

HARRIS:RB:DA6550.290

1/4

Director of Properties
NSW Department of School Education
Cnr bridge & Loftus Streets
SYDNEY 2000

being the applicant in respect of this development application.

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION No. 21/97

**Issued under Section 92 of the
Environmental Planning and Assessment Act, 1979**

LAND TO BE DEVELOPED:	LOT 1, DP 439310 (NO. 146) RICKARD ROAD, LEPPINGTON
PROPOSED DEVELOPMENT:	ERECTION OF A SCHOOL HALL

DETERMINATION

MADE ON:	16 APRIL, 1997
DETERMINATION:	Consent granted subject to conditions described below.
CONSENT TO OPERATE FROM:	8 MAY, 1997
CONSENT TO LAPSE ON:	8 MAY, 2002 (unless substantially commenced)

**DETAILS OF CONDITIONS:
PLANS**

1. Development shall be carried out in accordance with the Development Application and accompanying plans submitted to Council 24 February, 1997, subject to any variation as required by the following conditions detailed herein.

BUILDING DESIGN/CONSTRUCTION

2. Materials and colours used in the construction of the Hall shall be consistent throughout the development. Details of colours and materials shall be submitted to Council prior to commencement of construction.
3. All construction work and demolition work shall be:
 - (i) restricted to between 7am and 6pm Mondays to Fridays (inclusive);
 - (ii) 7am to 1pm, Saturdays, if inaudible, otherwise 8am to 1pm; and
 - (iii) prohibited on Sundays and Public Holidays.

CIVIL ENGINEERING PLANS

4. Civil Engineering plans indicating drainage, accessway, driveways, carparking areas, pavement design, linemarking and traffic management details shall be submitted to Council upon completion of the development.

UTILITY SERVICES/PUBLIC AUTHORITIES

5. Submission of a certificate from the Sydney Water detailing that all requirements under Division 9 Section 73 of the Water Board Corporation Act, 1994, have been complied with shall be submitted to Council **prior to commencement of construction.**
6. Prior to commencement of construction the Developer shall submit a letter from Integral Energy confirming that satisfactory arrangements have been made with that authority for the supply of electricity.

ENVIRONMENTAL CONTROLS

7. All areas where the natural surface is disturbed during construction shall be satisfactorily grassed and/or stabilised to prevent erosion.

8. Erosion and sediment control measures shall be introduced and effectively maintained at all times during the construction phase and until establishment grass cover.
9. All connections to the septic tank system shall comply with the provisions of the National Plumbing and Drainage Code and the requirements of Sydney Water.

SIGNS/ADVERTISING

10. Advertising structures or signs shall not be erected, affixed, painted or displayed **without the prior approval of Council.**

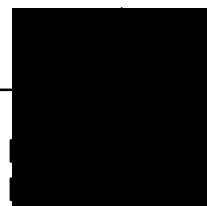
REASONS FOR CONDITIONS:

1. To ensure that the development complies with the submitted plans and supporting documentation.
2. To ensure that the development meets the aims, objectives and requirements of Council's Local Environmental Plans, Development Control Plans and Policies which relate to the subject land.
3. To ensure that the existing and likely future amenity of the area is protected.
5. To ensure that stormwater drainage from and/or passing through the site has been collected and conveyed to a controlled system.
6. To ensure that adequate infrastructure and utility services are provided for the development.
7. To ensure that site disturbance is contained and treated in an environmentally acceptable manner.

RIGHT OF APPEAL

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

SIGNED on behalf of
Camden Council

A black rectangular box redacting the signature of the official.

**DEVELOPMENT &
BUILDING SERVICES**

ADVICE

The following matters are included as advice as relative to this application.

1. Section 125 of the Act provides that any person who contravenes or causes or permits to be contravened the conditions of this consent or the Tree Preservation Order shall be guilty of an offence.
2. Section 126 of the Act provides that a person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and if no penalty is so imposed to a penalty not exceeding \$100,000 and to a further daily penalty not exceeding \$10,000.
3. The contributions required under Section 94 of the Act are set out in the Contributions Plan relevant to this property which can be viewed at Council Chambers, 37 John Street, Camden during normal business hours.
4. Your attention is drawn to Section 68 of the Act which requires that Council approval must be obtained to the demolition of any building (including part of a building). Demolition work **cannot proceed** until the approval of Council is obtained either as part of approval of the subject application or by separate application to Council.

