

JRPP Ref. No.:	2010SYW089
DA No.:	DA10/1272
PROPOSED DEVELOPMENT:	Alterations and Additions to the Cobham Juvenile Justice Centre - Lot 1 DP 749982, 611-651 Great Western Highway, Werrington
APPLICANT:	Housing NSW (Human Services)
REPORT BY:	Robert Craig, Senior Environmental Planner, Penrith City Council

View East to Location of Proposed Accommodation Pods



(Source: Mary Dallas Consulting Archaeologists)

Assessment Report

Executive Summary

A Development Application has been received from Housing NSW (Human Services) for proposed alterations and additions to the Cobham Juvenile Justice Centre at Lot 1 DP 749982, 611-651 Great Western Highway, Werrington. The Cobham Juvenile Justice Centre is the main remand centre in NSW for male juveniles aged 15 years and over. The centre offers a range of health, educational and spiritual services to its detainees.

The subject site is zoned *5(a) Special Uses – Child Welfare* under *Penrith Local Environmental Plan 1998 (Urban Land)*. The proposed alterations and additions relate to an existing child welfare facility and are therefore a permissible form of development with

consent in the 5(a) zone.

The proposed development is Crown Development and has a capital investment value in excess of \$5 million. As such, the Sydney West Region Joint Planning Panel has the function of determining the application in accordance with Section 23G of the *Environmental Planning and Assessment Act 1979*.

In accordance with Section 2.7 (Notification and Advertising) of *Penrith Development Control Plan 2006*, the proposed development was advertised in the local newspapers and notified to the owners and occupiers of adjoining and nearby properties. A total of 181 property owners and occupiers were notified in the surrounding area. The public exhibition period for the proposal was from 20 December 2010 to 31 January 2011. There were no public submissions received in relation to the proposal.

An assessment of the proposed development under Section 5A, Section 23G, Section 79C and Section 89 of the *Environmental Planning and Assessment Act 1979* has been undertaken and the proposal has been found to be satisfactory. The following key issues have emerged as a result of this assessment process:

- Accessibility
- Access, parking and traffic
- Aboriginal heritage
- Flora and fauna

These matters are discussed in detail in this report.

The proposed development is in accordance with the relevant provisions of the environmental planning instruments and Development Control Plan pertaining to the land. The proposed development is unlikely to have a negative impact on the surrounding environment. The site is suitable for the proposed development and the proposal is in the public interest. The proposed development seeks to expand the Cobham Juvenile Justice Centre with upgraded facilities but will not alter the way in which the centre relates to the local community. The proposal is therefore worthy of support.

This report recommends that the application be approved subject to recommended conditions of consent.

There are six appendices to this report, as detailed below.

- Appendix No. 1 – Location Plan
- Appendix No. 2 – Aerial View of Site
- Appendix No. 3 – Site Plans and Elevations
- Appendix No. 4 – Zoning Plan
- Appendix No. 5 – Landscape Concept Plan
- Appendix No. 6 – Roads and Traffic Authority's Requirements

Background

The Cobham Juvenile Justice Centre is the main remand centre in NSW for male juveniles aged 15 years and over. The centre offers a range of health, educational and spiritual services to its detainees. The proposed alterations and additions are intended to enable the facility to house an additional 45 detainees in addition to the existing capacity for 85 detainees.

The applicant attended a pre-lodgement meeting in relation to the subject proposal on 7 September 2010. The key issues identified by Penrith City Council officers at the pre-lodgement meeting have been addressed as part of the Development Application.

Site and Surrounds

The subject site is located on the northern side of the Great Western Highway at Werrington, approximately 185m to the west of the Gipps Street intersection. Vehicular and pedestrian access to the site is via Water Street which intersects with the Great Western Highway. Refer to the location plan at Appendix No. 1.

The site is a largely regular shaped allotment and has a land area of 18.61 hectares. The site is currently occupied by a series of buildings, driveways and car parking areas associated with the existing juvenile justice centre. The site is largely clear of vegetation with the exception of scattered trees and a remnant of Cumberland Plain Woodland in the south-east corner of the site. Refer to the aerial view of the site at Appendix No. 2.

The site is bounded by the University of Western Sydney (Werrington North campus) to the west, the Great Western Highway and Claremont Meadows to the south and rural properties to the north and east. The site is situated approximately 470m to the south of the western railway line by straight-line distance.

The Proposed Development

The proposed alterations and additions to the Cobham Juvenile Justice Centre include the following aspects:

- Construction of three new accommodation pods to house an additional 45 detainees in addition to the existing capacity for 85 detainees. The pods include related office space, classrooms, group meeting rooms, staff facilities and common courtyards.
- Construction of two new games courts.
- Construction of two new car parking areas including a total of 89 on-site car spaces for staff and visitors.
- Modifications to the existing internal road network including the construction of a new entry link road.
- Related landscaping, stormwater drainage and utility infrastructure works.

Refer to Appendix No. 3 for copies of the site plans and elevations prepared by NSW Public Works which include details of the proposed works. It should be noted that the proposed works relating to the relocation of the sports field and related security fencing and refurbishment of the existing buildings do not form part of the subject Development Application.

The following documents have accompanied the Development Application:

- Statement of Environmental Effects – Assets Division, Human Services, Housing NSW
- Aboriginal Heritage Assessment – Mary Dallas Consulting Archaeologists
- Accessibility Report – Morris-Goding Accessibility Consulting
- Arboricultural Assessment Report – NSW Department of Services, Technology and Administration
- Flora and Fauna Assessment – Travers Bushfire and Ecology
- Geotechnical Investigation – NSW Public Works
- Hazardous Materials Survey Report – Noel Arnold and Associates
- Stormwater Management Masterplan – NSW Public Works

- Traffic and Parking Assessment Report – Varga Traffic Planning

Planning Assessment

The proposed development has been assessed against the relevant heads of consideration contained in Section 5A, Section 23G, Section 79C and Section 89 of the *Environmental Planning and Assessment Act 1979*, and based on this assessment, the following issues have been identified for further consideration.

1. Section 23G – Joint Regional Planning Panels

Under Section 23G of the *Environmental Planning and Assessment Act 1979*, a regional panel is taken to be the Council whose functions are conferred on a regional panel.

The proposed development is Crown Development and has a capital investment value in excess of \$5 million. Under Clause 13B of *State Environmental Planning Policy (Major Development) 2005*, a regional panel has the function of determining applications for Crown Development which has a capital investment value in excess of \$5 million. The Sydney West Region Joint Planning Panel therefore has the function of determining the subject Development Application in accordance with Section 23G of the *Environmental Planning and Assessment Act 1979*.

Penrith City Council officers met with the Sydney West Region Joint Planning Panel on 24 February 2011. The purpose of the meeting was to present and brief the panel members on the Development Application ahead of the panel's determination of the application at a future panel meeting.

2. Section 79C(1)(a)(i) – Any Environmental Planning Instrument

Penrith Local Environmental Plan 1998 (Urban Land)

The subject site is zoned 5(a) *Special Uses – Child Welfare* under *Penrith Local Environmental Plan (LEP) 1998 (Urban Land)*. Refer to the zoning plan at Appendix No. 4. The proposed alterations and additions relate to an existing child welfare facility and are therefore a permissible form of development with consent in the 5(a) zone.

The proposed development is consistent with the aims and objectives of the LEP. The particular objective of the 5(a) zone is as follows:

To facilitate certain development on land which is, or is proposed to be, used by public authorities, institutions, organisations or the council to provide and protect services, utilities or transport facilities and associated activities.

