

JRPP PLANNING REPORT

JRPP No:	2011SYW125
DA Number:	629/2012/JP
Local Government Area:	THE HILLS SHIRE COUNCIL
Proposed Development:	PROPOSED EXTENSIONS TO AN EXISTING PRIMARY SCHOOL
Street Address:	LOT 21 DP 590193, NO. 1 WELLGATE AVENUE, KELLYVILLE (CORNER OF WITHERS ROAD)
Applicant/Owner:	DE ANGELIS TAYLOR AND ASSOCIATES
Number of Submissions:	NIL
Recommendation:	APPROVAL OF THE APPLICATION SUBJECT TO CONDITIONS
Report by:	KRISTINE MCKENZIE PRINCIPAL EXECUTIVE PLANNER

BACKGROUND

MANDATORY REQUIREMENTS

Owner:	The Trustees of the Roman Catholic Church	1.	<u>LEP 2005</u> - Permissible with consent.
Zoning:	Residential 2(a)	2.	<u>Draft LEP 2010</u> - Permissible with consent.
Area:	2.82 hectares	3.	<u>DCP Part D Section 1</u> - Parking - Satisfactory.
Existing Development:	Primary School and Temporary Church	4.	<u>DCP Part E Section 15</u> - Kellyville Rouse Hill Release Area - Satisfactory.
		5.	<u>Section 79C (EP&A Act)</u> - Satisfactory.
		6.	<u>Section 94 Contribution</u> - Not applicable.

SUBMISSIONS

REASON FOR REFERRAL TO JRPP

1. Exhibition:	Not required.	1.	Cost of work exceeds \$5 million.
2. Notice Adj Owners:	Yes, forty-five (45) days over extended Christmas notification period.		
3. Number Advised:	Eleven (11) including Hills Historic Society.		
4. Submissions Received:	Nil		

HISTORY

12/06/2002	Development Consent granted for the demolition and removal of structures and site remediation (DA 4086/2002/HA). During the assessment it was concluded that the site did not contain contamination and that the site was suitable for sensitive uses.
22/07/2008	Development Consent 1364/2008/HA granted for a temporary place of worship.
22/05/2009	Development Consent granted by Development Assessment Unit for a primary school with 420 students (774/2009/HC).
05/12/2011	Subject Development Application lodged.
02/02/2012	Letter sent to applicant requesting additional information regarding sequencing of the works, confirmation of whether any signage is proposed, submission of a letter from Sydney Water regarding servicing, amended landscape plan, justification for proposed materials and colours schedule and requesting a response to comments made by RMS.
01/03/2012	Part additional information submitted.
01/03/2012	Email sent to applicant requesting additional information regarding sequencing of the works, submission of a letter from Sydney Water regarding servicing, advice from traffic consultant, details regarding the amended carpark layout and confirmation of bicycle rack provision.
08/03/2012	JRPP briefing held.
21/03/2012	Part additional information submitted by the applicant.
29/03/2012 & 30/03/2012	Emails received from applicant requesting advice on the need for the Sydney Water Feasibility Letter. Responses were provided to the applicant confirming that the Sydney Water advice is required prior to issue of any consent.
27/04/2012	Notice of Requirements from Sydney Water submitted.

PROPOSAL

The proposal is for additions to the existing 'Our Lady of Angels' primary school. The existing school is contained within a number of buildings as follows:

- 12 classrooms contained within three buildings;
- A kindergarten building;
- Administration offices;
- A library; and
- Amenities.

The proposed works will be constructed in three (3) stages as follows:

STAGE 1 – This stage is to construct a two storey contemporary learning facility for the students. The ground floor will contain a café (for student and staff use only) and library. The first floor will contain three learning spaces, with break out spaces. A lift will provide access to the first floor area. An atrium space will be provided between the next stages of the project and provides an important space for students.

STAGE 2 - This stage provides additional learning spaces. The ground floor will provide within Blocks C and D, learning spaces, break out spaces, presentation (multi media) and stage, including toilet facilities. The first floor is similar to the ground floor area.

STAGE 3 - This stage includes extensions to the existing classroom (kindergarten) located central to the site. The final stage of the new building is also proposed (Block B). The ground and first floors provide additional learning spaces and toilet facilities.

The staff and student numbers are also proposed to be increased to 630 students and 37 staff.

