

<b>JRPP NO:</b>	2010SYW051
<b>DA NO:</b>	878/2010
<b>PROPOSED DEVELOPMENT:</b>	Educational Establishment, 90-102 Oran Park Drive, Oran Park
<b>APPLICANT:</b>	Thompson Adsett Architects
<b>OWNER:</b>	Catholic Education Office
<b>APPLICABLE PLANNING INSTRUMENT:</b>	Camden Local Environmental Plan No 48
<b>ZONING:</b>	Rural 1(a) – 40 Hectare Zone
<b>REPORT BY:</b>	Ron Dowd – Urban Design, Camden Council

## **Assessment Report and Recommendation**

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### **PURPOSE OF REPORT**

The purpose of this report is to seek a determination from the Joint Regional Planning Panel (JRPP) for Development Application DA 878/201 for Educational Establishment at 90-102 Oran Park Drive, Oran Park.

Pursuant to Clause 13B(1)(a) of State Environmental Planning Policy (Major Projects) 2005 (SEPP), the Panel is the determining authority for this development application as the development has a Capital Investment Value (CIV) of \$15 million. This exceeds the CIV threshold of \$5 million for Council to determine this application.

### **SUMMARY OF RECOMMENDATION**

It is recommended that Development Application DA 878/2010 be approved subject to the draft development conditions at the end of this report.

### **THE SITE**

The site is known as Lots 21, 22 and 23 DP 21996, at 90-102 Oran Park Drive, Oran Park. The address was formally 941-955 Cobbitty Road, Oran Park. The 6.379 hectare site comprises 3 separate lots of approximately 2.1 hectares each. Each lot contains a dwelling-house, various outbuildings and small domestic earth dam at the rear.

The northern frontage of Oran Park Drive is characterised by 2- hectares lots being used for rural-residential purposes. Further to the north is a 92 hectare parcel which contains Oran Park House and is traversed by South Creek. This side of Oran park Drive forms part of the Catherine Fields Precinct of the South West Growth Centres.

The southern side of Oran Park Drive is the Harrington Grove release area, that when fully developed will comprise 1457 dwellings. The subject site is located directly opposite Precinct H that will yield 90 dwellings. The subject site is located between the Oran Park and Turner Road Precinct, that will yield 7540 and 4020 dwellings

respectively, as well as major commercial, employment and entertainment orientated development.

**A site location map is provided at the end of the report.**

### **THE PROPOSAL**

Development Application DA 878/201 seeks consent for the staged construction of an Educational Establishment for 840 pupils and 50 staff comprising:

- Demolition of existing structures, remediation of the site and earthworks
- Consolidation and simultaneous subdivision of 3 lots into 2 lots.
- Four blocks of classrooms (totalling 30 General Learning Area), administration/staff block, multi-purpose hall, car parking and bus bays; constructed over six stages.

The application does not seek consent for, and will require separate approval for a separate Place of Worship, Presbytery and Child Care Centre. Conditions are recommended accordingly.

### **EXTERNAL REFERRALS**

The following external referrals were made for this development application:

#### **Rural Fire Service (RFS)**

This development is classed as Integrated Development pursuant to Section 91 of the Environmental Planning and Assessment Act 1979 (the Act) as it proposes a School on bush fire prone land. The application was referred to the RFS who has granted a Bush Fire Safety Authority for this development. It is a recommended development consent condition that the requirements of this Bush Fire Safety Authority, issued 23 September 2010, form part of the development consent for this development.

#### **Roads and Traffic Authority (RTA)**

This development is also classed as traffic generating development pursuant to Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 (SEPP). The application was referred to the Roads and Traffic Authority (RTA) in accordance with Clause 104(3) of the SEPP. An assessment of the RTA's response is detailed in the "State Environmental Planning Policy (Infrastructure) 2007" section of this report.

#### **NSW Department of Planning**

Given the application being sought for the inclusion of Catherine Fields Precinct into the Precinct Acceleration process, the application was referred to the Department of Planning. No objection was raised subject to the application being considered against the Growth Centres SEPP, imposition of SIC Levy conditions and consideration being given to a vehicular link to north of the site. These issues are discussed in this report.

### NSW Heritage Branch

As the adjoining Oran Park House is being considered for listing under that State Heritage Register, the application was referred to the Heritage Branch. Comment was received and discussed in detail under “Camden LEP 48”.

