

Concept Approval

Section 75O of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 1 October 2011, I determine:

- (a) to approve the concept plan referred to in Schedule 1, subject to the modifications in Schedule 2, and the Statement of Commitments in Schedule 6;
- (b) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, the future stages of the development (excluding Stage 1) are to be subject to Part 4 and Part 5 of the *Environmental Planning and Assessment Act 1979*, as relevant;
- (c) pursuant to section 75P(1)(c) and section 75J of the *Environmental Planning and Assessment Act 1979*, that no further environmental assessment is required for Stage 1 of the Concept Plan as set out in Schedule 3 subject to the conditions of approval in Schedule 4; and
- (d) pursuant to section 75P(2)(c) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval to carry out any part of the Wet 'n' Wild Sydney Concept Plan are set out in Schedule 5 (except in respect of any development under Stage 1, or any stage which is complying development under the 'Wet 'n' Wild Sydney Complying Development Code').



Deputy Director-General
Development Assessment & Systems Performance
Department of Planning & Infrastructure

Sydney

8th December 2011

CONCEPT PLAN APPROVAL

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DEFINITIONS

| | |
|--------------------------------------|---|
| Advisory Notes | Advisory information relating to the approved project but do not form a part of this approval |
| BCA | Building Code of Australia |
| Complying Development Code (CD Code) | Wet 'n' Wild Sydney Complying Development Code |
| Construction | Any works, including earth and building works |
| Concept Plan | Refer to the Wet 'n' Wild Sydney Concept Plan as identified in Schedule 1 |
| Council | Blacktown City Council |
| Department | Department of Planning & Infrastructure or its successors |
| Director-General | Director-General of the Department of Planning & Infrastructure, or nominee |
| EA | Environmental Assessment titled <i>Part 3A Environmental Assessment Report, Wet 'n' Wild Sydney and Appendices</i> prepared by JBA Planning Pty Ltd |
| EP&A Act | <i>Environmental Planning and Assessment Act 1979</i> |
| EP&A Regulation | <i>Environmental Planning and Assessment Regulation 2000</i> |
| Incident | A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval |
| Major Development SEPP | State Environmental Planning Policy (Major Development) 2005 |
| Minister | Minister for Planning & Infrastructure, or nominee |
| Parklands SEPP | State Environmental Planning Policy (Western Sydney Parklands) 2009 |
| PPR | Preferred Project Report titled <i>Preferred Project Report, Wet 'n' Wild Sydney and Appendices</i> prepared by JBA Planning Pty Ltd |
| Proponent | Prospect Aquatic Investments Pty Ltd |
| Reasonable and Feasible | Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build |
| Site Area | Means an allotment of land the subject of an application excluding any land upon which the development to which the application relates is not permitted by or under this Concept Plan. |
| Stage 1 | Refer to Stage 1 of the Wet 'n' Wild Sydney Concept Plan as identified in Schedule 5 |
| Statement of Commitments | The Proponent's Statement of Commitments in Schedule 7 |
| Subject Site | Located between the M4 Motorway, Reservoir Road and Watch House Road in Prospect (Lot 1 in DP 1045771). |

SCHEDULE 1

TERMS OF APPROVAL OF CONCEPT PLAN

| | |
|----------------------------|--|
| Application No: | MP10_0190 |
| Proponent: | Prospect Aquatic Investment Pty Ltd |
| Approval Authority: | Minister for Planning and Infrastructure |
| Land: | Reservoir Road, Prospect (Lot 1 DP1045771) |
| Project: | Concept Plan for Wet 'n' Wild Sydney, comprising a theme park including: |

Stage 1:

The construction and operation of Stage 1 being:

- site preparation and earthworks, demolition and tree removal
- construction of 10 water theme park rides and attractions
- construction of ancillary park support facilities
- 1810 at grade visitor car parks including 42 disabled bays, 12 coach parks, 6 minibus parks, 20 motorcycle parks, and 47 staff and service vehicle car parks.
- signage
- landscaping
- construction of associated stormwater and water cycle management facilities
- infrastructure and utilities connections
- construction of new site access road and intersection with Reservoir Road, and Reservoir Road upgrade.

Stage 2:

The identification of an area for future development as a theme park, with no additional patrons.

The Concept Plan also includes the 'Wet 'n' Wild Sydney Complying Development Code' that covers Stage 1, and the future expansion stages of the development.

SCHEDULE 2

MODIFICATIONS TO CONCEPT PLAN

Development Description

1. Approval of the Wet 'n' Wild Sydney development, except as modified by this approval, being in Stage 1:
 - (a) site preparation and earthworks, demolition and tree removal
 - (b) construction of 10 water theme park rides and attractions
 - (c) construction of ancillary park support facilities
 - (d) 1810 at grade visitor car parks including 42 disabled bays, 12 coach parks, 6 minibus parks, 20 motorcycle parks, and 47 staff and service vehicle car parks
 - (e) signage
 - (f) landscaping
 - (g) construction of associated stormwater and water cycle management facilities
 - (h) infrastructure and utilities connections
 - (i) intersection upgrades along Reservoir Road and Site Access
 - (j) upgrade to Reservoir Road; and
 - (k) In Stage 2, the identification of an area for future expansion for theme park use.

Development in Accordance with Plans and Documentation

2. The development shall be generally in accordance with the following plans and documentation:
 - (a) Environmental Assessment titled *Part 3A Environmental Assessment Report, Wet 'n' Wild Sydney* and *Appendices* prepared by JBA Planning Pty Ltd, dated February 2011;
 - (b) Preferred Project Report titled *Preferred Project Report Wet 'n' Wild Sydney* and *Appendices* prepared by JBA Planning Pty Ltd, dated August 2011;
 - (c) The following plans:

| Architectural (or Design) Drawings prepared by <i>White Water</i> | | | |
|---|----------|--|---------------|
| Drawing No. | Revision | Name of Plan | Date |
| SD-1 | - | Master Plan | 18 July 2011 |
| SD-1 | - | Stage 1 Ride and Construction Area Plan | 18 July 2011 |
| SD-1 | - | Stage 1 Support Facilities, Safety and Security Plan | 18 July 2011 |
| SD-1 | - | Stage 1 Site Circulation Plan | 18 July 2011 |
| Architectural (or Design) Drawings prepared by <i>Oculus</i> | | | |
| Drawing No. | Issue | Name of Plan | Date |
| L-101 | F | Landscape Masterplan | 2 August 2011 |

- (d) Statement of Commitments in Schedule 6; and
 - (e) The modifications contained in this approval.
3. If there is any inconsistency between the plan, documentation and Statement of Commitments referred to above, the most recent document shall prevail to the extent of any inconsistency. However, the modifications to this Concept Plan approval prevail to the extent of any inconsistency.