It may be noted that Development Application 661/2012/HC has been subsequently lodged on the same property for a place of worship however does not trigger the requirement for determination by the Joint Regional Planning Panel. The site plan shows the location of the future church (See Attachment 3).

ISSUES FOR CONSIDERATION

1. SEPP State and Regional Development 2011

Clause 20 of SEPP (State and Regional Development) 2011 and the Schedule 4A of the Environmental Planning and Assessment Act, 1979 provides the following referral requirements to a Joint Regional Planning Panel:-

Private infrastructure and community facilities over \$5 million

Development that has a capital investment value of more than \$5 million for any of the following purposes:

- (a) air transport facilities, electricity generating works, port facilities, rail infrastructure facilities, road infrastructure facilities, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, or wharf or boating facilities,*
- (b) affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.*

The proposed development has a capital investment value of \$9,000,000 thereby requiring referral to, and determination by, a Joint Regional Planning Panel. In accordance with this requirement the application was referred to, and listed with, the JRPP for determination.

2. LEP 2005 and Draft LEP 2010

(a) LEP 2005

The site is currently zoned Residential 2(a). The current and proposed use of the site would be defined as an 'educational facility' which is:

educational establishment means a building or place used as a school, university, 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.

An educational establishment is a permissible use within the Residential 2(a) zone.

The objectives of the Residential 2(a) zone are:

- (a) *to make general provision for land to be used for the purposes of housing and associated facilities, and*
- (b) *to provide for development for medium-density housing forms (including apartment buildings, town-houses, villas and the like) in locations close to the main activity centres of the local government area, and*
- (c) *to allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours, and*
- (d) *to allow a range of developments, ancillary to residential uses, that:*
 - (i) *are capable of integration with the surrounding environment, and*
 - (ii) *serve the needs of the surrounding population without conflicting with the residential intent of the zone, and*
 - (iii) *do not place demands on services beyond the level reasonably required for residential use.*

The proposal is considered to be consistent with the objectives of the zone in that the expansion of the school will provide additional facilities for residents, will service the needs of residents and will not unreasonably conflict with the residential intent of the zone.

(b) Draft LEP 2010

Under the provisions of Draft LEP 2010 the site is proposed to be zoned R4 High Density Residential. The proposed works would continue to be defined as an 'educational establishment' which is a permissible use in the R4 High Density Residential zone.

3. Compliance with DCP Part D Section 1 – Parking

DCP Part D Section 1 – Parking contains the following rate for an educational establishment:

- 1 space per employee plus;
- 1 space per 8 year 12 students, plus;
- 1 space per 30 students enrolled for visitors and/or parent parking.

Based on 630 students and 37 staff, a total of 58 spaces are required to be provided. Currently, 100 car spaces are provided within an existing carpark including a 'kiss and drop' area. The carparking area was approved as part of Development Application 774/2009/HC and will remain in its current layout. Minor changes have been made to the carparking layout to satisfy the comments made by the RMS however the parking remains substantially as it currently exists.

Notwithstanding the above and as detailed in the history, Development Application 661/2012/HC has been subsequently lodged on the same property for a place of worship with seating for 500 persons. DCP Part D Section 1 – Parking requires parking for a church to be provided at a rate of 1 space per 5 seats. Based on 500 seats, 100 spaces are required to be provided for the church use.

The traffic impact assessment report has considered the matter of use of the site and states:

The church and the primary school are most unlikely to experience peak operation simultaneously. Whilst the church accommodates weekday masses held between 9.30am and 10.00am, accommodating up to 20 people, the church currently (and is anticipated to continue to) generally experiences peak operation on weekends (Saturday evenings and Sunday mornings) associated with weekly services. Conversely, the school generates peak parking demand during normal school hours on weekdays, particularly prior to and following school start and finish periods.

However, it is noted that some operational management measures will need to be implemented to ensure that there is no unreasonable interaction between the church and school operation, particularly with respect to the ability of the on-site parking provision to accommodate any simultaneous demand generated by the two uses. In this regard, it is acknowledged that the church accommodates a small number of funerals per year, which are likely to be held on school days. It is however intended that funeral times be restricted to after 10.00am and before 2.00pm to eliminate any interaction with school children arrival and departure times.

In some cases (very rarely), it may be required that the school oval located within the eastern portion of the site be utilised for overflow parking for large funerals held on school days or indeed as required for special event church services such as Easter and Christmas Masses.