### NSW Police

The development was also referred to the Camden Local Area Command of the NSW Police for comment. The development is identified as a Moderate crime risk and Police have recommended several Crime Prevention Through Environmental Design features for this development including anti-vandal type lighting, graffiti Management, fencing and access control. The Police's comments are recommended as development consent conditions.

### NOTIFICATION

The development application was publicly exhibited in accordance with Council's notification policy (Camden DCP 2006) between 15 September and 1 October 2010. Council received two written submissions. The details in these submissions are discussed later in this report under the heading “Any Submissions”.

Remediation works, and accompanying Remediation Action Plan were submitted to Council on 23 March 2011 and subsequently advertised in accordance with Statement Environmental Planning Policy No. 55 – Remediation of Contaminated Land, from 24 March 2011 until 27 April 2011. No further submissions were received.

### PLANNING CONTROLS

The following are relevant planning controls that have been considered in the assessment of this application:

- Camden Local Environmental Plan No 48 – Rural Area
- Draft Camden Local Environmental Plan 2010
- State Environmental planning Policy No. 1 – Development Standards (SEPP 1)
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environmental Planning Policy No. 55: Remediation of Land
- Deemed State Environmental Planning Policy No. 20: Hawkesbury/Nepean River
- Camden Development Control Plan 2006

### ASSESSMENT

An assessment of the proposed development against the relevant planning controls is provided below:

#### **(1)(a)(i) The provisions of any environmental planning instrument**

##### State Environmental Planning Policy (Major Development) 2005

The provisions of SEPP 2005 apply to the proposed development as the capital investment value is in excess of \$5 million. In accordance with the requirements of

Clause 13B (1)(a) the submitted application is classified as “regional development” with the determining authority for the application being the Joint Regional Planning Panel (Sydney West). The development application is therefore referred to the Joint Regional Planning Panel for determination in accordance with the applicable provisions of SEPP (Major Development).

#### Camden Local Environmental Plan No 48 – Rural Area

The site is zoned Rural 1(a) (40ha) under Camden Local Environmental Plan No. 48. An “educational establishment” is permitted in the zone with consent. LEP 48 adopts the *Environmental Planning and Assessment Model Provisions 1980* definitions which define “*educational establishment means a building used as a school, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre.*”

It is considered that the proposed development is consistent with the definition of education establishment is and permissible with development consent.

LEP 48 provides that consent shall not grant consent to any development unless it is of the opinion that the development is consistent with the objectives of the zone. The objectives of the Rural 1(a) Zone read:

- (a) *to provide suitable land for agricultural use;*
- (b) *to promote the conservation of economic units of productive agricultural land, particularly those areas designated as having prime crop and pasture potential, by regulating subdivision to prevent the fragmentation of actual or potentially productive rural holdings;*
- (c) *to enable compatible forms of development, including recreation and tourist orientated uses to be carried out, if they are in keeping with the rural character of the locality, and carried out in an environmentally sensitive manner;*
- (d) *to permit the development of extractive industries to occur in an environmentally acceptable manner; and*
- (e) *to ensure that development does not detract from the existing rural character of the area or create unreasonable or uneconomic demands for provision or extension of public amenities and services.*

As discussed earlier in this report, the area is characterised by 2-hectares lots being used for rural-residential purposes. The land is surrounded by zoned and currently urban construction. The land is not prime agricultural land and not considered to be rural resource land. The surrounding properties could not be characterised as supporting agriculture, horticulture or extractive industry.

The introduction of a sensitive urban land use, such as an educational establishment, into this locality is unlikely to limit the actual and potential production of rural activities. The design and siting of the proposed educational establishment is considered to be of a rural character and in an environmentally sensitive manner. The provision of public amenities is discussed later in this section. It is therefore considered that the proposed development is not inconsistent with the relevant objectives of the 1(a) zone.

Clause 12 Subdivision: It is proposed to consolidate the existing 3 lots and to simultaneous subdivide into 2 lots, comprise.

- Lot 30 being 5.383 hectares (site school), and;
- Lot 31 being 0.996 hectares (surplus)

The minimum lot size in the Rural 1(a) zone is 40 hectares. The development application is supported by an objection pursuant to SEPP 1. The SEPP 1 objection states that the subdivision would be consistent with the objectives of the zone and the character of the locality.