Limits of Approval

4. The limits of this approval are as follows:

- (a) This approval does not allow any component of the Concept Plan to be carried out without further approval or consent being obtained, except for the Stage 1 works as described in Schedule 3, and works the subject of the CD Code that may be carried out as complying development.
- (b) This approval will lapse five years from the date of this approval unless Stage 1 works are physically commenced, on or before that lapse date.

Stand Alone Amplified Music Events

5. Stand alone (separate ticketed) amplified music events not associated with the operations of the theme park do not form part of this Concept Plan approval.

Hours of Operation

6. The hours of operation for Wet 'n' Wild Sydney are restricted to:

| Months | Operating Hours |
|-----------------------|---|
| December and January | 9 am to 11 pm |
| February to April | 9 am to 6 pm weekdays 9 am to 10 pm weekends |
| May to August | 9 am to 5 pm weekdays and weekends |
| September to November | 9 am to 6 pm weekdays 9 am to 10 pm weekends |

Wet 'n' Wild Events

7. (a) Notwithstanding condition 6 above, five amplified special events (associated with the operation of the water theme park) are permitted until 12 am as a trial in the first year of operation.
- (b) Noise impacts on adjoining sensitive residential receivers are to be monitored during each event and a report compiled at the conclusion of the events outlining the impacts on the residential receivers. This report is to be submitted to the Director-General.
- (c) If after the trial further events are to be held, the proponent may apply to the Director General for approval to hold special events in perpetuity. The Director General may apply conditions or restrictions (including number of annual events and hours), as necessary.

Remnant and Regenerated Vegetation

8. No development is to occur in the area indicated as 'Trees to be retained' that includes Cumberland Plain Woodland.

Bushfire

9. Bushfire management is to be in accordance with the requirements of the Rural Fire Service and Planning for Bushfire 2006.

Complying Development Code

10. (a) The Development Standards of the 'Wet 'n' Wild Sydney Complying Development Code' (CD Code) shall be amended such that a Complying Development Certificate must not be issued unless:
- (i) There is no increase in patron numbers or traffic generation, or parking demand as a consequence of development. Note: for the purposes of the CD Code, the maximum capacity of the park as approved under the Concept Plan at any one time is 9000 persons.
 - (ii) The capital investment value of the development or works does not exceed \$10 million.

- (iii) Signs on the site may be complying development if consistent with the approved Signage Strategy.
 - (iv) Development is consistent with the terms of approval of the approved Concept Plan (MP10_0190).
- (b) A revised CD Code, incorporating the above amendments shall be submitted for the approval of the Deputy Director-General (as delegate of the Minister) within one month of the date of this approval.

SCHEDULE 3

TERMS OF APPROVAL FOR STAGE 1

| | |
|----------------------------|--|
| Application No.: | MP10_0190 |
| Proponent: | Prospect Aquatic Investment Pty Ltd |
| Approval Authority: | Minister for Planning and Infrastructure |
| Land: | Reservoir Road, Prospect (Lot 1 DP1045771) |
| Project: | <p>Stage 1, including:</p> <ul style="list-style-type: none">• site preparation and earthworks, demolition and tree removal• construction of 10 water theme park rides and attractions• construction of ancillary park support facilities• 1810 at grade visitor car parks including 42 disabled bays, 12 coach parks, 6 minibus parks, 20 motorcycle parks, and 47 staff and service vehicle car parks• signage• landscaping• construction of associated stormwater and water cycle management facilities• infrastructure and utilities connections• construction of new site access road and intersection with Reservoir Road, and Reservoir Road upgrade. |

SCHEDULE 4

CONDITIONS OF APPROVAL OF STAGE 1

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DEFINITIONS

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|--------------------------------------|---|
| Advisory Notes | Advisory information relating to the approved project but do not form a part of this approval |
| BCA | Building Code of Australia |
| Complying Development Code (CD Code) | Wet 'n' Wild Sydney Complying Development Code |
| Construction | Any works, including earth and building works |
| Concept Plan | Refer to the Wet 'n' Wild Sydney Concept Plan as identified in Schedule 1 |
| Council | Blacktown City Council |
| Department | Department of Planning & Infrastructure or its successors |
| Director-General | Director-General of the Department of Planning & Infrastructure, or nominee |
| EA | Environmental Assessment titled <i>Part 3A Environmental Assessment Report, Wet 'n' Wild Sydney and Appendices</i> prepared by JBA Planning Pty Ltd |
| EP&A Act | <i>Environmental Planning and Assessment Act 1979</i> |
| EP&A Regulation | <i>Environmental Planning and Assessment Regulation 2000</i> |
| Incident | A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval |
| Major Development SEPP | State Environmental Planning Policy (Major Development) 2005 |
| Minister | Minister for Planning & Infrastructure, or nominee |
| Parklands SEPP | State Environmental Planning Policy (Western Sydney Parklands) 2009 |
| PPR | Preferred Project Report titled <i>Preferred Project Report, Wet 'n' Wild Sydney and Appendices</i> prepared by JBA Planning Pty Ltd |
| Proponent | Prospect Aquatic Investments Pty Ltd |
| Reasonable and Feasible | Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build |
| RMS | Roads and Maritime Services (formally RTA) |
| Site Area | Means an allotment of land the subject of an application excluding any land upon which the development to which the application relates is not permitted by or under this Concept Plan. |
| Stage 1 | Refer to Stage 1 of the Wet 'n' Wild Sydney Concept Plan as identified in Schedule 5 |
| Statement of Commitments | The Proponent's Statement of Commitments in Schedule 7 |
| Subject Site | Located between the M4 Motorway, Reservoir Road and Watch House Road in Prospect (Lot 1 in DP 1045771). |

PART A - ADMINISTRATIVE CONDITIONS AND CONTRIBUTIONS

Terms of Approval

- A1. Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 3, and development must be carried out consistently with the conditions in Schedule 4 and the Statement of Commitments in Schedule 6.

Inconsistency between Documents and Plans

- A2. In the event of any inconsistency between conditions of this approval and the documents and plans referred to above, including the Proponent's Statement of Commitments, the conditions of this approval prevail.