Council's Principal Traffic and transport Co-ordinator has reviewed the proposed parking arrangements for the school and having consideration for the proposed future church use and has raised no objection to the proposal. A condition of consent has been recommended regarding the concurrent use of the church and school to ensure that traffic management is undertaken in an appropriate manner (See Condition 3).

4. Compliance with DCP Part E Section 15 - Kellyville/Rouse Hill Release Area

DCP Part E Section 15 – Kellyville/Rouse Hill Release Area relates to the residential development of land. As such the development standards contained within the DCP are not relevant to the proposal.

Notwithstanding this, the proposal is considered to be reasonable in terms of impact upon residential properties. In this regard the following is noted:

- The property is separated from residentially zoned land by Wellgate Avenue;
- The existing carpark will create a 'separation' between the school and residential properties;
- The increased traffic impacts will not adversely impact upon Wellgate Avenue and are within environmental capacity for the road; and

As such the proposed development is considered satisfactory and is in keeping with the residential character of the area.

5. Rural Fire Service Comments

The proposal is defined as 'integrated development' under the requirements of Section 91 of the Environmental Planning and Assessment Act, 1979 and as such the proposal was referred to the Rural Fire Service (RFS) for review. The RFS raised no objection to the proposal and issued a Bush Fire Safety Authority subject to the following (summarised):

- (i) Management of the site as an inner protection area;
- (ii) The provision of water, electricity and gas to comply with 'Planning for Bush Fire Protection';
- (iii) Arrangements for emergency and evacuation to comply with 'Planning for Bush Fire Protection';
- (iv) New construction to comply with BAL 12.5 and Appendix 3 of 'Planning for Bush Fire Protection'; and
- (v) Landscaping to comply with the principles of 'Planning for Bush Fire Protection'.

A condition of consent has been recommended regarding the above requirements (See Condition 9 and Appendix 1).

6. Roads and Maritime Services Comments

The proposal was referred to the Roads and Maritime Services under the provisions of Schedule 3 of State Environmental Planning Policy – Infrastructure 2007 the development provides more than 50 students. The proposal was considered by SRDAC who advised as follows:

- (a) The traffic report assumed that only 80% of the students will be driven to school and 20% of the students will use other modes of transport. However, there is no plan/process to achieve this 20% reduction. Council should be satisfied that this 20% reduction in traffic could realistically be achieved for a primary school at this location.
- (b) The traffic report states that there will be two pedestrian access gates along Wellgate Avenue. However, the plans do not show these pedestrian access points. The pedestrian access points need to be clearly shown on the plan.
- (c) All the pedestrian paths should have appropriate pram ramps. The pedestrian path within the car park does not have the required pedestrian ramps.
- (d) All disabled car parking spaces are to be provided adjacent to the entry of the school building to prevent disabled people having to negotiate the chaotic pick up/drop off traffic to access the school.
- (e) The swept path of the longest vehicle (including garbage trucks) 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 prior to the release of the Construction Certificate.
- (f) A significant number of vehicles and pedestrians will access the site at the start and end of the school day. School Zones accompanied by flashing lights must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school. School Zones must not be provided along roads adjacent to the school without a direct access point.

Roads and Maritime Services (RMS) is responsible for speed management along all public roads within the state of New South Wales. Therefore, the applicant must obtain written authorisation from RMS to install the School Zone signs and associated pavement markings and/or remove/relocate any existing Speed Limit

signs.

To obtain authorisation the Developer must submit the following, at least six (6) weeks prior to student occupation of the site, for review and approval by the RMS:

- a) A copy of Council's development conditions of consent,
- b) The proposed school commencement / opening date,
- c) Two (2) sets of detailed design plans showing the following:

- School property boundaries
- All adjacent road carriageways to the school property
- All proposed school access points to the public road network and any conditions imposed/proposed on their use.
- All existing and proposed pedestrian crossing facilities on the adjacent road network
- All existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings).
- All existing and proposed street furniture and street trees.

- (g) School Zone signs, flashing lights and pavement marking patches must be installed in accordance with RMS's approval / authorisation, guidelines and specifications.
- (h) All School Zone signs and pavement markings must be installed prior to student occupation of the site.
- (i) All School Zone signs, flashing lights and pavement markings are to be installed at no expense to the RMS.
- (j) The Developer must maintain records of all dates in relation to installing, altering, removing traffic control devices related to speed.
- (k) Following installation of all School Zone signs and pavement markings the Developer must arrange an inspection with the RMS for formal handover of the assets to the RMS. The installation date information must also be provided to the RMS at the same time.

