

- (15) **Work near or involving vegetation** - While building work is being carried out, the following requirements must be complied with to the satisfaction of the principal certifier:

1. Existing vegetation (including street trees) not approved for removal must be protected in accordance with AS 4970 - Protection of Trees on Development Sites and Council's engineering specifications.
2. The boundaries of any bushland or waterfront land areas adjacent to the site must be fenced by minimum 1.8m high chain link or welded mesh fencing. The fencing must include signage advising that the vegetation behind it is protected. The fencing must be maintained until the works have been completed.
3. No work (including for vehicular access or parking) that transects vegetation not approved for removal can be undertaken.
4. All vegetation related work must be carried out by a fully insured and qualified arborist. The arborist must be qualified to Australian Qualifications Framework (AQF) Level 3 in Arboriculture for the carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.
5. All tree pruning must be carried out in accordance with AS 4373 - Pruning of Amenity Trees.
6. Where practical, all green waste generated from vegetation work must be recycled into mulch or composted at a designated facility.

Condition reason: To ensure that work near or involving vegetation is carried out to industry standards.

- (16) **Archaeological discovery** - While building work is being carried out, the following requirements must be complied with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:

1. All works in the vicinity of the discovery area must stop.

2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*. Any requirements of Heritage NSW must be implemented.
3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*. Any requirements of Heritage NSW must be implemented.

Condition reason: To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements.

- (17) **Compliance with *Building Code of Australia*** - While building work is being carried out, the work must be carried out in accordance with the *Building Code of Australia*. A reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*).

This condition does not apply:

1. To the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.
2. To the erection of a temporary building other than a temporary structure used as an entertainment venue.

Condition reason: Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

- (18) **Shoring and adequacy of adjoining property** - While building work is being carried out, the person having the benefit of the development consent must, at the person's own expense:

1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation.
2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

This condition does not apply if:

1. The person having the benefit of the development consent owns the adjoining land.
2. The owner of the adjoining land gives written consent to the condition not applying.

Condition reason: Prescribed condition under section 74 of the *Environmental Planning and Assessment Regulation 2021*.

3.4 - Before Issue of an Occupation Certificate

- (1) **Survey certificate** - Before the issue of an occupation certificate, a survey certificate must be prepared by a registered surveyor and demonstrate, to the principal certifier's

satisfaction, that the siting of the building(s) complies with the approved plans and this development consent.

Condition reason: To ensure that the building(s) are sited in accordance with the approved plans and this development consent.

- (2) **Driveway crossing construction** - Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a driveway crossing has been constructed in accordance with this development consent and the driveway crossing approval.

Condition reason: To ensure that the building(s) is provided with vehicular access.

- (3) **Services** - Before the issue of an occupation certificate, the following information from energy, water and wastewater service suppliers must be obtained and provided to the principal certifier:

1. A notice of arrangement for the distribution of electricity from Endeavour Energy to service the approved development.
2. A section 73 compliance certificate from Sydney Water demonstrating that satisfactory arrangements have been made to service the approved development. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to the [Sydney Water website](#) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Condition reason: To ensure that energy, water and wastewater services are provided for the development.

- (4) **On-site detention facility plan of management (preparation)** - Before the issue of an occupation certificate, an on-site detention facility plan of management (POM) must be prepared by a suitably qualified person, to the satisfaction of the principal certifier. The POM must describe all design and operational parameters for the facility including:

1. Design levels.
2. Hydrology and hydraulics.
3. Inspection and maintenance requirements (including time intervals for inspections and maintenance).

Condition reason: To provide a management regime for on-site detention facilities.

- (5) **Water management facilities positive covenant** - Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a positive covenant has been registered with NSW Land Registry Services. The positive covenant must be created under Section 88E of the *Conveyancing Act 1919* and burden the property owner with a requirement to maintain any on-site detention, on-site retention/re-use and water quality facilities on the property.

The terms of the positive covenant must include the following:

1. The property owner is responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures.
2. The property owner will have the facilities inspected by a competent person on a schedule mandated by the facilities' design specifications.
3. Council will have the right to enter the site at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities.
4. Council will have the right to recover as a liquidated debt the cost of any remedial work from the property owner upon demand.
5. The property owner will indemnify Council and all adjoining property owners against damage to their properties arising from the failure of any component of the facilities or the failure to clean, maintain and repair the facilities.