THORNTON:DE (DA6550.290-2)

Mr Phillip Peace
The Director of Properties Operations
NSW Department of School Education
33-35 Bridge Street
SYDNEY 2000

being the applicant in respect of this development application.

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION No. 261/97

**Issued under Section 92 of the
Environmental Planning and Assessment Act, 1979**

LAND TO BE DEVELOPED: LOT 1 DP 127446, LOT 1 DP 439310 AND LOT 39C DP 8979 (NO. 148) RICKARD ROAD, LEPPINGTON

PROPOSED DEVELOPMENT: THE CONSTRUCTION OF A COVERED OUTDOOR LEARNING AREA.

DETERMINATION

MADE ON: 25 November 1997

DETERMINATION: Consent granted subject to conditions described below.

CONSENT TO OPERATE FROM: 25 November 1997

CONSENT TO LAPSE ON: 25 November 2002 (unless substantially commenced)

DETAILS OF CONDITIONS:

PLANS

1. Development shall be carried out in accordance with the Development Application and accompanying plans submitted to Council 14 November 1997, subject to any variation as required by the following conditions detailed herein.

BUILDING DESIGN/CONSTRUCTION

2. All construction work shall be:
 - (i) restricted to between 7am and 6pm Mondays to Fridays (inclusive);
 - (ii) 7am to 1pm, Saturdays, if inaudible, otherwise 8am to 1pm; and
 - (iii) prohibited on Sundays and Public Holidays.

STORMWATER/DRAINAGE

3. All stormwater from the COLA shall be collected, treated and disposed of within the school grounds.
4. Care shall be taken by the applicant and the applicants agents to prevent any damage to adjoining properties. The applicant or the applicants agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.

SITE OPERATION

5. The site shall be kept clear and tidy during the construction period and all rubbish shall be removed from the site upon completion of the development to the satisfaction of the Director of Environmental, Planning and Building Services section.

GENERAL

6. All work shall comply with the requirement of BCA 96.
7. The roof of the COLA shall be of a non-reflective material.

REASONS FOR CONDITIONS:

1. To ensure that the development complies with the submitted plans and supporting documentation.

2. To ensure that the development meets the aims, objectives and requirements of Council's Local Environmental Plans, Development Control Plans and Policies which relate to the subject land.
3. To ensure that the existing and likely future amenity of the area is protected.
4. To ensure that stormwater drainage from and/or passing through the site has been collected and conveyed to a controlled system.

RIGHT OF APPEAL

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

SIGNED on behalf of
Camden Council


**TOWN
MANAGER
DEVELOPMENT &
BUILDING SERVICES**

ADVICE

The following matters are included as advice as relative to this application.

1. Section 125 of the Act provides that any person who contravenes or causes or permits to be contravened the conditions of this consent or the Tree Preservation Order shall be guilty of an offence.
2. Section 126 of the Act provides that a person guilty of an offence against this Act shall, for every such offence, be liable to the penalty expressly imposed and if no penalty is so imposed to a penalty not exceeding \$100,000 and to a further daily penalty not exceeding \$10,000.
3. The contributions required under Section 94 of the Act are set out in the Contributions Plan relevant to this property which can be viewed at Council Chambers, 37 John Street, Camden during normal business hours.

4. Your attention is drawn to Section 68 of the Act which requires that Council approval must be obtained to the demolition of any building (including part of a building). Demolition work **cannot proceed** until the approval of Council is obtained either as part of approval of the subject application or by separate application to Council.
5. This consent does not represent Building Approval nor does it imply that the plans attached to this Consent comply with the specific requirements of the Local Government Act 1993. A separate Building Application under the Local Government (Approvals) Regulations 1993, and the Building Code of Australia, accompanied by plans and specifications which comply with the relevant requirements shall be submitted to, and approved by, Council's Development and Building Services Section for any building prior to the commencement of any work on site.