Note: Until the assets are formally handed -over and accepted by the RMS, the RMS takes no responsibility of the School Zones / assets.

- (l) The provision of off-street car parking and bicycle storage should be provided to the satisfaction of Council. It is noted that there is a lack of details of bicycle facilities and pertinent storage.
- (m) The layout of the proposed car parking areas, and driveway associated with the subject development (including, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS2890.1- 2004.
- (n) A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a construction certificate.
- (o) All vehicles are to enter and leave the site in a forward direction.
- (p) All vehicles should be wholly contained on site before being required to stop.
- (q) All works associated with the proposed development are to be at no cost to the RMS.

Comment:

In respect to the advice made by the Roads and Maritime Services, the following comments are made:

- The school is not currently serviced by a school bus. The Principal has acknowledged that this is because the attending children are generally too young to be unsupervised on buses. However, negotiations are underway by the Principal with Hillsbus, Busways, and with Transport For NSW to arrange for the inclusion of the school in route service planning during contract amendments for this area. Buses already operate along Withers Rd to service the Rouse Hill High School and Ironbark Ridge Primary School, and it is likely that additional buses will be needed to accommodate growing demands at these schools. Planning for this growth will include the Catholic school as well during 2012. The 80% to 20% split on bus travel by school children is representative of typical ratios for private schools in this area. There are a number of variables affecting this split at any given school, mostly relating to age of the school catchment and the rate of adjacent residential development, but this figure has been achieved or exceeded at most other private schools in the Hills Shire;
- The applicant has submitted revised plans which show the existing pedestrian access points, provide pram ramps and relocate the disabled parking spaces;
- A condition of consent has been recommended regarding signage on the local roads and the submission of a demolition and construction management plan; and
- Carparking, bicycle storage and layout and design of the carparking area have been reviewed and are satisfactory.

A condition of consent has been recommended addressing the matters raised by the RMS (See Condition 7).

7. NSW Police Comments

The proposal was referred to Castle Hill Police in accordance with the provisions of Safer by Design and the Protocol between the Police and Council. The Police made the following comments (summarised):

- (i) Surveillance of the area;
- (ii) Lighting should meet minimum Australian Standards;
- (iii) Landscaping is to be maintained to ensure sight lines are visible;
- (iv) Police support the use of security cameras as proposed by the applicant and suggest the use of cameras in the atrium area as this area is secluded from view, at the entry and exits points and the centre paved area;
- (v) Use of territorial reinforcement and access control; and
- (vi) On-going repair of vandalism, cleaning of site and repair.

A condition of consent has been recommended addressing the matters raised by the Police (See Condition 8).

TRAFFIC MANAGEMENT COMMENTS

(i) Existing Traffic Environment

This application proposes to expand an existing school with 150 students on the corner of Wellgate Avenue and Withers Road with an approved maximum student population from 420 students to 630 students.

A traffic report has been prepared by Thompson Stanbury and Associates and submitted in support of the application.

(ii) Proposed Development - Traffic Generation

The traffic consultants report has carried out INTANAL modeling of the intersection performance of the signalised intersection of Withers Road and Wellgate Avenue under the current 150 student population along with the approved 420 students and proposed 630 student scenarios.

This modeling predicts that overall Level of Service B that intersection currently runs at during the morning and afternoon peak periods will not change with only a marginal increase in average delay in the order of 3 seconds.

Similarly, the unsignalised intersection of Wellgate Avenue and Hermitage Avenue will continue to operate at an excellent Level Of Service A with similar minor increases in average delay.

The Environmental Capacity of Wellgate Avenue has also been assessed with the 50m section of Wellgate Avenue between the egress driveway and Withers Road with an expected 770 to 720 vehicles per hour exceeding the Environmental Capacity of 500 vehicles per hour. As this occurs on a relatively short section of Wellgate Avenue this number of vehicles above the Environmental Capacity over a relatively short period of time is not expected to significantly impact on the amenity of the adjoining properties.

(iii) Sight distance and other safety issues

The current access driveways have been operating to a satisfactory level of service with no reported safety issues. The introduction of an additional 210 students above the approved 420 students is not expected to alter the operational parameters the existing satisfactory access arrangements.