The proposed development satisfies the objective of the 5(a) zone in that it will facilitate the provision of upgraded facilities and services provided by an existing public institution.

There are several special provisions contained in the LEP which seek to control development on the site. These provisions are considered below.

Clause 13 – Environmental Performance

The location, siting and design of the proposed development will achieve effective environmental performance.

Clause 14 – Design Principles

The proposed development is consistent with the required design principles relating to protection of local topography, streetscape and character, compatibility with the scale and design of neighbouring development and provision of contemporary standards of amenity.

Clause 28 – Tree Preservation

The proposed development necessitates the removal of 21 existing trees from the site. The application has been accompanied by an Arboricultural Assessment Report prepared by the NSW Department of Services, Technology and Administration. The report identifies nine of these trees as not being of good health and form. The proposed level of tree removal is considered appropriate in the circumstances of the case. The proposed landscaping works for the site will more than compensate for the removal of these trees.

Clause 32 – Flood Liable Land

The subject land is not flood liable or adjacent to flood liable land.

State Environmental Planning Policy (Infrastructure) 2007

Under Clause 25 of *State Environmental Planning Policy (Infrastructure) 2007*, the proposed alterations and additions (which are associated with an existing correctional centre) are permissible with consent in the *SP1 Special Activities* zone (the *SP1* zone is equivalent to the *5(a) Special Uses* zone). The proposed development is consistent with the objectives of the *SP1* zone.

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) aims to provide a framework for the assessment, management and remediation of contaminated land throughout the state. Clause 7(1) of SEPP 55 prevents consent authorities from consenting to a development unless it has considered whether the land is contaminated and 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.

There is no evidence to suggest that the subject land has previously supported any activities which may have resulted in land contamination and no contaminating activities are currently being undertaken from the site. This information is sufficient to conclude that a Stage 1 Preliminary Site Investigation is not warranted. The provisions of SEPP 55 have therefore been satisfied.

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997)

Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997) (SREP 20) integrates planning with catchment management to protect the Hawkesbury-Nepean river system, requiring the impact of future land use to be considered in a regional context. The plan covers water quality and quantity, environmentally sensitive areas, riverine scenic quality, agriculture and urban and rural-residential development. It controls development that has the potential to impact on the river environment. The plan applies to all parts of the catchment in the Sydney region (15 local government areas, including Penrith), except for land covered by *Sydney Regional Environmental Plan No. 11 – Penrith Lakes Scheme*. SREP 20 is supported by an Action Plan, which includes actions necessary to improve existing conditions.

The proposed development is in accordance with the general planning considerations set out in Clause 5 of SREP 20 and the relevant specific planning policies and related recommended strategies set out in Clause 6. In particular, provision will be made for adequate erosion and sediment control measures to ensure sediment as a result of the development is not deposited in the Hawkesbury-Nepean River via the stormwater system.

The application has been accompanied by a Stormwater Management Masterplan prepared by NSW Public Works. This masterplan details the proposed stormwater drainage works which include the following aspects:

- Connection of the new buildings to the existing stormwater drainage system for the site which discharges to Water Street.
- A new on-site stormwater detention basin with a storage volume of 300m³ in the location of the proposed common lawn area. The proposed basin will temporarily store excess stormwater during heavy rainfall events resulting from the site's additional impervious area.
- New grassed swales for the site to convey overland stormwater flows during heavy rainfall events.
- Stormwater quality control treatment devices.

Penrith City Council's Development Engineer has reviewed the proposed development regarding stormwater quantity and stormwater quality considerations. In this regard, Council's Development Engineer is satisfied with these aspects of the proposal subject to standard and special conditions (see Standard Conditions 2.18 to 2.34 and Special Condition 2.49).

Werrington Enterprise, Living and Learning Precinct Strategy

The subject site forms part of the Werrington Enterprise, Living and Learning (WELL) Precinct. The WELL Precinct includes key lands encompassing and located around the University of Western Sydney. The WELL Precinct Strategy envisages the development of a new urban community within this area that would capture the opportunities presented by the precinct's access to education facilities, transport links and planned new residential and employment areas.

The proposed development does not undermine the principles of the WELL Precinct Strategy. The future employment and education uses proposed to abut the site may necessitate consideration of security management issues for the site when these areas develop in the future. It should be noted, however, that the proposed development maintains sufficient buffer distances to adjoining properties meaning that the facility will not pose a major adverse impact on existing or future surrounding land uses.

3. Section 79C(1)(a)(ii) – Any Draft Environmental Planning Instrument

There are no draft environmental planning instruments applicable to the subject site or to the proposed development.

4. Section 79C(1)(a)(iii) – Any Development Control Plan

Penrith Development Control Plan 2006

The proposed development is in accordance with the relevant provisions of *Penrith Development Control Plan 2006*. The relevant provisions are considered in this report either in discussions relating to the applicable environmental planning instruments or in terms of the likely impacts of the proposed development.

5. Section 79C(1)(a)(iv) – The Regulations

Fire Safety

The remand function of the Cobham Juvenile Justice Centre conflicts with the Building Code of Australia (BCA) deemed-to-satisfy provisions for safe egress during a fire. However, all areas of the complex are under constant video surveillance meaning that the likelihood of fire outbreak is minimised. In addition, the plans for the subject proposal have been prepared in consultation with the relevant emergency services.

Penrith City Council's Building Surveyor has raised no objection to the proposed development regarding fire safety considerations, subject to provision of a performance based fire safety solution as part of the detailed design for the proposal (see Standard Condition 2.10).

6. Section 79C(1)(b) – The Likely Impacts of the Development

Context and Setting

The proposed development seeks to expand an existing correctional centre with upgraded facilities but will not alter the way in which the centre relates to the local community. The proposed expansion works adjoin existing correctional buildings and have been designed to be compatible with these buildings in terms of built form and external building materials and finishes. The proposed development maintains sufficient buffer distances to adjoining properties meaning that the facility will not pose a major adverse impact on existing or future surrounding land uses.

The proposal is therefore compatible with the surrounding and adjacent land uses and will have no major impact on the amenity of the area. The proposal will have no adverse impacts on the natural environment.

Site Design

The proposed accommodation pods are to be sited towards the rear (northern end) of the site (behind the existing built form) surrounding a central lawn area. The pods have been designed to complement the form of existing buildings on the site. The approximate floor space of each pod is 750m² and the proposed external building materials and finishes will be a mix of brick, cement render and metal panels. It is desirable for the external building materials, finishes and colours of the built form to match or complement the existing buildings on the site. This matter is recommended to be suitably conditioned (see Special Condition 2.44).

The application has been accompanied by landscape plans which provide for related landscaping works on the site. Refer to Appendix No. 5 for a copy of the landscape concept plan prepared by NSW Public Works which includes details of the proposed works. The proposed landscape works will provide for the high-quality embellishment of the site with suitable ground covers, shrubs and trees which, at maturity, will complement the scale, design and function of the development.

Accessibility

The application has been accompanied by an Accessibility Report prepared by Morris-Goding Accessibility Consulting which provides a review of the proposed works with regard to access considerations. The key access issues considered in the Accessibility Report include:

- Ingress and egress
- Paths of travel
- Amenities and facilities including accessible car parking
- Lighting and signage

The Accessibility Report concludes that subject to minor detailed design changes, the proposal will provide equitable access for people with disabilities. In particular, the southern car park is to be provided with two accessible car spaces.