Development in Accordance with Documents and Plans

- A3. The Development will be undertaken in accordance with the following documents and plans:
- (a) Environmental Assessment titled Part 3A Environmental Assessment Report Wet 'n' Wild Sydney and Appendices prepared by JBA Planning Pty Ltd, dated February 2011;
 - (b) Preferred Project Report titled Preferred Project Report Wet 'n' Wild Sydney and Appendices prepared by JBA Planning Pty Ltd, dated August 2011;
 - (c) Drawings identified in the table below:

| Architectural (or Design) Drawings prepared by <i>White Water</i> | | | |
|---|----------|--|--------------|
| Drawing No. | Revision | Name of Drawing | Date |
| SD-1 | - | Stage 1 – Ride and Construction Area Plan | 18 July 2011 |
| SD-1 | - | Stage 1 – Support Facilities Safety and Security Plan | 18 July 2011 |
| SD-1 | - | Stage 1 – Site Circulation | 18 July 2011 |
| SD-1 (A) | - | Entry Building Elevation | 15 Dec 2010 |
| SD-1 (B) | - | Entry Building Elevation | 15 Dec 2010 |
| 30 | - | Abyss & Boomerango both / w Family Raft Ride – Plan Elevation and Isometric View | 23 Dec 2010 |
| 31 | - | Tube Slide Complex – Plan Elevation and Isometric View | 23 Dec 2010 |
| 34 | - | Aqualoop Complex – Plan Elevation and Isometric View | 29 Dec 2010 |
| 35 | - | Dueling Master Blaster – Plan, Elevation and Isometric View | 23 Dec 2010 |
| - | - | Restaurant Building Elevations | 28 Dec 2010 |
| SD-2 (A) | - | Food & Beverage Elevation | 15 Dec 2010 |
| SD-2 (B) | - | Food & Beverage Elevation | 15 Dec 2010 |
| - | - | Lockers / Change Rooms Building | 28 Dec 2010 |
| SD-2 (A) | - | Staff Building Elevation | 15 Dec 2010 |
| SD-2 (B) | - | Staff Building Elevation | 15 Dec 2010 |
| SD-1 (A) | - | Admin. Building Elevation | 15 Dec 2010 |
| SD-1 (B) | - | Admin. Building Elevation | 15 Dec 2010 |
| SD-1 (A) | - | Warehouse Elevation | 15 Dec 2010 |

| | | | |
|--|----|---|---------------|
| SD-1 (B) | - | Warehouse Elevation | 15 Dec 2010 |
| SD-4 | - | Support Building Plans | 26 Nov 2010 |
| SD-5 | - | Support Building Plans | 26 Nov 2010 |
| SD-3 | - | Support Building Plans | 26 Nov 2010 |
| SD-6 | - | Support Building Plans | 26 Nov 2010 |
| SD-2 | - | Support Building Plans | 26 Nov 2010 |
| SD-6 | | Support Building Plan (Warehouse) | 26 Nov 2010 |
| F800 | 2 | Group F Slide Landing Pool Plan & Sections | 24 Dec 2010 |
| FRDC-01 | 2 | Group FR Double Flowrider Civil Drawings Sheet - 1 | 24 Dec 2010 |
| FRDC-02 | 2 | Group FR Double Flowrider Civil Drawings Sheet - 2 | 24 Dec 2010 |
| FRDC-03 | 2 | Group FR Double Flowrider Civil Drawings Sheet - 3 | 24 Dec 2010 |
| FRDC-04 | 2 | Group FR Double Flowrider Civil Drawings Sheet - 4 | 24 Dec 2010 |
| L800 | 2 | Group L Lazy River Plan & Sections | 24 Dec 2010 |
| R800 | 2 | Group R Interactive Play Structure Pool Plan & Sections | 24 Dec 2010 |
| W800 | 2 | Group W Surf Wave Pool Plan | 24 Dec 2010 |
| W801 | 2 | Group W Surf Wave Pool Section | 24 Dec 2010 |
| Architectural (or Design) Drawings prepared by Skyfun 1. Inc | | | |
| - | - | Skyfun 1. Inc 250' Dual Skycoaster Amusement Ride General Site Layout | 12 /3/ 96 |
| Architectural (or Design) Drawings prepared by Oculus | | | |
| L-101 | F | Landscape Masterplan | 2 August 2011 |
| Architectural (or Design) Drawings prepared by Brown Consulting | | | |
| X10212.01 – SK05 | 03 | Wet 'n' Wild Sydney Concept Plan Including Drainage & Intersection Works | 29 July 2011 |
| X10212.01 – SK06 | 01 | Wet 'n' Wild Sydney Concept Plan for Bulk Earthworks | 29 July 2011 |
| X10212.01 – SK07 | 01 | Wet 'n' Wild Sydney Wetland and Water Reuse Pond Plan, Sections & Details | 29 July 2011 |
| X10212.01 – SK08 | 00 | Wet 'n' Wild Sydney Erosion and Sediment Control Plan | 06 June 2011 |
| X10212.01 – SK09 | 00 | Wet 'n' Wild Sydney Erosion and Sediment Control Details | 06 June 2011 |
| X10212.1 – SK01 | 00 | Wet 'n' Wild Intersection Sketch | 20/12/2010 |

- (d) any modifications which may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- (e) otherwise provided by the conditions of this approval.

Lapsing of Approval

- A4. This approval shall lapse 5 years after the date of this approval unless works related to Stage 1 of the concept plan are physically commenced, on or before that lapse date.

Prescribed Conditions

- A5. The Proponent shall comply with the prescribed conditions of approval under Clause 98 of the Environmental Planning and Assessment Regulation 2000 in relation to the requirements of the Building Code of Australia (BCA).

Demolition

- A6. The Proponent shall ensure that all demolition work is carried out in accordance with Australian Standard AS26012001: The Demolition of Structures, or its latest version.

Development Expenses

- A7. It is the responsibility of the developer to meet all expenses incurred in undertaking the development, including expense incurred in complying with the conditions imposed under this approval.

Remnant and Regenerated Vegetation

- A8. No development is to occur in the area indicated as 'Trees to be retained' that includes Cumberland Plain Woodland.

Bushfire

- A9. Bushfire management is to be in accordance with the requirements of the Rural Fire Service and Planning for Bushfire 2006.

Signage Strategy

- A10. A Signage Strategy shall be submitted for the approval of the Director General or his nominee, prior to the installation of any signs visible from the public domain. The Strategy shall be prepared in consultation with the RMS, Council and the Western Sydney Parklands Trust. Signs on the site that are consistent with the approved Signage Strategy may be approved as complying development under the Complying Development Code.