(iv) Child Safety

Children who live in the area and walk to the school have prioritised crossing facilities via the traffic control signals at the intersection of Withers Road and Wellgate Avenue. These signals are immediately adjacent to the school and there are staff members who supervise students at the intersection. There are no other pedestrian gates along the Withers Road frontage of the school so all children who wish to cross Withers Road must pass beside the supervisor at the traffic signals. It should also be noted that the traffic signals have a pedestrian crossing at both Wellgate Avenue and Commercial Road, so the intersection caters extremely well for all pedestrian movements. Wellgate Avenue also has a second pedestrian crossing facility near the Hermitage Avenue intersection.

There are concrete footpaths leading to all of the adjacent bus stops on both sides of Withers Road fronting the school and fronting the nearby high school, and Wellgate Avenue also supports bus movements that service the school. The capacity of these services to accommodate the additional load required by the extension of the school is a matter for direct negotiation between the school, Westbus, and Transport for NSW under the existing contract area specifications. However most of the bus services in this area support several nearby schools at the same time, requiring consultation with several

parties to ensure that the services are adequate. The school has commenced this dialogue with the relevant government agency.

The school is not currently serviced by a school bus. The Principal has acknowledged that this is because the attending children are generally too young to be unsupervised on buses. However, negotiations are underway by the Principal with Hillsbus, Busways, and with Transport For NSW to arrange for the inclusion of the school in route service planning during contract amendments for this area. Buses already operate along Withers Rd to service the Rouse Hill High School and Ironbark Ridge Primary School, and it is likely that additional buses will be needed to accommodate growing demands at these schools. Planning for this growth will include the Catholic school as well during 2012. The 80% to 20% split on bus travel by school children is representative of typical ratios for private schools in this area. There are a number of variables affecting this split at any given school, mostly relating to age of the school catchment and the rate of adjacent residential development, but this figure has been achieved or exceeded at most other private schools in the Hills Shire.

There are no objections to the proposal in terms of traffic impact.

HERITAGE COMMENTS

Background

The subject site adjoins a single storey brick cottage located at 49 Withers Road, Kellyville which is listed under Schedule 1 of the Baulkham Hills LEP 2005 as a heritage item. The heritage item is known as 'Lintbrae'.

Assessment

The proposal has been assessed against relevant Clauses of the Baulkham Hills LEP 2005 and the Baulkham Hills DCP and is supported on heritage grounds for the following reasons:

- **Curtilage** – Lintbrae has a site area of approximately 1.2 hectares and a road frontage of 62m. As there are no works proposed on the Lintbrae site, the semi-rural setting of the cottage is retained.
- **Built form and roof treatments** – The design provides for a modern aesthetic that is distinguishable from the adjoining heritage item and allows Lintbrae to be interpreted as an historic building within the street.
- **Materials and colours** – There is a notable increase in colours to wall cladding, mainly at the eastern and western elevations however these are considered satisfactory given the landscape works and separation.
- **Height** – The school addition achieves a maximum height of 9.7m. Though this is a 3.2m increase from the approved single storey building, the increase in height is mainly due to the skillion roof which presents as a feature element of the building. To screen the skillion roof entirely from Lintbrae in this application however, a condition requiring a minimum mature height of 10m will be required for trees along the Lintbrae/School boundary.
- **Landscaping** – The location and species of trees between the two properties is considered to be appropriate.
- **Building Separation** – The 35m-40m building separation between the two buildings provides a buffer that is sympathetic to the heritage item and ensures that Lintbrae will not be impacted by overshadowing.

- **Retention of views** – The majority of existing significant views to Lintbrae are likely to be retained despite the proposed increase in the height and footprint of the development.
- **Extension** - There are no objections to the proposed kindergarten building extension on heritage grounds. The building is consistent in height (single storey) and maintains generous setbacks (approximately 50m front setback and 50m side setback from the Lintbrae/School boundary). The extension is also likely to be obstructed from view by the proposed two storey school building located at the front of the site.

NB: Given that Lintbrae was subdivided from the former Rouse Hill Primary School site in 1970 (former land holding of the Seath family), there is potential during site works for relics to be unearthed. Having regard for the above, conditions will be imposed to ensure that the unearthing of any relics (European and/or Aboriginal) is appropriately managed.

Conditions imposed, see Conditions 35-37.

HEALTH & ENVIRONMENTAL PROTECTION COMMENTS

The acoustic report submitted for assessment and prepared by SLR Consulting Australia Pty Ltd does not provide any grounds for objection as the multi-classroom building “*will not generate noise emissions which will affect the acoustic amenity of the area*”. The layout of the play areas and student congregation areas are located in areas where noise would not travel to the adjacent residential dwellings. The existing and proposed structures will attenuate any noise generated from these areas.