The proposal was reported to Council's Access Committee at its meeting held on 2 February 2011. At that meeting, the Committee requested the following matters be considered in Council's assessment of the proposal:

- Accessible toilets shall comply with the Australian Standard design criteria.
- An accessible path of travel clear of the internal road network shall be provided from the required accessible car spaces in the southern car park to the main administration building.

The preceding matters are recommended to be suitably conditioned (see Standard Condition 2.11 and Special Condition 2.45).

Access, Parking and Traffic

Vehicular access to the site is via Water Street which intersects with the Great Western Highway. The existing vehicle access arrangements will remain unchanged as a result of the proposed development. In relation to car parking, the proposed development includes construction of two new car parking areas including a total of 89 on-site car spaces for staff and visitors.

The application has been accompanied by a Traffic and Parking Assessment Report prepared by Varga Traffic Planning. Varga Traffic Planning concludes that the proposed vehicle access and car parking arrangements are satisfactory and that the additional traffic flows which will be associated with the proposed development can be accommodated by the surrounding road network.

Penrith City Council's Traffic Engineer has reviewed the proposed development with regard to access, parking and traffic considerations and has provided the following comments:

Access and Circulation

Vehicular access to/from the Centre is via the Great Western Highway and Water Street, Werrington. Access around the site is not altering apart from access lanes to new car parking areas.

Parking

Penrith DCP 2006 and RTA Guidelines do not include parking calculations for remand centres or similar. As a result, the traffic study has assessed parking on "first principles". Parking calculations are based on existing and proposed staff and visitor numbers and shift changeover periods. Over 3 shifts, 254 staff are proposed, with 183 of those staff being in the busiest 6am to 2pm shift. The peak parking demands during proposed morning and afternoon shifts is expected to be approximately 215 car spaces.

Existing car parking totals 153 car spaces and the proposal includes provision of 91

additional car spaces, creating 244 car spaces on the site. Proposed car parking therefore appears adequate for the increase in staff.

Traffic Generation

As the peak traffic for the Centre's shifts is predominantly 6am and 2pm, the main traffic peaks of 8am-9am and 4.30pm-5.30pm are not likely to be adversely affected by the increase in staff vehicles to/from the Centre, with likely traffic flows increasing by approximately 40 vehicles per hour.

The intersection of the Great Western Highway and Water Street currently operates at level of service "A" (good), and no change is expected to that level of service, with the proposed additional staff movements.

The proposal does produce a minor increase in local traffic flow, however, no adverse traffic generation impacts are expected from the additions to the Centre and it is anticipated that the existing road network has adequate spare capacity to cater for this increase.

There are no objections to the proposal based on traffic and parking considerations.

Conditions

All car parking and manoeuvring must be in accordance with AS 2890.1:2004, AS 2890.6:2009 and Council's requirements.

In summary, Council's Traffic Engineer is satisfied with the proposed access, parking and traffic related aspects of the proposal subject to the preceding condition which is recommended to be suitably conditioned (see Standard Condition 2.24).

Although the proposal does not require referral to the Roads and Traffic Authority (RTA) under *State Environmental Planning Policy (Infrastructure) 2007*, comment from the RTA on the proposal was sought in view of the proximity of the site's access point to the Great Western Highway. The RTA assessed the proposed development and raised no objections to the proposal subject to certain requirements being incorporated into the development consent. Refer to Appendix No. 6 for a copy of the RTA's requirements. The RTA's requirements are recommended to be suitably conditioned (see Special Condition 2.46).

Aboriginal Heritage

The application has been accompanied by an Aboriginal Heritage Assessment prepared by Mary Dallas Consulting Archaeologists. The Aboriginal Heritage Assessment identifies the following Aboriginal heritage items on the site:

- An open campsite
- Two isolated stone artefacts
- Three additional artefacts

The proposed development has been designed to avoid any impact on the Aboriginal heritage items identified on the site. It will be necessary, however, for the recommendations in the Aboriginal Heritage Assessment regarding the protection and management of the Aboriginal artefacts identified on the site to be appropriately implemented. This matter is recommended to be suitably conditioned (see Special Condition 2.47).

Flora and Fauna

NSW Threatened Species Conservation Act 1995

Under Section 5A of the *Environmental Planning and Assessment Act 1979* (the Act), an assessment must be made as to whether a development proposal is likely to have a “significant effect” on any threatened species, populations or ecological communities or their habitats (referred to as an “Assessment of Significance” or “seven-part test”). The application has been accompanied by a Flora and Fauna Assessment prepared by Travers Bushfire and Ecology in accordance with Section 5A of the Act.

The Flora and Fauna Assessment indicates that no threatened flora or fauna species are present on the site or in proximity of the site. A remnant of Cumberland Plain Woodland (CPW) was identified in the south-east corner of the site. CPW is a critically endangered ecological community under the *NSW Threatened Species Conservation Act 1995*. CPW is dominated by Grey Box Eucalypts and Forest Red Gums and contains a variety of other lesser known eucalypts as well as shrubs, grasses and herbs. The south-east corner of the site containing the CPW will not be disturbed as part of the proposed development.

Travers Bushfire and Ecology concludes as part of the Flora and Fauna Assessment that the proposed development is not likely to have a “significant effect” on any ecological communities, threatened species or habitats, including the CPW identified on the site. Based on these findings, a Species Impact Statement is not required to further assess the level of impact from the proposed development.

The methodology, findings and recommendations of the Flora and Fauna Assessment are considered satisfactory. It will be necessary, however, for the recommendations regarding the protection and management of the CPW identified in the south-east corner of the site to be appropriately implemented. This matter is recommended to be suitably conditioned (see Special Conditions 2.48).

Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* focuses on the protection of matters of National Environmental Significance (NES). Development proposals that are likely to have a significant impact on matters of NES (“controlled actions”) must be assessed and approved under the EPBC Act by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities.

CPW is also a critically endangered ecological community under the EPBC Act as part of the ecological community *Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest*. Travers Bushfire and Ecology concludes as part of the Flora and Fauna Assessment that the proposed development is not likely to have a significant impact on the CPW identified on the site. Assessment and approval of the proposal under the EPBC Act by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities is therefore not required.

Safety, Security and Crime Prevention

The proposed development has been designed to meet industry best practice and to facilitate the safety and security requirements of the Cobham Juvenile Justice Centre. The facility is an existing correctional centre and as such has current strict security systems in place. These systems include video surveillance of car parking areas which will be extended to service the proposed new car parking areas.

Social and Economic Impacts

The Cobham Juvenile Justice Centre has been part of the social and economic fabric of the local community for nearly 30 years. The proposed development seeks to expand the centre with upgraded facilities but will not alter the way in which the facility relates to the local community. In addition, the resultant construction works and increase in the facility's staffing levels will provide employment opportunities in the broader and local community.

7. Section 79C(1)(c) – The Suitability of the Site for the Development

The site attributes are conducive to the proposed development. The proposal has been designed in a manner consistent with the existing character of the site.

8. Section 79C(1)(d) – Any Submissions made in relation to the Development

In accordance with Section 2.7 (Notification and Advertising) of *Penrith Development Control Plan 2006*, the proposed development was advertised in the local newspapers and notified to the owners and occupiers of adjoining and nearby properties. A total of 181 property owners and occupiers were notified in the surrounding area.

The public exhibition period for the proposal was from 20 December 2010 to 31 January 2011. There were no public submissions received in relation to the proposal.

External Referral Comments

The table below summarises the results of external referrals in relation to the proposal.

<i>Referrals</i>	<i>Comments</i>
Roads and Traffic Authority	No objection, subject to conditions.