Development Contributions

- A11. A contribution under Section 94B(2) of the Environmental Planning and Assessment Act 1979 must be paid as follows:
- (a) The proponent is to provide Blacktown City Council a monetary contribution of \$650,000 for road upgrade works for the repair and reseal of Reservoir Road. The repair and reseal works are to occur between the intersections of Reconciliation Road / Reservoir Road and Peter Brock Drive / Reservoir Road, excluding approximately 400 m of Reservoir Road which is to be upgraded by the proponent as part of this approval.
 - (b) As agreed to by the Council, the monetary contribution is to be paid as follows:
 - (i) Payment of \$325,000 to Blacktown City Council 4 months after the commencement of works for Stage 1.
 - (ii) Payment of \$325,000 to Blacktown City Council 12 months after the commencement of works for Stage 1.
-

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificates

- B1. a) Stamped drawings must be lodged with the Certifying Authority (Blacktown City Council, or a private certifier) for a Construction Certificate/s. The Proponent must supply the Council and the Department of Planning & Infrastructure with a copy of the Construction Certificate within two days from the date of its issue.
- b) Conditions below that refer to actions prior to issue of construction certificate may be read as prior to issue of a construction certificate for the relevant stage, unless otherwise indicated as to be satisfied prior to issue of the first construction certificate.

Amended Landscape Plan

- B2. An amended landscape plan showing the planting of Cumberland Plain Woodland (CPW) species, to an increased depth along the Reservoir Road boundary shall be submitted for the approval of the Director-General or his nominee prior to the issue of the first construction certificate. The depth of the planting shall be based on consultation with the Department of Environment and Heritage.

Vegetation Management Plan

- B3. a) A Vegetation Management Plan (VMP) to conserve and enhance the Cumberland Plain Woodland (CPW) on site (other than that approved in the concept plan for removal), shall be prepared by a qualified ecologist in consultation with the Department of Environment and Heritage. The VMP shall include the selection of plant species, the creation of management zones, vegetation monitoring and weed control measures, planting and regeneration. The VMP is to consolidate the remaining northern remnant area to be retained. The enhancement of the remaining CPW is to offset the area of CPW removed.
- b) The VMP shall also be prepared in consultation with a bush fire consultant to ensure that any conflict between the requirements of the RFS such as with regard to the location of and makeup of asset protection zones, is identified and resolved.
- c) The VMP is to be approved by the Director General or his nominee prior to the issue of the **first construction certificate** for work on the site.
- d) The VMP shall be implemented as part of the landscaping works and shall be maintained by or on behalf of the proponent in perpetuity of the operation of the water theme park.
- e) The remaining CPW area/s shall be suitably fenced and environmental qualities recognised with appropriate signage.

Construction Management Plan

- B4. Prior to the issue of a Construction Certificate, a Construction Management Plan (CMP) shall be prepared. A copy of the CMP is to be sent to the department and to the Council. The Plan shall include, but not be limited to, the following matters which are to be addressed by suitably qualified person(s):
- (a) **Hours of work**, which must be in accordance with the conditions of this approval;
- (b) **Contact details** of the site manager and all principle contractors;
- (c) **Traffic management**, which is to be developed in consultation with Council and is to include:
- (i) ingress and egress of vehicles to the site;
 - (ii) management of loading and unloading of materials;
 - (iii) number and frequency of vehicles accessing the site;
 - (iv) the times vehicles are likely to be accessing the site; and
 - (v) management of existing vehicular, pedestrian and bicycle movements / routes around the site throughout the various stages of construction;
- (d) **Erosion and sediment control**, identifying appropriate measures to be installed during construction which shall be designed in accordance with in accordance with

the document *Managing Urban Stormwater – Soils & Construction Volume 1* (2004) by Landcom; and must include:

- (i) The procedures by which stormwater and waste water deposited or generated on site is to be collected and treated prior to discharge including details of any proposed pollution control device; and
 - (ii) The procedures to be adopted for the prevention of run-off loose material and litter from the site onto the public way.
- (e) **Noise and vibration management**, identifying specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implemented, and address any other relevant provisions of Australian Standard 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites* and DECCW's *Interim Construction Noise Guideline*;
- (f) **Waste management**, identifying options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste.
- (g) **Dust control** measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

Stormwater and Onsite Detention

B5. (a) Prior to the issue of a Construction Certificate, the proponent is to prepare and submit detailed stormwater, drainage and onsite detention plans to the satisfaction of the Certifying Authority. Stormwater treatment measures for the proposed development shall be designed in accordance with the requirements of Council's "Water Sensitive Urban Design and Integrated Water Cycle Management DCP Part R 2006".

(b) Plans for on site detention pond and water treatment wetland must be accompanied by:

- (i) A certificate from a registered engineer certifying that the structures associated with the on site detention pond and water treatment wetland have been designed to withstand all loads likely to be imposed on them during their lifetime;
- (ii) A certificate from a professional engineer / registered surveyor verifying that the on site detention pond and water treatment wetland will function hydraulically in accordance with the requirements of the Upper Parramatta River Catchment Handbook (current version);
- (iii) A drainage design summary sheet in accordance with Appendix B of the Upper Parramatta River Catchment Handbook (current version);
- (iv) Full drainage calculations and details of weirs, overland flow paths and diversion/catch drains – including catchment plans and areas, times of concentration and estimated peak run-off volumes;
- (v) A completed on-site detention detailed submission and checklist in accordance with Appendix B9 of the Upper Parramatta River Catchment Handbook (current version);
- (vi) A complete address of Council's OSD General Guidelines and Checklist Requirements; and
- (vii) A maintenance schedule to be prepared in accordance with the Upper Parramatta River Catchment Trust Handbook guideline.

B6. The on site detention pond and water treatment wetland and run-off generated from the site must be able to achieve the following nominated permissible site discharge and site storage capacity requirements for the following percentages of site area draining to the system. (absolute minimum site draining area is 80%)

- (a) Nominated Discharge PSD: 80l/s/ha for 100%;

- (b) Nominated Storage SSR: 470 cu.m/ha for 100%;
- (c) The calculation spreadsheet for the above OSD requirements is available upon request with Council's Development Services Unit.