An acoustic study was conducted and surveyed the current traffic volumes within Wellgate Avenue immediately east of Withers Rd and counting both vehicle ingress and egress from the school carpark. The only acoustical concerns raised are associated with the proposed carpark parallel to Wellgate Avenue. The operation of this carpark is expected to generate noise during peak periods of school mornings and afternoons as well as weekend events of the proposed church. This is not considered to be a significant issue as the overall expected road traffic noise levels will increase due to future development of the surrounding area. Due to the imminent development of the surrounding area the rated background noise levels are forecast to increase and contribute to rising creep. The rising creep over a period of time may increase the background noise levels of up to 5-10dBA which will allow the school and church to operate within an acceptable acoustic range.

BUILDING COMMENTS

No objection raised to the proposal. Relevant conditions are included in the recommendation.

SUBDIVISION ENGINEERING COMMENTS

No objection raised to the proposal. Relevant conditions are included in the recommendation.

WASTE MANAGEMENT COMMENTS

No objection raised to the proposal. Relevant conditions are included in the recommendation.

TREE MANAGEMENT COMMENTS

No objection raised to the proposal. Relevant conditions are included in the recommendation.

CONCLUSION

The proposal has been assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 and Development Control Plan Part D Section 1 – Parking and Part E Section 15 – Kellyville Rouse Hill Release Area and is considered to be satisfactory.

The proposed extension to the primary school will provide an additional educational resource to both the immediate locality and surroundings areas and will also provide an additional facility for residents of Kellyville.

The proposal was notified to adjoining property owners however no submissions were received.

Accordingly, approval subject to conditions is now recommended.

IMPACTS:

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

Hills 2026

The proposed development is consistent with the principles, vision and objectives of Hills 2026 and will provide an additional educational facility for residents of the area.

RECOMMENDATION

The Development Application be approved subject to the following conditions.

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	SHEET	DATE
DA01	Cover Sheet	1 of 8, Amendment A	02.12.11
DA02	Overall Site Plan and Staging Plan	2 of 8, Amendment D	02.12.11
DA03	Part Site Plan and Roof Plan	3 of 8, Amendment A	02.12.11
DA04	School – Ground Floor Plan	4 of 8, Amendment A	02.12.11
DA05	School – First Floor Plan	5 of 8, Amendment A	02.12.11
DA06	School – Elevations and Sections	6 of 8, Amendment A	02.12.11
DA07	Kindergarten – Plans, Elevations and Sections	7 of 8, Amendment A	02.12.11
DA08	Shadow Diagrams	8 of 8, Amendment A	02.12.11
34382DT	Plan of Detail and Level	Sheet 1 of 2 Sheets	10-10-11
34382DT	Plan of Detail and Level	Sheet 2 of 2 Sheets	10-10-11
LD.01	DA Landscape Plan	Issue B	Dec 2011

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Staff and Student Numbers

The staff and student numbers are limited to a maximum of 630 students and 37 staff. Any increase to the staff and student numbers will require the further consent of Council.

3. Concurrent Use of the Church and School

- a. Funerals held within the church are to be limited to between 10am to 2pm on weekdays, where possible.
- b. Should a funeral be held before 10am and after 2pm or overlap these times, carparking may occur on the school oval.
- c. Should any activity be held at the church during school hours that exceeds 200 persons, carparking may occur on the school oval. During these activities a traffic control person must be in attendance to ensure that carparking is carried out in a safe manner.

4. Provision of Parking Spaces

The development is required to be provided with 100 off-street car parking spaces. These car parking spaces shall be available for off street parking at all times.

5. Bicycle Racks

The provision and maintenance thereafter of a rack to hold minimum of 35 bicycles.

6. External Finishes

External finishes and colours shall be in accordance with the details submitted with the development application and approved with this consent.

7. Roads and Maritime Services Requirements

The following conditions are required by the Roads and Maritime Service or as otherwise agreed by the Roads and Maritime Service and Council in writing:

- (a) A significant number of vehicles and pedestrians will access the site at the start and end of the school day. School Zones accompanied by flashing lights must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school. School Zones must not be provided along roads adjacent to the school without a direct access point.