Internal Referral Comments

The table below summarises the results of internal Penrith City Council referrals in relation to the proposal.

<i>Referrals</i>	<i>Comments</i>
Building Surveyor	No objection, subject to conditions.
Development Engineer	No objection, subject to conditions.
Traffic Engineer	No objection, subject to conditions.

9. Section 79C(1)(e) – The Public Interest

The site is suitable for the proposed development. The proposed development is permissible in the 5(a) zone and the proposal meets the aims and objectives of the relevant environmental planning instruments. No public submissions were received in relation to the proposal.

10. Section 89 – Crown Development Applications

The proposed development is Crown Development as the applicant is Housing NSW which is a statutory state government authority. Applicants for Crown Development are exempted from the requirement to obtain Construction and Occupation Certificates.

In accordance with Section 89(1)(b) of the *Environmental Planning and Assessment Act 1979*, draft conditions of consent (as documented in this report) were forwarded to the applicant for consideration. In response, the applicant advised that the conditions were reasonable and satisfactory.

Section 94 Contributions

The only Section 94 contributions plan applicable to the subject site is the *Penrith City District Open Space Facilities Development Contributions Plan*. However, this plan only applies to residential development and therefore a district open space contribution cannot be levied as the proposed development relates to an existing correctional centre.

Conclusion

The proposed development is in accordance with the relevant provisions of the environmental planning instruments and Development Control Plan pertaining to the land. The proposed development is unlikely to have a negative impact on the surrounding environment. The proposed development seeks to expand the Cobham Juvenile Justice Centre with upgraded facilities but will not alter the way in which the centre relates to the local community.

The proposed development has been assessed against the relevant heads of consideration contained in Section 5A, Section 23G, Section 79C and Section 89 of the *Environmental Planning and Assessment Act 1979* and has been found to be satisfactory. The site is suitable for the proposed development and the proposal is in the public interest. The proposal is therefore worthy of support.

Recommendation

That:

1. The information contained in the report on Development Application No. DA10/1272 for alterations and additions to the Cobham Juvenile Justice Centre at Lot 1 DP 749982, 611-651 Great Western Highway, Werrington be received.
2. Development Application No. DA10/1272 for alterations and additions to the Cobham Juvenile Justice Centre at Lot 1 DP 749982, 611-651 Great Western Highway, Werrington be approved subject to the following conditions:

Standard Conditions

2.1 A001 – Approved Plans

The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Architectural Plans

Drawing Title	Drawing No.	Issue	Prepared By	Dated
Site Plan	DA03	-	NSW Public Works	27/10/10

Detailed Site Plan (Sheet 1)	DA04	-	NSW Public Works	27/10/10
Detailed Site Plan (Sheet 2)	DA05	-	NSW Public Works	27/10/10
Detailed Site Plan (Sheet 3)	DA06	-	NSW Public Works	27/10/10
Detailed Site Plan (Sheet 5)	DA08	-	NSW Public Works	27/10/10
Detailed Site Plan (Sheet 6)	DA09	-	NSW Public Works	27/10/10
Detailed Site Plan (Sheet 7)	DA10	-	NSW Public Works	27/10/10
Detailed Site Plan (Sheet 8)	DA11	-	NSW Public Works	27/10/10
Elevations	DA13	-	NSW Public Works	27/10/10
Sections	DA14	-	NSW Public Works	27/10/10

Landscape Plans

Drawing Title	Drawing No.	Issue	Prepared By	Dated
Landscape Site Plan	DAL01	-	NSW Public Works	27/10/10
Landscape Detail Plan 1	DAL02	-	NSW Public Works	27/10/10
Landscape Detail Plan 2	DAL03	-	NSW Public Works	27/10/10
Plant Schedule	DAL04	-	NSW Public Works	27/10/10

2.2 A008 – Works to BCA Requirements

The works must be carried out in accordance with the requirements of the Building Code of Australia.

2.3 A038 – Lighting Locations

Prior to occupation of the development, a lighting system shall be installed to provide uniform lighting across common areas. Exterior lighting shall be located and directed in such a manner so as not to create a nuisance to surrounding land uses. The lighting shall be the minimum level of illumination necessary for safe operation. The lighting shall be in accordance with AS 4282 “Control of the obtrusive effects of outdoor lighting” (1997).

2.4 A039 – Graffiti

The finishes of all structures and buildings are to be maintained at all times and any graffiti or vandalism immediately removed and/or repaired.

2.5 D002 – Spray Grass

All land that has been disturbed by earthworks is to be spray grassed or similarly treated to establish a grass cover.

2.6 D06A – Validation of Fill Material

No fill material shall be imported to the site until such time as a Validation Certificate (with a copy of any report forming the basis for the validation) for the fill material has been issued.

The Validation Certificate shall:

- state the legal property description of the fill material source site,
- be prepared by an appropriately qualified person (as defined in Penrith Contaminated Land Development Control Plan) with consideration of all relevant guidelines (e.g. EPA, ANZECC, NH&MRC), standards, planning instruments and legislation,
- clearly indicate the legal property description of the fill material source site,
- provide details of the volume of fill material to be used in the filling operations,
- provide a classification of the fill material to be imported to the site in accordance with the Environment Protection Authority's "Environmental Guidelines: Assessment, Classification & Management of Non-Liquid Wastes" 1997, and
- (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.

An appropriately qualified person/s (as defined in the Penrith City Council's Contaminated Land Development Control Plan) shall:

- Supervise the filling works,
- (On completion of filling works) carry out an independent review of all documentation relating to the filling of the site,
- Certify by way of certificate or written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment.

If unsuitable fill materials have been used on the site, further site investigations or remediation works may be requested. In these circumstances, the works shall be carried out prior to any further approved works.

{Note: Penrith Contaminated Land Development Control Plan defines an appropriately qualified person as "a person who, in the opinion of Council, has a demonstrated experience, or access to experience in hydrology, environmental chemistry, soil science, eco-toxicology, sampling and analytical procedures, risk evaluation and remediation technologies. In addition, the person will be required to have appropriate professional indemnity and public risk insurance."}

2.7 D009 – Covering of Waste Storage Area

All waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas shall provide at least two waste bays/bins so as to allow for the separation of wastes and are to be fully enclosed when the site is unattended.

2.8 D010 – Appropriate Disposal of Excavated or Other Waste

Prior to the commencement of works, a waste management plan shall be prepared in accordance with Council's Waste Planning Development Control Plan. The waste management plan shall address all waste materials likely to result from the proposed development, with details of the estimated waste volumes, on-site storage and management, proposed re-use of materials, designated waste contractors, recycling outlet and/or landfill site.

The waste management plan must be implemented on-site and adhered to

throughout all stages of the development with supporting documentation/receipts retained in order to verify the recycling and disposal of materials in accordance with the waste management plan.

2.9 *D014 – Plant and Equipment Noise*

The operating noise level of plant and equipment shall not exceed 5dB(A) above the background noise level when measured at the boundaries of the premises. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

2.10 *E01A – Building Code of Australia Compliance*

All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) complying with the deemed to satisfy provisions, or
- (b) formulating an alternative solution which:
 - complies with the performance requirements, or
 - is shown to be at least equivalent to the deemed to satisfy provision, or
- (c) a combination of (a) and (b).

It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/statement for the building.

2.11 *E006 – Disabled Access and Facilities*

Access and sanitary facilities for persons with disabilities shall be provided and maintained in accordance with the requirements of the Building Code of Australia and AS 1428 "Design for Access and Mobility". Prior to the commencement of works, details of compliance shall be provided in the detailed construction plans and specifications for the works.