B7. Amended drainage details are required for:

- (a) The internal pipe network to be designed in accordance with the current Council's Engineering Guide for Development to carry the 20 year ARI storm flows;
- (b) The safe conveyance of surface flows through the site ($VxD < 0.4$) in the 1 in 100 year ARI event, when the pipe and pit capacity is exceeded. Assume pits and pipes are half blocked.

B8. Revised MUSIC modelling is required, on the basis that the Council does not accept any TN removal using a Gross Pollutant Trap (GPT). In addition the TP and TSS removal can only be achieved through a vortex style GPT or a Humeceptor. Council is able to provide Treatment Nodes if required. The revised water treatment systems are to meet the target reductions of 85% TSS, 65% TP and 45% TN.

B9. In developing the water quality strategy for the car park areas, in addition to the proposed swales, consider the extensive use of shade trees throughout the car park as localised treatment and stormwater storage systems as well as use of bioretention within medians.

B10. A minimum 80% of non potable water uses, such as toilet flushing, landscape watering and pavement wash down are to be met through rain water or stormwater reuse. An experienced hydraulic engineer is to prepare and have approved a detailed Rainwater / Stormwater Supply, Pipe and Fixture Plan for non-potable water uses on the site. The plan is to show the non-potable water pipe arrangement including pump, meters, solenoid controlled mains bypass or direct tank top up, isolation valves, UV treatment where applicable and an inline filter. Warning signs are to be fitted to all external taps where non-potable water is used as a source.

Access and Movement

B11. An Access and Safety Plan will be prepared to maintain access and use of the site during the construction of the building to ensure the safety of staff, visitors and the public.

Disabled Access

B12. Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy.

Long Service Levy

B13. Prior to the issue of a Construction Certificate, evidence of the payment of the long service levy under section 34 of the Building and Construction Industry Long Service Payment Act 1986 must be provided to the Certifying Authority (or, where such a levy is payable by instalments, the first instalment of the levy).

Reflectivity

B14. The light reflectivity from any building materials used on the facades of buildings within the site shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Outdoor Lighting

- B15. All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.

Sydney Water – Notice of Requirements

- B16. An application shall be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the Sydney Water Act 1994 (compliance Certificate) prior to the issue of a Construction Certificate.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e_Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and changes to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveways or landscape design.

Road Works

- B17. (a) Prior to issue of a Construction Certificate, a Roads Act application, including payment of application and inspection fees shall be lodged with Council, as the Roads Authority, for the construction of approximately 400m of Reservoir Road to full road width with traffic islands, kerb and gutter, bus stops, drainage system, and a new signalised intersection with proposed access road to the site.
- (b) The Roads Act application shall be accompanied by road pavement designs which have been prepared by a professional civil engineer. The road pavement designs must be in accordance with the current version of Council's Engineering Guide for Developments and based upon soil tests performed by a registered NATA soils laboratory.
- (c) The Roads Act application shall also be accompanied by a Traffic Management / Control Plan. The Traffic Management / Control Plan shall be prepared and implemented in accordance with Australian Standard 1742.3 (Traffic Control Devices for Works on Roads) and current Roads and Maritime Services Traffic Control and Work Sites manual. The Traffic Management / Control Plan shall be prepared by a person who is Roads and Maritime Services (RTA) accredited.

Street Furniture

- B18. All light, street name poles, bus shelters, rubbish bins, seats or any other street furniture is to be powder coated in accordance with Australian Standard AS/NZ 4506-2005.

Noise and Light

- B19. Prior to the issue the first Construction Certificate, an ecological assessment of the impact of noise and light from the water theme park on threatened fauna is to be prepared by a qualified ecologist in consultation with the Office of Environment and Heritage. The assessment is to make recommendations for the management of noise and lighting in the detailed design and ongoing operation of the water theme park. The recommendations are to be implemented in the detailed design and ongoing management of the water theme park.

Car Parking and Swept Paths

- B20. The construction certificate for car parking and access areas must show that the layout of car parking, including driveways, grades, turns paths, sight distance requirements, aisles widths, aisle lengths, and parking bay dimensions, is in

accordance with AS 2890.1 – 2004, AS 2890.2 – 2002 and AS2890.6. Additionally, swept paths for the longest vehicles entering the site are to be in accordance with AUSTROADS.

Fence to Protect Cumberland Plain Woodland

- B21 All areas of Cumberland Plain Woodland identified for retention in the approved concept plan shall be protected by suitable fencing and signage indicating that no construction activities are to occur in the area. The fencing is to be erected prior to commencement of work and maintained for the construction period.
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PART C – PRIOR TO CONSTRUCTION

Notice to be Given Prior to Commencement / Excavation

- C1. The PCA and Council shall be given written notice under, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site for Stage 1 of the project.

Construction Management Plan to be implemented

- C2. Prior to the commencement of work, the measures required under the construction Management Plan must be implemented and maintained throughout the construction period.

Utility Services

- C3. Prior to the commencement of building works, the Proponent is to negotiate with the utility authorities (e.g. Energy Australia, Sydney Water Corporation Limited and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the project. Any costs in the relocation, adjustment or support of services is to be the responsibility of the developer.

Any necessary alterations to public utility installations being at the Developer/Demolisher's expense and to the requirements of both Council and the appropriate authorities.

Contact Telephone Number

- C4. The Proponent shall ensure that a 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development. The contact number shall be forwarded to Council and the department prior to commencement of works.

Haulage Routes

- C5. The routes for import of any fill materials or export of any spoil being submitted to and agreed to by the relevant road authorities prior to the commencement of haulage. Unacceptable deterioration or failures within public roads attributable to these operations is to be restored to the requirements of, and at no cost to the road authorities.

Dilapidation Report

- C6. A dilapidation survey of Council's assets and adjoining property including photographs and written record must be prepared and submitted to Council and adjoining properties prior to the commencement of works. Failure to identify any damage to Council's assets and the adjoining properties will render the Proponent liable for the costs associated with any necessary repairs.
-

PART D – DURING CONSTRUCTION

Hours of Work

- D1. The hours of excavation and work on the development must be as follows:
- (a) All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools) in connection with the approved development must only be carried out between the hours of:
 - (i) 7.00am and 6.00pm on Mondays to Fridays;
 - (ii) 8.00am and 1.00pm on Saturdays; and
 - (iii) No work must be carried out on Sundays or public holidays.
 - (b) Works may be undertaken outside these hours where:
 - (i) the delivery of materials is required outside these hours by the Police or other authorities;
 - (ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
 - (iii) the work is approved by the Director General or his nominee.