Roads and Maritime Services (RMS) is responsible for speed management along all public roads within the state of New South Wales. Therefore, the applicant must obtain written authorisation from RMS to install the School Zone signs and associated pavement markings and/or remove/relocate any existing Speed Limit signs.

To obtain authorisation the Developer must submit the following, at least six (6) weeks prior to student occupation of the site, for review and approval by the RMS:

- a) A copy of Council's development conditions of consent,
- b) The proposed school commencement / opening date,
- c) Two (2) sets of detailed design plans showing the following:

- School property boundaries.
- All adjacent road carriageways to the school property.
- All proposed school access points to the public road network and any conditions imposed/proposed on their use.
- All existing and proposed pedestrian crossing facilities on the adjacent road Network.
- All existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings).
- All existing and proposed street furniture and street trees.

- (b) School Zone signs, flashing lights and pavement marking patches must be installed in accordance with RMS's approval / authorisation, guidelines and specifications.
- (c) All School Zone signs and pavement markings must be installed prior to student occupation of the site.
- (d) All School Zone signs, flashing lights and pavement markings are to be installed at no expense to the RMS.
- (e) The Developer must maintain records of all dates in relation to installing, altering, removing traffic control devices related to speed.
- (f) Following installation of all School Zone signs and pavement markings the Developer must arrange an inspection with the RMS for formal handover of the assets to the RMS. The installation date information must also be provided to the RMS at the same time.

Note: Until the assets are formally handed -over and accepted by the RMS, the RMS takes no responsibility of the School Zones / assets.

- (g) A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a construction certificate.
- (h) All works associated with the proposed development are to be at no cost to the RMS.

8. Police Requirements

The following conditions are required by the NSW Police Service or as otherwise agreed by the NSW Police and Council in writing:

- (a) Lighting is required to meet the meet minimum Australian standards. Effective lighting contributes to safety by improving visibility, increasing the chance that offenders can be detected and decreasing fear.
- (b) Landscape works are to be maintained at all times to ensure that adequate sight lines are available to reduce opportunity for concealment and entrapment.
- (c) Many graffiti vandals favour porous building surfaces, as 'tags' are difficult to remove and often a ghost image will remain even after cleaning. Easily damaged building materials may be less expensive to purchase initially, but their susceptibility to vandalism can make them a costly proposition in the long term, particularly in at-risk areas. These matters should be considered when selecting materials for construction of the school buildings.
- (d) The site is to be maintained at all times, including repair of vandalism and graffiti, the replacement of lighting and general site cleanliness.
- (e) Security cameras are to be used within the school. The cameras are to particularly monitor the atrium, entry and exit points and the centre paved areas.
Police also suggest the use of motion sensor back-to-base alarms.
- (f) Public entry and exit points to the school are to be clearly marked. All areas of the school not open to the public are to be clearly signposted.
- (g) Security sensor lights and monitoring by a security company are to be utilised while construction is occurring.

9. Compliance with NSW Rural Fire Service Requirements

Compliance with the requirements of the NSW Rural Fire Service attached as Appendix 1 to this consent.

10. Separate application for signs

A separate application is to be submitted to, and approved by, Council prior to the erection of any advertisements or advertising structures.

11. Tree Removal

Approval is granted for the removal of two (2) trees as shown with broken outline on Landscape Plan prepared by Lorna Harrison Pty Ltd amendment B dated 10/02/12.

12. Planting Requirements

All trees planted as part of the approved landscape plan are to be minimum 75 litre pot size. All shrubs planted as part of the approved landscape plan are to be minimum 200mm pot size. Groundcovers are to be planted at 5/m².

Casuarina glauca (Swamp She Oak) is to be replaced with Eucalyptus mollucana (Grey Box)

13. Tree/s to be retained

To maintain the treed environment of the Shire, all trees shown with solid outline on Landscape Plan prepared by Lorna Harrison Pty Ltd amendment B dated 10/02/12 are to be retained and protected during all works.

14. Protection of Public Infrastructure

Council must be notified of any damage to public infrastructure caused by the development. Adequate protection must be provided prior to work commencing and maintained during building operations. Any damage caused must be made good, to the satisfaction of Council, before an Occupation Certificate can be issued. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site.

15. Vehicular Access and Parking

The formation, surfacing and drainage of all driveways, parking modules, circulation roadways and ramps is required, with their design and construction complying with:

- a) AS/ NZS 2890.1:2004
- b) AS/ NZS 2890.6:2009
- c) AS 2890.2:2002
- d) DCP Part D Section 1 – Parking
- e) Council's Driveway Specifications

Where conflict exists the Australian Standard must be used.