2.12 *G002 – Section 73 Compliance Certificate*

Prior to occupation of the development, a Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water. An application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of Sydney Water's website at www.sydneywater.com.au then select the "e-developer" icon, or telephone 13 20 92.

2.13 *G004 – Integral Energy Clearance*

Prior to occupation of the development, a written clearance is to be obtained from Integral Energy stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development.

In the event that a pad-mounted substation is necessary to service the development, Penrith City Council shall be consulted over the proposed location of the substation prior to the commencement of works as the location of the

substation may impact on other services and building, driveway or landscape design already approved by Council.

2.14 H001 – Stamped Plans and Erection of Site Notice

Stamped plans, specifications, a copy of the development consent and any other certificates to be relied upon shall be available on site at all times during construction.

The following details are to be displayed in a maximum of 2 signs to be erected on the site:

- the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours,
- that unauthorised entry to the work site is prohibited,
- the designated waste storage area must be covered when the site is unattended, and
- all sediment and erosion control measures shall be fully maintained until completion of the construction phase.

Signage, but no more than 2 signs, stating the above details is to be erected:

- at the commencement of, and for the full length of the, construction works onsite, and
- in a prominent position on the work site and in a manner that can be easily read by pedestrian traffic.

All construction signage shall be removed at the completion of the works and prior to occupation of the development.

2.15 H002 – Provision of Site Facilities

Prior to the commencement of works:

- (a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
 - a standard flushing toilet connected to a public sewer, or
 - if that is not practicable, an accredited sewage management facility approved by the council, or
 - alternatively, any other sewage management facility approved by council.
- (b) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
 - must preserve and protect the building from damage, and

- if necessary, must underpin and support the building in an approved manner, and
- must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land (includes a public road and any other public place).

(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place:

- if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and
- any such hoarding, fence or awning is to be removed when the work has been completed.

2.16 H041 – Hours of Construction Work

Construction works that are carried out in accordance with an approved consent that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties shall be restricted to the following hours in accordance with the NSW Environment Protection Authority Noise Control Guidelines:

- Mondays to Fridays, 7am to 6pm;
- Saturdays, 7am to 1pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm;
- No work is permitted on Sundays and Public Holidays.

Other construction works carried out inside a building/tenancy and not involving the use of equipment that emits noise are not restricted to the construction hours stated above.

The provisions of the Protection of the Environment Operations Act 1997 in regulating offensive noise also apply to all construction works.

2.17 K027 – Car Parking

An additional 89 off-street car parking spaces are to be provided, line marked and maintained for the site. Of the 89 car spaces, 2 car parking spaces for persons with disabilities are to be provided in accordance with AS 1428.1 and are to be located close to all pedestrian accessways/entrances to the building.

2.18 K101 – Costs

All road works, drainage works and dedications required to effect the approved development shall be undertaken at no cost to Penrith City Council.

2.19 *K201 – Erosion and Sediment Control Plans and Details*

Prior to the commencement of works, erosion and sediment control plans and details shall be prepared in accordance with the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

2.20 *K202 – Roads Act Approval*

Prior to the commencement of works, a Roads Act application including payment of application and inspection fees shall be lodged with Penrith City Council, as the Roads Authority, for the following works:

- (a) Extension of vehicular crossing.
- (b) Opening the road reserve for the provision of services, including stormwater.

All works within the road reserve shall be carried out in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

Penrith City Council (being the Roads Authority under the Roads Act) shall approve the works completed on or over the road reserve. Contact Council's City Works Department on (02) 4732 7777 to arrange an inspection of the works (and payment of inspection fees, if required).

2.21 *K210 – On-Site Detention*

On-site detention shall be provided generally in accordance with the Stormwater Management Masterplan dated 12 October 2010 (Report No. DC10143, Issue/Revision 1) prepared by NSW Public Works.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater run-off from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Prior to the commencement of works, engineering plans and supporting calculations for the on-site detention system shall be prepared by a suitably qualified person.

The on-site detention system shall be designed in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

2.22 *K213 – Water Quality*

Stormwater run-off from car parking and uncovered paved areas shall be directed to a stormwater pre-treatment system. The treatment device shall be designed to remove expected pollutant loadings in accordance with the Department of Environment, Climate Change and Water's publication "Managing Urban Stormwater - Environmental Targets/Treatment Techniques" dated October 2007.

Prior to the commencement of works, the following details shall be prepared by a suitably qualified person:

- (a) Specification and installation details of the stormwater pre-treatment system.
- (b) An operation and maintenance manual/schedule for the proposed device.

2.23 *K220 – Overland Flow*

Prior to the commencement of works, plans and details shall be prepared by a qualified person demonstrating compliance with the following requirement:

- (a) All habitable floor levels shall be a minimum of 500mm above the top water level of the 1% Annual Exceedance Probability overland flow path.

2.24 *K221 – Access, Car Parking and Manoeuvring*

Prior to the commencement of works, all proposed vehicular access, circulation, manoeuvring, pedestrian and car parking areas associated with the subject development shall be in accordance with AS 2890.1, AS 2890.2, AS 2890.6 and Penrith City Council's Development Control Plan.

2.25 *K301 – Erosion and Sediment Control Installation*

Prior to the commencement of works, including approved clearing of site vegetation, erosion and sediment control measures shall be installed. The erosion and sediment control measures shall be installed in accordance with the erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.

2.26 *K303 – Dilapidation Report*

Prior to the commencement of works, a dilapidation report of all infrastructure fronting the development in Water Street shall be submitted to Penrith City Council. The report shall include, but not be limited to, the road pavement, kerb and gutter, footpath, services and street trees and shall extend 30m either side of the development.

2.27 *K401 – Erosion and Sediment Control During Construction*

Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

2.28 *K406 – Drainage Connection*

Prior to the connection of private drainage to Council's drainage system, an inspection shall be carried out by Penrith City Council's Development Engineering Unit. A fee will be charged in accordance with Council's adopted Fees and Charges and shall be paid prior to the inspection.

2.29 *K501 – Roads Authority Clearance*

Prior to occupation of the development, all works within the road reserve shall be inspected and approved by Penrith City Council.

2.30 *K502 – Works-As-Executed Plans*

Prior to occupation of the development, an original set of works-as-executed drawings and copies of compliance documentation shall be submitted to Penrith City Council in accordance with Penrith City Council's Design Guidelines and Construction Specification for Civil Works.

2.31 *K503 – Stormwater Compliance*

Prior to occupation of the development, the on-site detention system, stormwater pre-treatment system and overland flow path works shall:

- (a) Be satisfactorily completed in accordance with the engineering plans and the requirements of this consent.
- (b) Satisfy the design intent with regard to any construction variations to the approved design.
- (c) Any required remedial works shall be satisfactorily completed.

Details of the constructed systems shall be provided to Penrith City Council as part of the works-as-executed drawings.

2.32 *K504 – Restriction and Positive Covenant*

Prior to occupation of the development, a restriction as to user and/or positive covenant relating to the on-site detention system, stormwater pre-treatment system and overland flow path works shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Penrith City Council's standard wording as detailed in Penrith City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

2.33 *K505 – Rectification of Damage*

Prior to occupation of the development, any damage as a result of the development to Council infrastructure not identified in the dilapidation report shall be rectified at no cost to Penrith City Council.

Any rectification works within Water Street will require a Roads Act application. The application is to be submitted and approved by Penrith City Council prior to such works commencing.