Site Notice

- D2. A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to:
- (a) Details of the Builder, PCA and Structural Engineer for all stages of the project;
 - (b) The approved hours of work;
 - (c) the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
 - (d) To state that unauthorised entry to the site is not permitted.

Noise Control

- D3. All work, including excavation and construction work must comply with the Australian Standard 2436-1981 '*Guide to Noise Control on Construction, Maintenance and Demolition Sites*'.

Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times.

Loading and Unloading During Construction

- D4. A Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council prior to commencement of the work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the day to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

No Obstruction of Public Way

- D5. The public way (outside of the work area) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all work on site.

Disposal of Seepage and Stormwater

- D6. Any seepage or rainwater collected on-site during excavation shall not be pumped to the street stormwater system unless separate prior approval is given in writing by the relevant Authority.

Erosion and Sediment Control

- D7. Sediment controls are to be in place for the duration of the works to ensure that no sediment, fines, and like material can enter the waterway or drainage system. The Proponent is to carry out works generally in accordance with the Construction Management Plan and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

Dust Control Measures

- D8. Dust control measures are to be in place or are to be undertaken for the duration of the works to prevent dust from affecting the amenity of the immediate area during construction. The Proponent is to carry out works generally in accordance with the Construction Management Plan, and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies are to be immediately made good.

Pedestrian Access During Construction

- D9. Pedestrian access along Reservoir Road & Watch House Road is to be maintained throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

Setting Out of Structures

- D10. The new building shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.

Directional Signage

- D11. Directional signage shall be modified as required to accommodate any altered pedestrian and vehicular movements within the area. Particular attention is to be paid to:
- (a) wheelchair accessible paths of travel
 - (b) safe road crossing areas including signalised and other designated crossings
 - (c) key landmarks
 - (d) access to transport nodes including public transport
 - (e) the vehicular entrance and exit driveways and the direction of traffic movement within the site being clearly indicated by means of reflectorised signs and pavement markings.

Traffic Movement

- D12. All traffic movements associated with the construction must be in accordance with the Construction Management Plan, including:
- (a) All loading and unloading associated with works must occur on site.
 - (b) All vehicles must enter and leave the site in a forward direction.
 - (c) The cost of all traffic management works shall be borne by the Proponent.
 - (d) No trucks associated with the approved works are permitted to park or stand on public roadways.
 - (e) Gates shall be closed between vehicle movements.

- (f) Movement of trucks to and from the site shall be staggered so as to limit access and egress during peak traffic periods.
- (g) The Contractor shall make provision for safe, continuous movement of traffic and pedestrians in public roads and private roads accessible to the public and erecting traffic warning signs conforming to the Roads and Maritime Service's General Specifications (Roads and Maritime Services Spec. Part G10 "Control of Traffic" and Roads and Maritime Services Spec. 3355). Traffic control is to be carried out only by flagmen with certification that they have been trained in accordance with Australian Standard 1742.3 – 2002.

Approved Plans to be On-site

D13. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal by any officer of the department, or Council.

Archaeology

D14.

- a) If any historical archaeological remains or deposits are exposed during the works excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics. The Heritage Council is to be notified in accordance with section 146 of the *NSW Heritage Act, 1977*.
- b) Should any Aboriginal relics or artefacts be discovered during the course of any works on-site, then work is to cease immediately. Work may only be resumed following written consent being obtained from the National Parks and Wildlife Service.

Excavated Material

D15. Any excavated material to be removed from the site must be assessed, classified, transported and disposed of in accordance with the *EPA's Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

Imported Fill

D16. Any imported fill onto the site being validated to ensure its suitability for the proposed land use from a contamination perspective. Imported fill is to be certified that it is not contaminated, based upon analysis or the known past history of the site from which it is obtained.

Site Fencing

D17. Security fencing shall be erected around the perimeter of the site for the duration of construction works to prevent unauthorised entry. No third party advertising is permitted to be displayed on the fencing. The construction site manager shall be responsible for the removal of all graffiti from any security fencing within 48 hours of its application.

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

Noise Control – Plant and Machinery

- E1. Prior to the issue of an Occupation Certificate for the building a report is to be prepared by a qualified acoustic engineer and submitted to the PCA confirming that the installation and performance of the mechanical systems complies with:
- (a) The recommendations of Noise and Vibration Assessment report in Appendix J of the EA.
 - (b) the Building Code of Australia
 - (c) Australian Standard AS1668 and other relevant codes
 - (d) the project approval and any relevant modifications
 - (e) any dispensation granted by the New South Wales Fire Brigade.

Fire Safety Certificate

- E2. A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of the Occupation Certificate for the building. A copy of the Fire Safety certificate must be submitted to the relevant authority and Council.

Structural Inspection Certificate

- E3. A Structural Inspection Certificate or a Compliance Certificate for any structural work is to be submitted to the satisfaction of the PCA prior to issue of the Occupation Certificate.

Road Damage

- E4. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent prior to the issue of the Occupation Certificate for the building.

Waste Management

- E5. Prior the issue of the Occupation Certificate being issued, the PCA must ensure that waste handling works have been completed in accordance with the Waste Management Plan; other relevant approval conditions; and any relevant Council policy.
- E6. An experienced hydrological engineer is to certify that all the non-potable water uses are being supplied by non-potable water and all the requirements of the detailed Rainwater / Stormwater Supply, Pipe and Fixture Plan have been installed and are working correctly.

Operational Transport Management Plan

- E7. An Operational Transport and Traffic Management Plan (OTTMP) is to be prepared in consultation with the RMS, Transport NSW and Blacktown City Council. The OTTMP is to be approved by the Director-General or his nominee **prior to operation or final occupation certificate, whichever occurs first.**
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PART F – DURING OPERATIONS

Annual Fire Safety Certificate

- F1. An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in buildings for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

Noise Control – Amusement Rides, Plant and Machinery

- F2. Noise associated with the operation of any amusement ride, plant, machinery or other equipment on the site, shall not give rise to any one or more of the following:
- (a) Transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.
 - (b) A sound pressure level at any affected residential property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the premises. The source noise level must be assessed as a LAeq, 15 minute.
 - (c) Notwithstanding compliance with a) and b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential property between the hours of 12.00 midnight and 7.00am.

Loading and Unloading

- F3. All loading and unloading, including deliveries to and from the site in connection with the use must be carried out in a manner so as not to cause inconvenience to the public or detrimentally impact the amenity of the locality.