Condition reason: To provide a legal mechanism for the long-term maintenance of water management facilities.

- (6) **Works as executed plans** - Before the issue of an occupation certificate, works as executed plans in accordance with Council's engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, the following requirements:

1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56.
2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details:
 - a. Levels and dimensions to verify the storage volume of any water management facilities.
 - b. Levels and other relevant dimensions of:
 - i. Internal drainage pipes.
 - ii. Orifice plates.
 - iii. Outlet control devices and pits.
 - iv. Weirs (including widths).
 - c. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
 - d. Verification that trash screens are installed.
3. Where the site is flood affected, the plans must clearly delineate the extent of the flood planning levels. The plans must clearly delineate the extent and location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy.

Condition reason: To ensure that the completed works are recorded.

- (7) **Water management basins certificate** - Before the issue of an occupation certificate, a certificate must be prepared by a suitably qualified person and demonstrate, to the satisfaction of the principal certifier, that the water management basins comply with the following requirements:

1. The basins have been completed in accordance with the approved construction certificate plans or that any variations that have been made will not impair the performance of the basins.
2. The basins will function in accordance with the design intent approved by the construction certificate.

Condition reason: To ensure that water management basins will comply with the construction certificate.

- (8) **Landscaping works completion** - Before the issue of an occupation certificate, all of the landscaping works approved by this development consent and the construction certificate must be completed to the satisfaction of the principal certifier. This must include the provision of certification from the supplier of all trees certifying that the trees comply with AS 2303 - Tree Stock for Landscape use.

Condition reason: To ensure that all approved landscaping works have been completed to an appropriate standard.

- (9) **Existing street trees inspection** - Before the issue of an occupation certificate, all existing street trees along all public roads adjoining the site must be inspected by Council. Any damage to these existing street trees must be rectified to the satisfaction of Council. Evidence of the inspection and Council's satisfaction of any required rectification works must be provided to the principal certifier.

Condition reason: To ensure that existing street trees are inspected for damage and rectified where required.

- (10) **Development Registration with Council** - Before the issue of an occupation certificate, the development must be inspected by and registered with Council. Evidence of the inspection and registration must be provided to the principal certifier.

Condition reason: To support Council's regulatory functions related to the development.

3.5 - Occupation and Ongoing Use

- (1) **Flood evacuation** - During occupation and ongoing use of the development, adequate flood emergency response information and advice is to be provided to visitors of the carpark at all times.

Condition reason: To ensure that occupiers are aware of and comply with flood evacuation requirements.

- (2) **Priority (noxious) weeds management (ongoing)** - During occupation and ongoing use of the development, weed dispersion must be minimised and weed infestations must be managed under the *Biosecurity Act 2015* and the *Biosecurity Regulation 2017*. All new infestations must be reported to Council.

Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements.

- (3) **Loading and unloading** - During occupation and ongoing use of the development, all loading and unloading activities must take place within the development's approved loading area.

Condition reason: To maintain the visual amenity of the area and off-street car parking spaces and driveways approved for the development.

- (4) **Maximum Number of Students and Staff** – Student and staff numbers are to be maintained at a maximum of 1,800 students and 215 staff.

Condition reason: To ensure sufficient off-street car parking will be available for the development.

- (5) **Kitchenette in collaborative space** - Food handling activities in the kitchenette in the collaborative space on first floor level, are to be limited to the service of pre-prepared food and beverages only. No food or food related equipment shall be stored in this area.

Condition reason: To ensure that developments that are not equipped for food cooking, preparation or handling only sell pre-packaged food.

- (6) **Graffiti removal** - During occupation and ongoing use of the development, all graffiti applied to the development must be removed within 48 hours of its application.

Condition reason: To protect the visual amenity of the area surrounding the development.

- (7) **Offensive noise and noise compliance** - During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Operational noise must also comply with the NSW Noise Policy for Industry 2017.

Condition reason: To protect the amenity of the surrounding area.

- (8) **Landscaping works maintenance** - During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.

Condition reason: To ensure that approved landscaping works are perpetually maintained to an appropriate standard.