2.34 *K509 – Directional Signage*

Prior to occupation of the development, directional signage and line marking shall be installed indicating directional movements and the location of visitor and staff car parking.

2.35 *L001 – Approved Landscape Plans*

All landscape works are to be constructed in accordance with the stamped approved landscape plans and Sections F5 "Planting Techniques", F8 "Quality Assurance Standards" and F9 "Site Management Plan" of Penrith Council's Landscape Development Control Plan.

Landscaping shall be maintained:

- in accordance with the approved plans, and
- in a healthy state and in perpetuity by the existing or future owners and occupiers of the property.

If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity, as the vegetation which died or was removed.

2.36 L002 – Landscape Construction

The approved landscaping for the site must be constructed by a landscape professional.

2.37 L003 – Landscape Report Requirements

The following series of reports relating to landscaping shall be prepared by a landscape professional.

i. Implementation Report

Upon completion of the landscape works associated with the development and prior to occupation of the development, an Implementation Report shall be prepared attesting to the satisfactory completion of the landscaping works for the development. The report is to be prepared by a landscape professional.

ii. Maintenance Report

On the first anniversary date of the occupation of the development, a Landscape Maintenance Report shall be prepared certifying that the landscape works are still in accordance with the development consent and the plant material is alive and thriving. The report is to be prepared by a landscape professional.

iii. Three Year Landscaping Report

Three years after the date of occupation of the development, a landscape professional shall prepare a Landscaping Report certifying to one of the following:

- (a) The landscaping on the site has matured and is in accordance with the original landscape approval.
- (b) The landscaping on the site has not matured in accordance with the original design philosophy and requires significant restoration. In this case, restoration plans shall be prepared and implemented at the expense of the property owner.

2.38 L005 – Planting of Plant Material

All plant material associated with the construction of approved landscaping is to be planted in accordance with the Tree Planting Specification prescribed in Penrith Council's Landscape Development Control Plan.

2.39 L006 – Australian Standard Landscape Requirements

All landscape works are to meet industry best practice and the following relevant Australian Standards:

- AS 4419 Soils for Landscaping and Garden Use,
- AS 4454 Composts, Soil Conditioners and Mulches, and
- AS 4373 Pruning of Amenity Trees.

2.40 L008 – Tree Preservation Order

No trees are to be removed, ringbarked, cut, topped or lopped or wilfully destroyed (other than those within the proposed building footprints or as shown on the

approved plans) without the prior consent of Penrith City Council and in accordance with Council's Tree Preservation Order and Policy.

2.41 *L010 – Tree Protection Measures*

The trees identified for retention by Arboricultural Assessment Report prepared by the NSW Department of Services, Technology and Administration dated October 2010 shall be retained and duly protected during the construction of the development.

Tree protection measures shall:

- be installed before any works commence on the site, including the clearing of site vegetation;
- comply with the standards prescribed by the Arboricultural Assessment Report; and
- be certified by the author of the Arboricultural Assessment Report before any works commence on the site.

The certification shall be a written document certifying that the tree protection measures have been installed in accordance with the recommendations contained in the Arboricultural Assessment Report.

2.42 *L012 – Existing Landscaping*

Existing landscaping on the site shall be retained and maintained at all times.

2.43 *P002 – Fees Associated with Council Land*

Prior to the commencement of works, all fees associated with Penrith City Council-owned land and infrastructure shall be paid to Council. These fees include Road Opening fees and Infrastructure Restoration fees.

Special Conditions

2.44 External building materials, finishes and colours shall match or complement the existing buildings on the site.

2.45 Prior to the commencement of works, the detailed construction plans and specifications for the works shall incorporate the detailed design recommendations contained in the Accessibility Report dated 22 November 2010 prepared by Morris-Goding Accessibility Consulting. In addition, an accessible pathway separated from the internal road network shall be provided from the required accessible car spaces in the southern car park to the main administration building entry point.

Prior to occupation of the development, a suitably qualified access consultant shall inspect the works and provide written certification that the works have been undertaken in accordance with the detailed design recommendations contained in the Accessibility Report and the additional requirement detailed above.

2.46 The requirements dated 10 March 2011 issued by the NSW Roads and Traffic Authority (RTA) shall be satisfied prior to the commencement of works and/or prior to occupation of the development. A copy of the RTA's requirements is provided with this development consent notice.

- 2.47 Prior to the commencement of works and/or during the course of the works, the recommendations contained in Section 5.0 of the Aboriginal Heritage Assessment dated December 2010 prepared by Mary Dallas Consulting Archaeologists shall be implemented.

Prior to occupation of the development, a suitably qualified archaeological consultant shall inspect the site and provide written certification that the Aboriginal artefacts identified on the site were suitably protected during the course of the works.

- 2.48 Prior to the commencement of works and/or during the course of the works, the recommendations contained in Section 6.2 of the Flora and Fauna Assessment dated November 2010 (Ref. A10112) prepared by Travers Bushfire and Ecology shall be implemented.

Prior to occupation of the development, a suitably qualified ecological consultant shall inspect the site and provide written certification that the works have been undertaken in accordance with the recommendations contained in the Flora and Fauna Assessment.

- 2.49 Prior to the commencement of works, provision shall be made in any blind aisle areas of the proposed car parking areas for vehicles to manoeuvre in and out in a forward direction in accordance with AS 2890.1, Section 2.4.2(c).

- 2.50 The development shall be constructed and operated at all times to comply with the requirements of the Food Act 2003 and Food Regulation 2010.

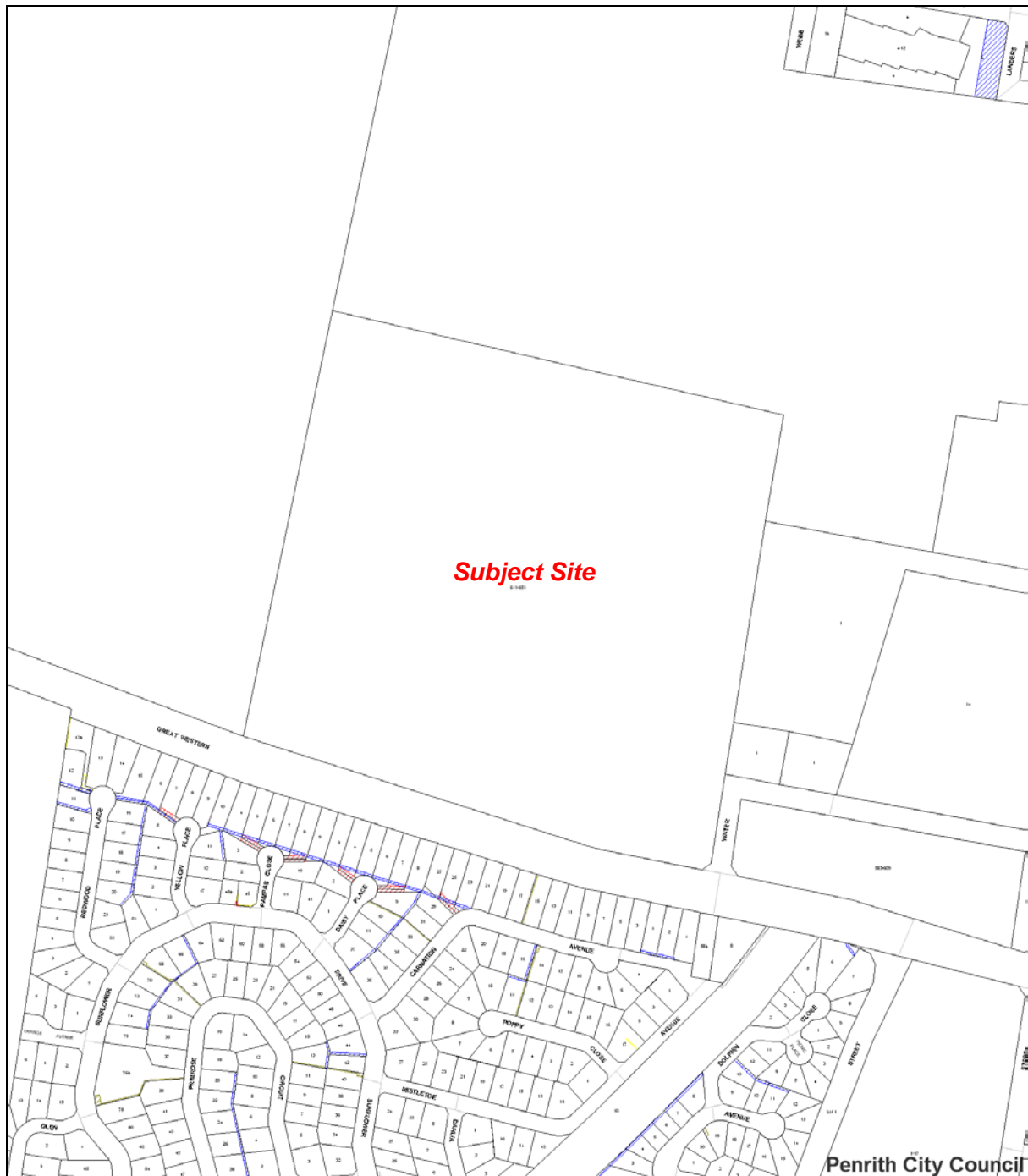
3. The Roads and Traffic Authority be advised of the Sydney West Region Joint Planning Panel's decision and be forwarded a copy of Penrith City Council's Notice of Determination.