Unobstructed Driveways and Parking Areas

- F4. All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

Stand Alone Amplified Music Events

- F5. Stand alone (separate ticketed) amplified music events not associated with the operations of the theme park do not form part of this Concept Plan approval.

Hours of Operation

- F6. The hours of operation for Wet ‘n’ Wild Sydney are restricted to:

| Months | Operating Hours |
|-----------------------|---|
| December and January | 9 am to 11 pm |
| February to April | 9 am to 6 pm weekdays 9 am to 10 pm weekends |
| May to August | 9 am to 5 pm weekdays and weekends |
| September to November | 9 am to 6 pm weekdays 9 am to 10 pm weekends |

Wet 'n' Wild Events

- F7. (a) Notwithstanding condition F6 on the previous page, five amplified special events (associated with the operation of the water theme park) are permitted until 12 am as a trial in the first year of operation.
- (b) Noise impacts on adjoining sensitive residential receivers are to be monitored during each event and a report compiled at the conclusion of the events outlining the impacts on the residential receivers. This report is to be submitted to the Director-General.
- (c) If after the trial further events are to be held, the proponent may apply to the Director General for approval to hold special events in perpetuity. The Director General may apply conditions or restrictions (including number of annual events and hours), as necessary.
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PART G – ADVISORY NOTES

Use of Mobile Cranes

- G1. The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the Proponent shall ensure the following matters are complied with:
- (a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - (i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions
 - (ii) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
 - (b) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Council.

Movement of Trucks Transporting Waste Material

- G2. The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

Disability Discrimination Act

- G3. This application is to comply with the *Disability Discrimination Act 1992*. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

Temporary Structures

- G4. A Barricade/Hoarding Permit must be obtained prior to the commencement of construction works from the relevant Authority. The permit application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must also be submitted to the relevant Authority to certify the structural adequacy of the design of the temporary Barricades/Hoarding.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

- G5. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales *Environmental Planning & Assessment Act, 1979*. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Proponent's responsibility to consult Environment

Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

Water Licence

- G6. NSW Office of Water is to be consulted regarding any water sharing / licence requirements applying to the site. The proponent shall comply with any water sharing / licence requirements of the NSW Office of Water
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SCHEDULE 5

FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Note: If there is any inconsistency between the following environmental assessment requirements and the Statement of Commitments in Schedule 4, the following environmental assessment requirements prevail to the extent of the inconsistency.

General Requirements

1. The proponent shall ensure that any future applications for development include:
 - a) A detailed description of the layout and design of the proposed development; and
 - b) A demonstration that the proposed development is consistent with the requirements of this approval.

Key Assessment Requirements

Building Form

2. All future development applications must include plans, elevations and sections to sufficiently detail the design, including height, setbacks, gross floor area, modulation and articulation. Consideration must be given to the surrounding development context and topography. All future applications must include artist's perspective and photomontages.

Transport and Traffic Impacts (construction and operational)

3. All future development applications are to be accompanied by a traffic impact assessment report that addresses the associated traffic and parking impacts of the proposed development. The report will also be required to address, but not limited to, the cumulative traffic and parking impacts, including detailed intersection analysis in consultation with the Roads and Maritime Services and Blacktown City Council. The traffic impact assessment report is to also demonstrate how users of the development will be able to make a non-car based travel choices and identify measures to manage travel demand.

Visual Impact

4. All future applications must have consideration of any visual impacts on the view corridor between the immediate vicinity of the former policeman's cottage and St Bartholomew Church in Prospect.

Ecologically Sustainable Development

5. All future development must detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of development, including a description of the measures that would be implemented to minimise consumption of resources, water and energy, including any proposed alternative water supplies, proposed end uses of potable and non-potable water and water sensitive urban design.

Construction Impacts

6. All future development applications for any building, ride or facility must provide an assessment of construction impacts and identify appropriate mitigation measures. This should include (but not be limited to) construction noise, air quality, water quality, soil and erosion, groundwater impact and traffic in accordance with relevant guidelines.
7. All future development applications for any building, ride or facility must identify strategies to minimise impacts on the ecological values of the site, as well as to minimise the extent of vegetation clearing.

Utilities

8. In consultation with relevant agencies, any building, ride or facility within the approved concept plan must address the existing capacity and any augmentation requirements of the development for the provision of utilities including the staging of infrastructure works. Prepare an Infrastructure Servicing Strategy that addresses existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any of infrastructure works.

Landscaping

9. Landscape plans are to be provided for each development which detail the integration of landscaping of the new development with landscaping on the site approved in the concept plan.

SCHEDULE 6

STATEMENT OF COMMITMENTS

| | Project Component | Environmental Outcome (Commitment) | Measure (Commitment) | Timing for Completion |
|---|--|---|--|--|
| 1 | Approved Plans and Design Quality | Development is carried out in accordance with approved plans and documents. | Development will be carried out generally in accordance with plans and documents in the Part 3A Application EAR and as amended in this PPR. | All stages of the project. |
| | | Buildings exhibit design quality. | Buildings are designed taking into account the Australian surf culture theme and ESD design quality principles in the Environmental Management Plan in the Part 3A Application EAR. | Preparation of construction design drawings for buildings. |
| 2 | Transport and Access | Equitable access is provided for the water theme park. | An Operational Transport and Traffic Management Plan will be prepared in consultation with Transport NSW and Blacktown City Council and is to address transport and access issues associated with the operation of the water theme park including, but not limited to: the feasibility of shuttle bus services; special events; operation of the car park including use of car park assist technologies; lighting and security in the car park; Travel Access Guide(TAG) for visitors; and a Workplace Travel Plan (WMP) for staff employed on site. | To be completed within 6 months of the opening of Stage 1 of the water theme park. |
| | | | Bicycle parking is to be provided including a class 2 (high security) bike parking area for staff accommodating up to 20 bikes near the administration building, and class 3 (high to medium security) bike parking area for visitors catering for up to 200 bikes in a highly visible location near the main entry plaza. | To be included in the construction of Stage 1. |
| | | | The detailed design of the car park is to meet relevant Australian Standards. | To be included in construction drawings and implemented in construction. |