Given the locality is characterised by 2 hectare rural-residential lots, the subdivision of 3 lots into 2 lots will not create any additional parcels it is considered that strict compliance with the 40-hectare minimum lot size would be unnecessary and unreasonable, in this case. It is recommended that the SEPP 1 objection be supported and the concurrence of the Director-General of the Department of Planning be assumed.

Clause 21: Flood prone land: The site is not known to be subject to a 1% Annual Exceedance Probability (AEP) flood or Possible Maximum Flood (PMF).

Clause 22: Land subject to bushfire hazards: The land is identified as bushfire prone, as shown on a Bushfire Prone Land Map certified under section 146 of the EP&A Act. The application was referred to the Rural Fire Service. A Bushfire Safety Authority has been issued by RFS and will form part of the development consent for this development.

Clause 25B: Development in the vicinity of heritage items and archaeological sites: The land is located in the vicinity of the "Oran Park House" listed under Schedule 1 of LEP 48. Clause 25B requires the consent authority to consider the impact that a development will have on the heritage significance of a heritage item, when determining an application. The application was referred to the NSW Heritage Branch, which raised no objection subject to consideration being given to access, height of buildings in relation to the existing tree line and use of materials. The issue of access is discussed in detail under "SEPP Infrastructure". It is considered that the low-set architecture and open arrangement of buildings respond appropriately to their surrounds and careful selection of sympathetic materials, will limit any potential heritage impacts that may have existed. The single storey development is unlikely to protrude above canopy of existing trees.

Clause 28: Protection of trees: The application proposes to remove 20 mature trees, 3 stands of trees and vegetation within the Oran Drive road reserve, but is supported by a comprehensive landscape design plan involving the planting of 70 advanced trees around the boundaries and within the site. It is considered that the landscaping as proposed would be a suitable offset for the small number of trees removed for construction.

Clause 30: Advertisements: The development proposes a "building identification" in the form of stencilled lettering placed on an entry wall within the land. Clause 30 does not apply to this form of advertisement.

Clause 31: Roads, drainage, recreation areas and parking: The proposed development includes road works for access to the site. Works in the road reserve shall not occur without appropriate approval of Council and the Roads and Traffic Authority under the Roads Act 1993 and such conditions of consent are proposed.

Clause 35: Provision of services: Council shall not consent to the carrying out of any development that requires connection to water, or sewerage and drainage facilities,

unless it is satisfied that adequate arrangements have been made for the provision of those facilities. The site does not currently have access to potable water or sewer. Sydney Water has advised the applicant, through the preparation of this application, that the site is 3-5 years away from being serviced. Pump-out septic tanks are proposed to collect wastewater whereas the collection of rainwater supplements by water tankers is proposed for drinking water. The harvesting and reuse of stormwater collected in the carpark is also proposed.

Approval under Section 68 of the Local Government Act 1993 is required to install the septic system and all sewer infrastructure prior to the release of a Construction Certificate. And a separate licence to operate is required prior to the first Occupation Certificate of the development. Conditions of consent are proposed to satisfy this matter. While the use rainwater is not preferable, it can be made acceptable through complying with the standards set out by NSW Health and with regular monitoring and inspections. It is recommended that conditions be imposed requiring a Water Supply Management Plan in accordance with NSW Health Private Water Supply Guidelines. The harvesting of stormwater requires a licence under the Water Industry Competition (WICA) Act. A Licence shall be obtained from the Independent Pricing and Regulatory Tribunal (IPART) prior to the issue of a construction certificate. It is also recommended conditions be imposed requiring stormwater comply with the Australian Guidelines for Water Recycling: Managing Health and Environmental risks - Stormwater Harvesting and Reuse". Sydney Water guidelines require the applicant, should the development be approved, to obtain a Section 73 Compliance Certificate prior to the release of a Construction Certificate.

A stormwater concept plan accompanied the development application and proposed to manage stormwater through the use of existing farm dams on site. Concern is raised that the application does not address overland flow paths nor does the application address the concentration of flows from the farm dam nominated to as an on-site detention basin. Conditions are proposed to ensure the design on construction of the system complies with Council's Engineering Design Specification and that easements are obtained over pipes and overland flow paths over down stream properties.

Although not specified in the stormwater concept plan, if any works are required within 40 metres, including pipes, pits or outlets, a "Controlled Activity Approval" under the Water Management Act 2000 must be obtained from the NSW Office of Water prior to the release of any Construction Certificate.

