



Appendices

Appendix A Schedule of Conditions

Heritage

1. A revised Heritage Interpretation Strategy must be prepared prior to the commencement of construction of Stage 1 of the development to the satisfaction of Council. The Strategy must include development of detailed interpretation briefs informed by archaeological test excavation, stakeholder consultation and additional historical research. The Strategy must be implemented for the duration of the development.
2. The former Varroville Estate must be subject to archival recording prior to any demolition or earthworks commencing on the site, in accordance with the endorsed Conservation Management Plan and relevant Heritage Division guidelines to the satisfaction of Council. The archival recording must include, but is not limited to, significant landscape features and built elements proposed for demolition.
3. Test excavations for archaeological relics in Stages 2 and 3 must only be undertaken in areas where impacts are proposed.
4. The 'no build area' identified in clause 7.7(3)(d) of the *Campbelltown City Council Local Environmental Plan 2015* is limited for use as a lawn cemetery only. The development of new structures in this area is not permitted with the exception of water stations and shelters as identified on the 'Macarthur Memorial Park Varroville Landscape Drawings' prepared by Florence Jaquet Landscape Architect dated 22 October 2018, Revision B.
5. Prior to the commencement of operation of each stage of the development, detailed signage plans and a Public Art Strategy must be submitted to the Heritage Council for comment and approved by Council.
6. The loop road in Stages 3 and 4 of the proposal is not approved. A revised road layout must be submitted to the Heritage Council and Council for approval prior to the commencement of construction of Stages 3 or 4 (whichever is constructed first). The realignment of roads in Stages 3 and 4 must provide access to burial plots within these stages and must comply with the requirements of NSW Rural Fire Service.
7. Hard edging (concrete kerb) is not permitted for any roads within the development. All roadside kerbing should be timber or steel edged, flush with the ground level to ensure the pastoral nature of the open Varroville landscape is maintained.
8. The proposed loop road off Access C must not be constructed until the end of Stage 1 works to preserve landscape views of Varroville and to allow any screen plantings sufficient time to mature prior to construction.
9. Proposed road and boundary lines must not be reinforced with screen or avenue plantings. Planting across the development must respond to and reinforce the pattern of the original landscape (the pattern created by topography, drainage lines, remnant natural or cultural vegetation, and other elements such as fence lines).
10. Access C is restricted to use as an exit from the site only except during peak visitation periods (e.g. All Saints Day, Fathers Day, Mothers Day and other significant religious holidays/events).

Traffic

11. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of Council. The plan must form part of a CEMP and must:
 - a. be prepared by a suitably qualified and experienced person(s)
 - b. be prepared in consultation with Council and RMS

- c. detail the measures that are to be implemented to ensure road safety and network efficiency during construction
 - d. detail heavy vehicle routes, access and parking arrangements
 - e. include a Driver Code of Conduct to:
 - i. minimise the impacts of earthworks and construction on the local and regional road network;
 - ii. minimise conflicts with other road users;
 - iii. minimise road traffic noise; and
 - iv. ensure truck drivers use specified routes;
 - f. include a program to monitor the effectiveness of these measures
 - g. if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
12. The Applicant must:
- a. not commence construction until the Construction Traffic Management Plan required by Condition 11 is approved
 - b. implement the most recent version of the approved Construction Traffic Management Plan for the duration of construction.
13. The Applicant must provide sufficient parking facilities on-site to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.
14. The Applicant must undertake a traffic verification study every 10 years from the year 2038 to the satisfaction of Council and the RMS to verify the traffic generated by the development and the cumulative traffic impacts on the road network at that time. The Study must determine whether any road or intersection upgrades are required and must include an analysis of the capacity of key intersections and consideration of the impacts of any new connection between St Andrews Road and Camden Valley Way. Should any upgrade works be required, the Applicant is required to undertake all works at no cost to the RMS or Council, to ensure the safe and efficient operation of the site.
15. Access B is restricted to an entry only and must not be used for vehicles to exit the site at any time.
16. Austroads Safe Intersection Sight Distances must be achieved at all access driveways at the site.