Robert Craig



**Senior Environmental Planner
Penrith City Council**

Appendix No. 1 – Location Plan

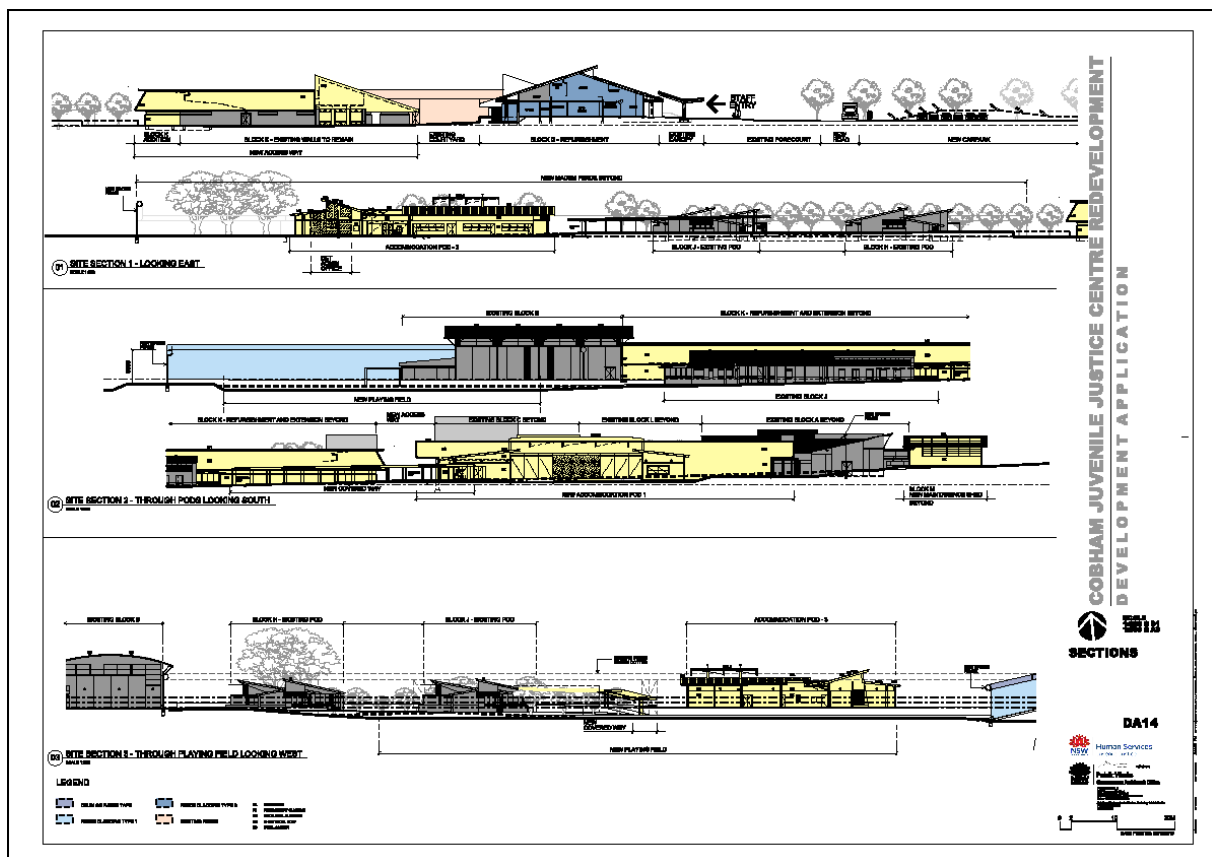
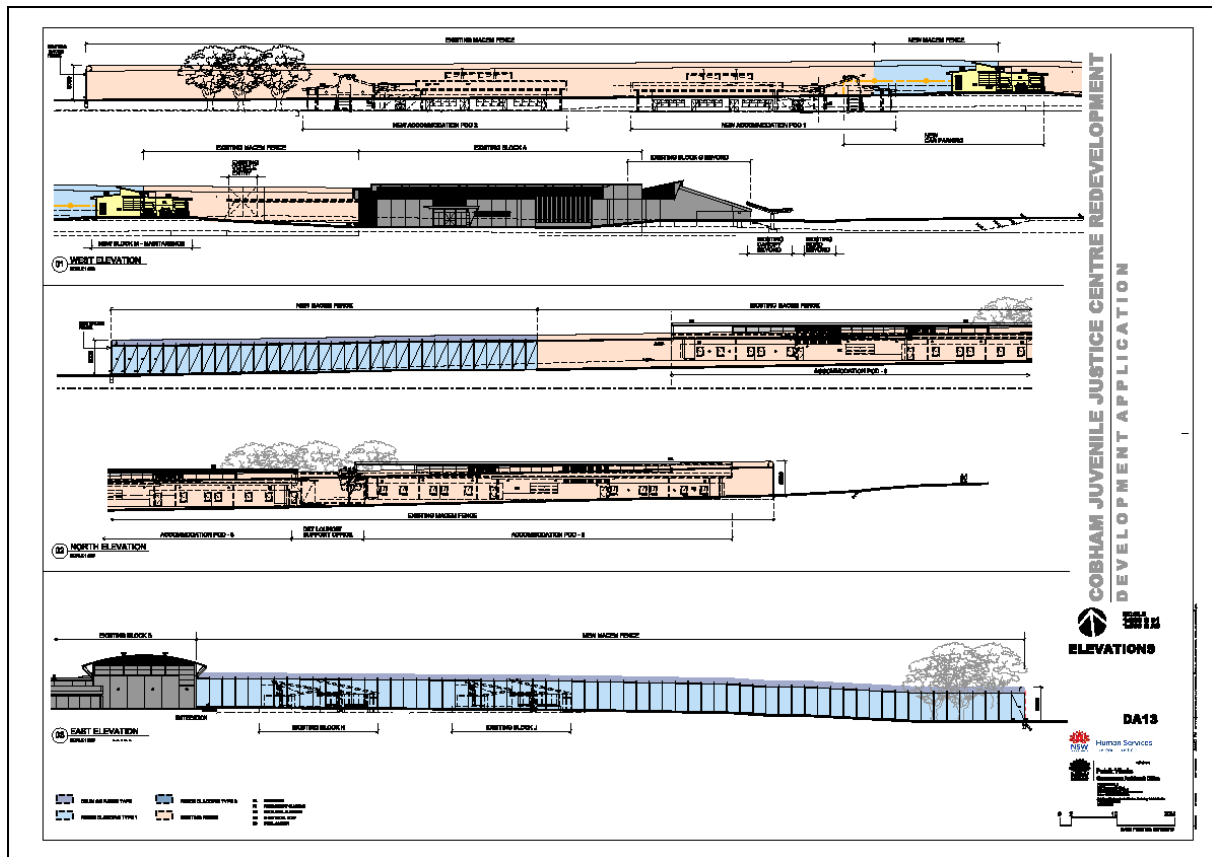