#### State Environmental Planning Policy (Infrastructure) 2007

This development is classed as traffic generating development pursuant to Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 (SEPP). The application as referred to the RTA in accordance with Clause 104(3) of the SEPP. The RTA raises general road safety concerns about the locating of any access onto the existing Oran Park Drive (Cobbitty Road) and prefers that access to the school should be from future urban development to the north. As there is neither certainty around the timing or location of any access to the north, the RTA accepts that the proposed access to Oran Park Drive will be permanent. As such safe pedestrian connectivity between the proposed school and Harrington park be provide as well as facilitating safe and efficient turning movements to and from the site be catered. As such the RTA will require the developer to contract traffic signals and all necessary works, at no cost to Council or the RTA, prior to the release of the first Occupation Certificate. Council has reviewed the RTA's comments and recommend that points numbered 1 through 22 (inclusive) be imposed as conditions of consent

## State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Pursuant to Clause 16 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, the following matters must be considered when assessing development applications involving future growth centre precincts where their planning has not yet been finalised.

- (a) *whether the proposed development will preclude the future urban and employment development of the land uses identified in the relevant growth centre structure plan*

Officer comment: The proposed school is an urban support establishment and not considered to preclude urban development of the precinct.

- (b) *whether the extent of the investment in, and the operational and economic life of, the proposed development will result in the effective alienation of the land from those future land uses*

Officer comment: Based on the capacity, staging and reported capital investment value of \$15 Million of the proposed educational establishment it is considered that the proposal will provided for current and future educational demand as the growth centres are released.

- (c) *whether the proposed development will result in further fragmentation of land holdings*

Officer comment: The proposed development includes the consolidation of 3 lots into 2 lots and will not contribute to fragmented land holding.

- (d) *whether the proposed development is incompatible with desired land uses in any draft environmental planning instrument that proposes to specify provisions in Appendix 1 or Clause 7A (of the Growth Centres SEPP)*

Officer comment: There are no draft environmental planning instruments under Appendix 1 or Clause 7A of the Growth Centres SEPP that apply to the land.

- (e) *whether the proposed development is consistent with the precinct planning strategies and principles set out in any publicly exhibited document that is relevant to the development*

Officer comment: It is considered that the proposed development, subject to the imposition of conditions, will be consistent with the South West Growth Centres Structure Plan and the Growth Centres Development Code.

- (f) *whether the proposed development will hinder the orderly and co-ordinated provision of infrastructure that is planned for the growth centre*

Officer comment: It is considered that the proposed educational establishment will not hinder the orderly and co-ordinated future provision of water and sewer services as well as support upgrades to Oran Park Drive.

- (g) *in the case of transitional land – whether (in addition) the proposed development will protect areas of aboriginal heritage, ecological diversity or biological diversity as well as protecting the scenic amenity of the land*

Officer comment: The land is not transitional lands, as defined on the Development Control Map. Based on the above comments, the proposal is considered to be consistent with Clause 16 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

#### State Environmental Planning Policy No. 55: Remediation of Land

The provisions of *State Environmental Planning Policy (SEPP) 55 – Remediation of Land* apply to the land. SEPP 55 provides state-wide planning controls for the investigation and remediation of contaminated land with the goal of reducing the risk of harm to human health and the environment.

Clause 7(1) of SEPP 55 requires Council not to grant consent to any development unless;

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Council's *Management of Contaminated Lands Policy* reflects the provisions of SEPP 55 and sets out a framework for the management of contaminated land within the Camden Local Government Area, and provides practical advice for members of the community as well as professionals involved in the planning and development process within the Camden local government area.

Before determining a development application that would involve a change of use on any of the land, Council must consider the findings of a Stage 1 - Preliminary Investigation carried out in accordance with the *Managing Land Contamination - Planning Guidelines SEPP 55–Remediation of Land* (the Guidelines). If the land is being, or is known to have been used be for an activity listed in Table 1 of the Guidelines; or the land is proposed to be developed for residential, educational, recreational, child care purposes, or a hospital, Council will require a Stage 2 – Detailed Investigation to be carried out.

Field investigations found a number of potential sources of contamination including discarded fuel drums, engines and engine parts and deteriorating fibro sheds. Each of the lots also have a farm dam. No permanent ground water was intercepted at 5.5m depth. Five Areas of Environmental Concern (AECs) have been identified on the site due to the past history. It was recommended that a Stage 2 contamination assessment be undertaken.