Noise

17. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the Acoustic Assessment titled 'Macarthur Memorial Park Varroville NSW, Acoustic Assessment of Operation and Construction Noise and Vibration for Planning Application' prepared by Acoustic Studio dated 25 July 2018
18. The Applicant must prepare a Construction Noise and Vibration Management Plan for the development to the satisfaction of Council. The Plan must form part of a site-specific CEMP and must:
- a. be prepared by a suitably qualified and experienced noise expert
 - b. be approved by Council prior to the commencement of construction of each stage of the development
 - c. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time)
 - d. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers
 - e. include strategies that have been developed with the community for managing high noise generating works
 - f. describe the community consultation undertaken

- g. include a complaints management system that would be implemented for the duration of the development.
19. The Applicant must:
 - a. not commence construction of any relevant stage until the Construction Noise and Vibration Management Plan required by Condition 18 is approved
 - b. implement the most recent version of the approved Construction Noise and Vibration Management Plan for the duration of construction.
 20. The Applicant must consult with the Retreat Centre on appropriate respite periods from operational and maintenance activities. Evidence of consultation and agreement to the respite hours must be presented to Council prior to the operation of Stage 1 of the development.
 21. Within five years of the commencement of operation of Stage 1 of the development, a review of road traffic noise levels must be undertaken at Our Lady of Mount Carmel Parish and the Retreat Centre to verify predictions made in the Acoustic Assessment titled 'Macarthur Memorial Park Varroville NSW, Acoustic Assessment of Operation and Construction Noise and Vibration for Planning Application' prepared by Acoustic Studio dated 25 July 2018.
 22. Should the review required by Condition 21 determine actual noise impacts are greater than predicted, additional mitigation and management measures must be implemented to maintain the amenity of any affected receiver. The provision of noise barriers, air conditioners (so that doors and windows could be kept closed) and the like, are not considered acceptable. Noise mitigation measures must be implemented through design modifications or active management and/or re-scheduling of operational activities.
 23. An updated acoustic assessment must be prepared and approved by Council prior to the release of each future stage of development.

Contamination

24. Prior to the commencement of any earthworks or remediation works on site, the Applicant must engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* NSW Site Auditor Scheme.
25. The Applicant must ensure the remediation works are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remediation Action Plan and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*.
26. Upon completion of the remediation works and prior to the commencement of construction, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended use as a cemetery and associated parklands.

Biodiversity

27. The Applicant must retain all CPW trees in the natural burial area and include management of this area of Cumberland Plain Woodland in a revised Vegetation Management Plan approved by Council prior to the commencement of operation of Stage 1.
28. The Applicant must implement the 'Vegetation Management Plan' prepared by Travers Bushfire and Ecology dated 12 December 2018 and the recommendations of the 'Watercourse Assessment', 'Tree Assessment Report' and 'Flora and Fauna Assessment' prepared by Travers Bushfire and Ecology dated 12 December 2018.
29. The Vegetation Management Plan prepared by Travers Bushfire and Ecology dated 20 July 2018 must be reviewed every five years and updated, if required. A copy of the updated Plan must be submitted to Council for review and approval.
30. A detailed Vegetation Management Plan for each stage must be prepared and submitted for approval by Council prior to the release of each development stage.
31. Prior to the commencement of construction of Stage 1, revegetation and bush regeneration plans must be prepared for each management zone.

32. Any fencing installed at the site must not impede Koala movement.
33. Tree preservation zones must be implemented during construction.
34. A detailed tree management audit must be undertaken every five years for the duration of the development, unless otherwise agreed by Council.