(Source: Penrith City Council)

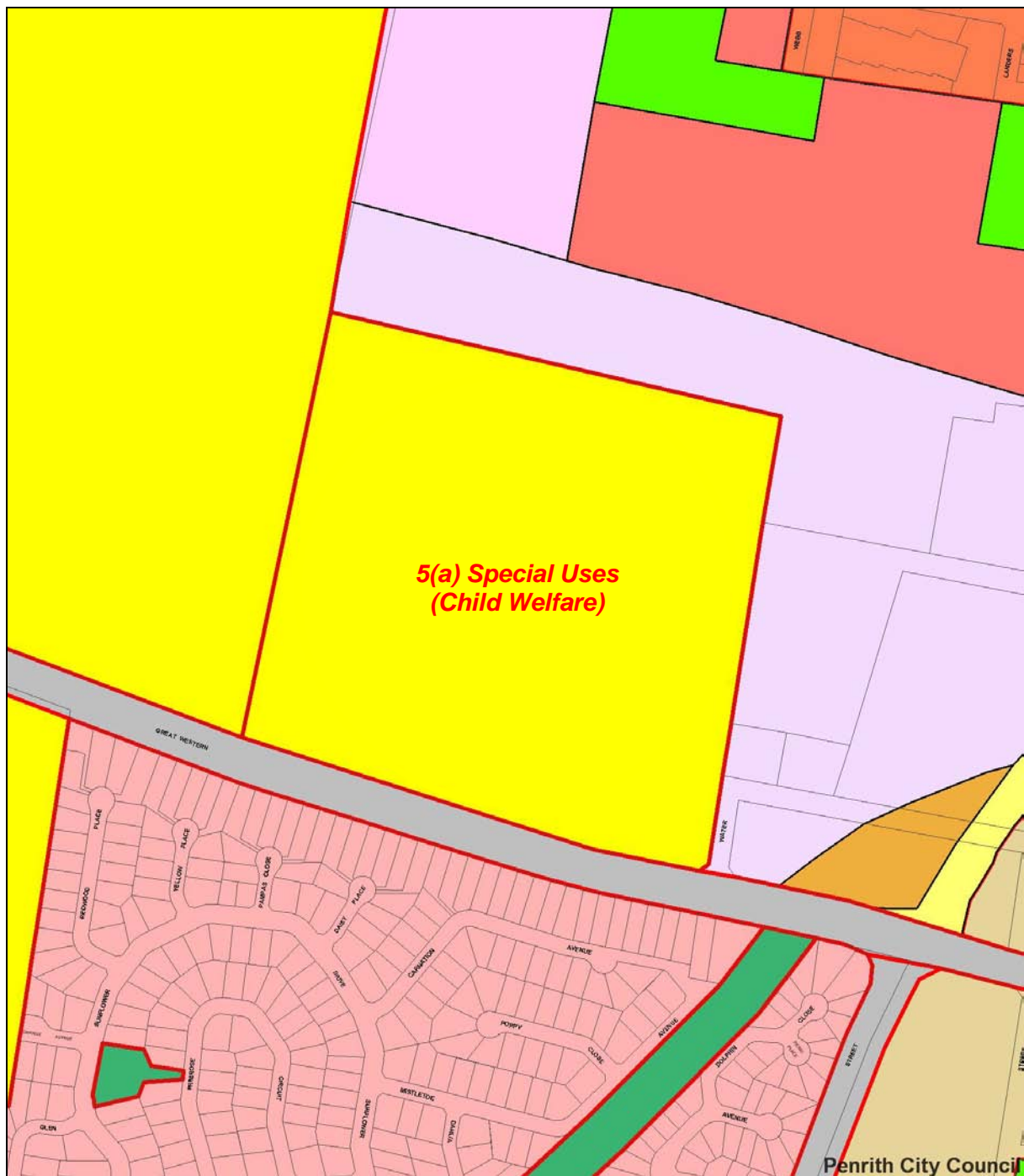
Appendix No. 2 – Aerial View of Site (February 2010)



(Source: Penrith City Council)



Appendix No. 4 – Zoning Plan





(Source: Penrith City Council)

Appendix No. 5 – Landscape Concept Plan



Appendix No. 6 – Roads and Traffic Authority's Requirements

Your Reference: Our Reference: Contact: Telephone	DA10/1272; ECM 2836119 CAC11M226 SYD11/00081/01 Dianne Rees 8849 2237		
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The General Manager Penrith City Council PO Box 60 PENRITH NSW 2751	<div>RECEIVED</div> <div>D/MGT</div> <div>15 MAR 2011</div> <div>PENRITH CITY COUNCIL</div>
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Attention: Robert Craig

**PROPOSED ALTERATIONS AND ADDITIONS TO COBHAM JUVENILE JUSTICE CENTRE
AT 611-651 GREAT WESTERN HIGHWAY, WERRINGTON**

Dear Sir/Madam

I refer to Council's letter dated 13 January 2011 (Council Ref: DA10/1272) with regard to the abovementioned development application, which was referred to the Roads and Traffic Authority (RTA) for comment under *State Environmental Planning Policy (Infrastructure) 2007*.

The RTA has reviewed the Development Application and provides the following requirements for incorporated in to Council's determination:

1. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate.
2. Council should ensure that the post-development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development discharge.

Should the post-development storm water discharge exceed the pre-development discharge, detailed design plans and hydraulic calculations of any changes are to be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:
The Sydney Asset Management
Roads and Traffic Authority
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

3. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

Roads and Traffic Authority	Page 1 of 2
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27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
www.rta.nsw.gov.au | 13 17 82

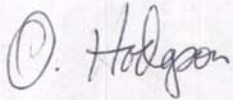
4. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on The Great Western Highway.
5. All vehicles are to enter and leave the site in a forward direction.
6. All works are to be at no cost to the RTA.

In addition to the above, the RTA provides the following advisory comments to Council for its consideration in the determination of the development application:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 - 2004 and AS 2890.2 - 2002 for heavy vehicle usage.
2. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

Any inquiries can be directed to Dianne Rees by telephone on 8849 2237, or facsimile 8849 2918.

Yours faithfully



Owen Hodgson
Senior Land Use Planner
Transport Planning, Sydney Region

10 March 2011