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| | | | Access for the disabled will be provided in accordance with relevant standards and recommendations in the Access Review in Appendix H of the Part 3A Application EAR. | To be included in construction drawings and implemented in construction. |
| | | | A contribution towards the upgrade of the local road network is to be provided to the NSW Government in accordance with the terms of the lease agreement for the land. | Prior to Construction certificate. |
| | | | A Construction Traffic Management Plan will be prepared in consultation with Blacktown City Council and implemented. | To be prepared prior to works commencing and implemented during construction. |
| 3 | Ecological Sustainability | The operation and construction of the water theme park is in accordance with the principles of ecological sustainability. | The actions in the Environmental Management Plan (EMP) in Appendix I of the Part 3A Application EAR will be implemented. | As stated in the EMP. |
| 4 | Safety and Security | A safe and secure environment is provided in the water theme park. | The facilities in the Support Facilities, Safety and Security Plan in the Part 3A Application will be implemented. | During construction and ongoing operation of the water theme park. |
| | | | The site will be maintained and kept in a clean state including prompt removal of any graffiti and rectification of any vandalism. | Ongoing operation of the water theme park. |
| | | | A Security Management Plan and Code of Practice for the licensed premises will be prepared and implemented. | To be prepared as part of an application for a liquor license, and implemented in the operation of the park. |
| | | | An Emergency Management Plan will be prepared for the water theme park. | Prior to opening of the water theme park. |

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| 5 | Heritage | Items of heritage significance on the site are conserved. | The building known as the former policeman's cottage will be retained. | Ongoing. |
| | | | The future refurbishment and adaptive reuse of the former policeman's cottage is to be subject to the following: <ul style="list-style-type: none"> a comprehensive fabric analysis and schedule of conservation works prepared by an experienced conservation architect; and an archaeological assessment by a qualified archaeologist. | As part of the future refurbishment and/or adaptive reuse of the cottage. |
| | | | The tall pines in the immediate vicinity of the former policeman's cottage will be retained. | Ongoing. |
| | | | Any archaeological relics found in the immediate vicinity of the former policeman's cottage will be conserved. | Ongoing. |
| | | | A visual link between the immediate vicinity of the former policeman's cottage and St Bartholomew's Church in Prospect will be retained. | Ongoing. |
| | | | The alignments of Reservoir Road and Watch House Road will be retained. | Ongoing. |
| | | | The recommendations in the Aboriginal Heritage Assessment in Appendix L of the Part 3A Application EAR for the collection of artefacts found on the site will be implemented. | Prior to, during and after earthworks. |
| | | | An Aboriginal Heritage Management Plan will be prepared and implemented for the area identified as an area of potential archaeological deposits (PAD) in the Part 3A Application EAR. | To be prepared prior to commencement of earthworks in the PAD area, and implemented as specified in the Plan. |
| | | | Any aboriginal artefacts found on the site are to be deposited at the Australian Museum. | As soon as possible after the finding. |
| | | | The DECCW 'Code of Practice for Archaeological Investigations of Aboriginal Objects in New South Wales' will be utilised as a guide in the test/salvage operations and subsequent reporting. | During test/salvage operations and reporting. |

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| 6 | Geotechnical | Geotechnical hazards are managed in the construction of the water theme park. | The recommendations in the Geotechnical Investigation and Salinity Management Plan for construction methods in Appendix N of the Part 3A Application EAR will be implemented. | During construction. |
| 7 | Flora and Fauna | Impacts on native vegetation and habitat are mitigated. | The mitigation measures in the Biodiversity Impact Assessment in Appendix O of the Part 3A Application EAR will be implemented. | Prior to and during construction. |
| | | | A Vegetation Management Plan will be prepared by a suitably qualified ecologist in consultation with the Office of Environment and Heritage and implemented for the planting and regeneration of Cumberland Plain Woodland on the site, and it will determine the selection of plant species. | To be prepared prior to completion of landscaping and implemented for at least 5 years. |
| | | | Approximately 1.5 hectares of Cumberland Plain Woodland species will be planted and regenerated as part of the landscaping of the site. | During landscaping. |
| 8 | Noise | Noise impacts on surrounding properties are ameliorated. | The recommendations in the Noise and Vibration Assessment in Appendix J of the Part 3A Application EAR for ameliorating construction noise and amplified noise will be implemented. | During construction and operation of the development. |
| 9 | Bushfire protection | Bushfire protection measures are implemented in the water theme park. | The bushfire protection measures in the in the Bushfire Protection Assessment in Appendix P of the Part 3A Application EAR will be implemented. | All stages of development and ongoing operation of the theme park. |
| | | | A Fire Management Plan will be prepared and implemented. | To be prepared prior to park opening with ongoing implementation. |
| | | | A Bushfire Emergency and Evacuation Plan will be prepared and implemented. | To be prepared prior to park opening with ongoing implementation. |
| 10 | Hazardous materials | Hazardous materials are managed in | The recommendations in the Hazardous Substance Audits in Appendix Q of the Part 3A | During the demolition of existing |

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| | | accordance with relevant Australian Standards, regulations and guidelines. | Application EAR will be implemented in the demolition of existing buildings. | buildings. |
| | | | Chemicals associated with the operation of the water theme park will be stored in accordance with the relevant standards and guidelines specified in Section 4.17 of the Part 3A Application EAR. | Ongoing operation of the theme park. |
| 11 | Construction management | Construction activities will be carried out in accordance with a plan of management. | A Construction Management Plan will be prepared in consultation with Blacktown City Council and implemented including the matters described in Section 4.18 of the Part 3A Application EAR, and the fauna inspection and protection measures and tree protection measures in Section 6.6 of the Biodiversity Impact Assessment in the EAR. | To be prepared prior to commencement of works and implemented during construction activities. |
| 12 | Signage | Signage is in accordance with the WSPT signage guidelines. | Signage plans will be prepared for the water theme park and approved by the Western Sydney Parklands Trust in consultation with the Roads and Traffic Authority and Blacktown City Council. | Prior to opening of the theme park. |
| 13 | Water cycle management | Water cycle calculations are accurate. | Water cycle calculations in the Water Cycle Management Plan in Appendix B of the Part 3A Application EAR will be reviewed. | Prior to Construction Certificate. |
| | | | The waste water system on site will include wet weather online storage of approximately 400 cubic metres. | During detailed design and construction of the waste water system on site. |
| 14 | Consultation | Project stakeholders are consulted in the planning of the water theme park development. | The 3 stages of consultation specified in the Consultation Report in the Part 3A Application EAR will be implemented. | As specified in the Consultation Report. |
| | | | Sydney Water and The Office of Strategic Lands will be consulted in finalising the relocation of Sydney Water easements. | As part of the finalisation of Sydney Water Easement locations. |