Stormwater

35. Prior to the commencement of construction, the Applicant must design a stormwater management system for the development without any hard edging (concrete kerbing). The system must:
 - a. be designed by a suitably qualified and experienced person(s)
 - b. be designed to the satisfaction of Council
 - c. be prepared in consultation with the Heritage Council
 - d. be generally in accordance with the conceptual design in the 'Macarthur Memorial Park Water Sensitive Urban Design Strategy and Stormwater Management Plan' prepared by Stormy Water Solutions dated 7 November 2018
 - e. be in accordance with applicable Australian Standards and consistent with the requirements of the Campbelltown (Sustainable City) Development Control Plan 2015
 - f. ensure the system capacity has been designed in accordance with 'Australian Rainfall and Runoff' (Australian Engineers, 2016) (ARR) and the 'Managing Urban Stormwater: Council Handbook' (EPA, 1997).
36. The Applicant must install and operate the stormwater management system approved under Condition 35.
37. Prior to the commencement of operation of each stage of the development, the Applicant must develop site-specific inspection and maintenance schedules for the stormwater management system for each relevant stage of the development to the satisfaction of Council.
38. The Applicant must operate and maintain the stormwater management system in accordance with the 'Macarthur Memorial Park Water Sensitive Urban Design Strategy and Storm Water Management Plan' prepared by Stormy Water Solutions dated 7 November 2018, as modified by Condition 35.

Flood Management

39. The Applicant must design floor levels of buildings at the minimum levels specified in Table 4 of the 'Flood Assessment' prepared by WMA Water dated 4 August 2017 plus 150 mm freeboard.

Riparian Management

40. The Applicant must implement the recommendations of the Watercourse Assessment for the duration of the development.
41. The development must be consistent with the objects and principles of the *Water Management Act 2000* and all Department of Industry – Water Controlled Activity guidelines.

Waterbody Safety

42. All stability works and landscaping of retained dams on site must comply with the requirements of the Royal Life Saving Society 'Guidelines for Water Safety in Urban Water Developments' and relevant Australian Standards.

Bushfire Management

43. At the commencement of construction and in perpetuity asset protection zones (APZs), managed to the standard of inner protection area (IPA), must be maintained as generally shown in Schedule 1 Bush Fire Protection Measures of the 'Bushfire Protection Assessment' prepared by Travers Bushfire and Ecology, dated 11 October 2017. The APZs must be maintained as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

44. Water, electricity and gas must comply with Section 4.2.7 and 4.1.3 of Planning for Bushfire Protection 2006, except where modified in Section 3 of the 'Bushfire Protection Assessment' prepared by Travers Bushfire and Ecology, dated 11 October 2017.
45. Internal roads must comply with Section 4.2.7 of 'Planning for Bush Fire Protection 2006' except where modified in Section 3.4 of the 'Bushfire Protection Assessment' prepared by Travers Bushfire and Ecology, dated 11 October 2017.
46. A Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with 'Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'.
47. Construction of the proposed administration building and ground staff facility must comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection' 2006'.
48. Construction of the proposed administration building and ground staff facility must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection 2006'.

Public Open Space

49. Approximately 36 ha (32%) of the site must be provided as public accessible passive open space, including walking trails and parklands. The open space must be publicly accessible from daylight to dusk.

Construction

50. The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of Council. The CEMP must include:
 - a. detailed baseline data
 - b. details of:
 - i. the relevant statutory requirements (including any relevant approval, licence or lease conditions)
 - ii. any relevant limits or performance measures and criteria
 - iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures
 - c. a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria
 - d. a program to monitor and report on the:
 - i. impacts and environmental performance of the development
 - ii. effectiveness of the management measures set out pursuant to paragraph (c) above
 - e. a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible
 - f. a program to investigate and implement ways to improve the environmental performance of the development over time
 - g. a protocol for managing and reporting any:
 - i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria)
 - ii. complaint
 - iii. failure to comply with statutory requirements
 - h. a protocol for periodic review of the plan.

51. As part of the CEMP required under Condition 50, the Applicant must include the following:

- a. Construction Traffic Management Plan
- b. Erosion and Sediment Control Plan;
- c. Construction Noise and Vibration Management Plan
- d. Construction and Demolition Waste Management Plan
- e. Community Consultation and Complaints Handling.

52. The Applicant must:

- a. not commence construction of the development until the CEMP is approved and
- b. carry out the construction of the development in accordance with the approved CEMP.

Other Approvals

53. The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met prior to construction.

54. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.