A Stage 2 Detailed Assessment was prepared by the applicant's consultants. Council staff have reviewed this contamination assessment and raised concerns regarding the low number of contamination testing samples taken across the site and requested additional sampling in accordance with the 11 test pits per hectare. The report dated May 2010 confirmed the five AECs. A total of 66 Primary soil samples and 3 material samples were tested for a broad suite of laboratory analyses. Intrusive investigations indicated that fill extent across the site is limited, with natural soils typically occurring at the surface. The results of the soil samples have been compared to HIL's for residential land use, including primary schools.



Concentrations of Lead and hydrocarbons were detected in some samples. Asbestos was not detected in soil samples analysed, however positive asbestos identification was confirmed in cement fibre sheeting fragments. Asbestos was visually identified in stockpiles within the north-eastern corner of lot 23. Following confirmation that contaminants exceeding adopted investigation criteria are present on the site a Remediation Action Plan was lodged with Council for assessment. The following actions will be required to make the site to be considered suitable for the intended use as a school:

- Remediation of hydrocarbon impacted areas by excavation.
- Lead impacted soils should be remediated by excavation and off-site disposal to landfill.
- Asbestos impacted soils will be required to be excavated and off site disposal to landfill.

A site remediation and validation report will be prepared at the completion of remediation. A site management plan is to be developed prior to commencing remediation works. An Asbestos management plan is to be developed prior to remediation works. The contractor will also be required to engage a NATA accredited air monitoring consultant Occupational Hygienist to conduct asbestos air monitoring to determine and report on airborne asbestos fibres generated during normal operation and activities.

Subject to the above, the requirements of State Environmental Planning Policy No. 55: Remediation of Land will be satisfied and the land will be made suitable for use as a school.

#### Deemed State Environmental Planning Policy No. 20: Hawkesbury/Nepean River

It is considered that the aims and objectives of this policy will not be prejudiced by this development and that there will be no detrimental impacts upon the Hawkesbury/Nepean River system. The site is located approximately 310 metres from South Creek, a main tributary of the Hawkesbury/Nepean. It is a recommended development consent condition address stormwater detention and treatment systems be operational as for each of the various stages of this development.

**(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority**

#### Draft Camden Local Environmental Plan 2010

Camden Local Environmental Plan 2010 was gazetted on 3 September 2010, but as the development application was lodged and not finally determined before this date, the LEP must be considered as a Draft Environmental Planning Instrument. The land is zoned RU1 Primary Production pursuant to Draft Camden Local Environmental Plan 2010.

The proposed use is defined as an *“educational establishment” which means a building or place used for education (including teaching), being:*

- (a) a school, or*
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.*

An educational establishment is permissible with the consent of Council. It is considered that the proposed development is consistent with the objectives of the zone. The development is compatible with the existing uses, provides additional infrastructure for related uses and is compatible with and does not negatively impact on existing infrastructure on the land. The subject site is not affected by flooding and the height of the development complies with the height of building stand of 9.5 meters.

**(1)(a)(iii) The provisions of any development control plan**

Camden Development Control Plan 2006

Part D: Chapter 1 – Carparking requirements of Camden DCP 2006 applies to the development. A Traffic and Parking Report was submitted in support of the development application and has been reviewed by Council's Development Engineer and Traffic Engineer. The requirements for the provision of off-street parking are summarised below.

<b>Control</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies</b>
<b>Educational Establishment:</b> 1 space per 2 staff members; plus 1 visitor space per 100 children	50 Staff = 25 Visitors = 9 Total = 34	157 (including disabled parking space)	Yes
<b>Dimensions</b>	2.4m width 5.4m length	2.4m width 5.4m length	Yes
<b>Wheel Stops</b>	1m min clearance between wheel stop and pedestrian path	Pedestrian path of travel between spaces and building require wheel stop at 1m	Conditioned
<b>Gradients</b>	Min gradient: Bituminous seal 3%, Asphaltic concrete 2.5%, Cement concrete 2%.	3% gradient	Conditioned
<b>Width of Driveway</b>	6-9 m for combined entry/exit.	Design has 6m width	Conditioned

The parking spaces and access shall be designed in accordance with AS2890.1. The recently released AS2890.6 – "Off Street Parking for People with Disabilities" applies to the development. The development will be conditioned to provide for a 12.5m or heavy rigid design vehicle. Given regard to the relevant parking and access provision, it is considered that the proposed development satisfies the aims and controls of Camden DCP 2006.

**(1)(a)(iiia) The provisions of any planning agreement**

No planning agreement relates to the site or proposed development.

#### **(1)(a)(iv) The provisions of the Regulations**

Prescribed conditions required by the Environmental Planning and Assessment Regulation 2000 will be addressed by way on conditions.

#### **(1)(b) The likely impacts of the development**

The proposed development demonstrates a high degree of urban design, and consideration for energy and water consumption. The development is unlikely to have a significant impact on adjoining and surrounding properties. The proposed development will provide for education for 840 pupils and 50 staff, as well as construction jobs for a \$15 Million facility.

The RTA have recommended access be by way of a signalised intersection and internal carparking and access arrangements are considered to be adequate.

The nearest residential neighbours to the school is on the eastern side. Operation of the school is proposed to occur between 7.00am - 6.00pm, which is considered to be acceptable for the locality. Based on noise criteria, development is limited to exceed 42dB(A) at the nearest residential boundary.

A Section 68 Application under the Local Government Act for a wastewater system was lodged with this development application. Although it is desirable that the disposal of wastewater be resolved prior to the determination of the development application, Council Environment Officers recommend that the Panel impose a condition of consent requiring the approval of that Section 68 Application prior to the release of any Construction Certificate and that an Occupation Certificate not be released until a Approval to Operate under the provisions of the Local Government Act is obtained from Camden Council.

#### **(1)(c) The suitability of the site for the development**

This site is considered to be suitable for the proposed development. The zoning of the land provides for an educational establishment and subject to the recommended development consent conditions, the development will not have any unreasonable environmental impacts upon surrounding properties or the environment. There are no site specific constraints, subject to the imposition of conditions that render this site unsuitable for this development.

#### **(1)(d) Any submissions**

The development application was publicly exhibited in accordance with Council's notification policy (Camden DCP 2006) between 15 September and 1 October 2010. Council received two written submissions. Remediation works and an accompanying Remediation Action Plan were advertised between 24 March 2011 and 27 April 2011. No further submissions were received. Issues raised in the submissions are summaries and discussed below:

*Issue* – We are generally supportive of additional primary school in the area.

*Officer comment* - Noted

*Issue* – We are concerned about short term and long-term access arrangements for the school site. Traffic safety and impact on speed limits are a major concern.

Consideration should be given based on a full intersection and the ultimate capacity of the already agreed upgrade of Cobbitty Road.

*Officer comment* – As stated earlier in this report, the RTA have reviewed the application and recommended that traffic signals be required upfront. Further, that the ultimate configuration of Oran Park Drive (formerly Cobbitty Road) be catered for with and transitional arrangements to have prior approval. Recommendations have also been made for the phasing of this intersection, to manage pedestrian safety and the placement of school speed zones.

*Issue* – Concern about road upgrades and safety of current road with increasing traffic.

*Officer comment* – Approval has been granted for the upgrade of Oran Park Drive (formerly Cobbitty Road) from a 2-lane rural road to a 4-lane sub-arterial road, as part of existing obligations and planning agreements with the developers of Harrington Grove and Oran Park. Sections of the road have already been upgraded with remaining works to occur as new development is released.

*Issue* – Concern about the impact of intrusive noise from children and extra noise from traffic generated by the development.

*Officer comment* – The application was supported by an acoustic study that addressed noise impacts. It is recommended that conditions be imposed requiring the development to comply with Council's Environmental Noise Policy and that an acoustic consultant be engaged after commencement of school operations to certify that noise standards are being complied with.

### **(1)(e) The public interest**

This development is considered to be within the public interest. It achieves the objectives of the relevant SEPPs, LEPs and DCP for this site, is generally consistent with all relevant development controls that apply to it and provides school places in a growing community. These achievements are considered to be within the public interest.

### **CONCLUSION**

Development consent is sought for a Educational Establishment on Oran Park Drive, Oran Park. The proposal is in accordance with the objectives of Camden LEP 48 and DCP 2006. The proposal has been considered on its merits and is now able to be recommended to Joint Regional Planning Panel for approval subject to the draft development consent conditions shown below.

### **RECOMMENDATION**

It is recommended that Development Application DA 878/2010 be approved subject to the attached draft development consent conditions.