The following must be provided:

- i. All driveways and car parking areas must be prominently and permanently line marked, signposted and maintained to ensure entry and exit is in a forward direction at all times and that parking and traffic circulation is appropriately controlled.
- ii. All driveways and car parking areas must be separated from landscaped areas by a low level concrete kerb or wall.
- iii. In urban areas, all driveways and car parking areas must be concrete or bitumen. The pavement design must consider the largest design service vehicle expected to enter the site.

- iv. All driveways and car parking areas must be graded, collected and drained by pits and pipes to a suitable point of legal discharge.

16. Minor Engineering Works

The design and construction of the engineering works listed below must be provided for in accordance with the following documents and requirements:

- a) Council's Design Guidelines Subdivisions/ Developments
- b) Council's Works Specifications Subdivisions/ Developments

Any variance from these documents requires separate approval from Council.

Works on existing public roads or any other land under the care and control of Council must be approved and inspected by Council in accordance with the Roads Act 1993 or the Local Government Act 1993.

i. Developed Site Stormwater Drainage

The entire developed site area must be graded, collected and drained by pits and pipes to a suitable point of legal discharge based on a 1 in 10 year ARI storm event.

17. Upgrading of Existing Water and Sewerage Services

Should the development necessitate the installation or upgrade of water or sewerage services within an area that is either heavily vegetated or traversed by a natural watercourse, services must be located in a route that causes the least amount of impact on the natural environment. Excavation by hand or small machinery is required where the ecological impact would otherwise be considered excessive.

18. Construction Certificate

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

19. Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

20. Construction and Fit-out of Food Premises

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all work involving construction or fitting out of the premises shall comply with the requirements of Australian Standard AS 4674-2004 – Design, construction and fit-out of food premises and the provisions of the Food Safety Standards Code (Australia).

Note: Copies of AS 4674-2004 may be obtained from SAI Global on telephone 1300 654 646 or by visiting the website: www.saiglobal.com

Copies of the Food Safety Standards Code (Australia) may be obtained by contacting the Food Standards Australia New Zealand Authority on Telephone: (02) 6271-2222, or by visiting the website: www.foodstandards.gov.au.

21. Adherence to Approved Waste Management Plan

The Waste Management Plan submitted to and approved by Council must be adhered to at all stages in the demolition/construction/design of facilities and on-going use phases. All waste material nominated for recycling must be reused or recycled. Any material moved offsite is to be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997) and only to a place that can lawfully be used as a waste facility. Dockets/receipts verifying recycling/disposal must be kept and presented to Council when required.

22. Waste Storage and Separation - Construction and Demolition

The reuse and recycling of waste materials must be maximised during construction and demolition. The separation and recycling of the following waste materials is required:

- 1) masonry products (bricks, concrete, concrete roof tiles) to be sent for crushing/recycling;
- 2) timber waste to be separated and sent for recycling;
- 3) metals to be separated and sent for recycling;
- 4) clean waste plasterboard to be returned to the supplier for recycling (excluding plasterboard from demolition); and
- 5) mixed waste (plastic wrapping, cardboard etc) to be sent to a licenced recycling or disposal facility

This can be achieved by constructing a minimum of five trade waste compounds on-site. Each waste compound must be adequately sized to enclose the waste. Alternatively, mixed waste may be stored in one or more adequately sized waste compounds and sent to a waste contractor/waste facility that will sort the waste on their site for recycling. Waste must be adequately secured and contained within designated waste areas and must not leave the site onto neighbouring public or private properties. Personal waste must not litter the site. Copies of actual weighbridge receipts verifying recycling/disposal must be kept and presented to Council when required.

23. Garbage Collection

Collection of waste and recycling material, generated by the premises, must not cause nuisance or interference with the amenity of the surrounding area.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

24. Landscape Bond

To ensure the public amenity of the streetscape a landscape bond in the amount of \$30,000.00 is to be lodged with Council prior to the issue of the Construction Certificate. It shall be refunded 6 months following the issue of the Final Occupation Certificate and the submission to Council of certification from a qualified Landscape Architect or Council's Tree Management Team that the works have been carried out in accordance with the approved landscape plan.

25. Notice of Requirements

The submission of documentary evidence to the Certifying Authority, including a Notice of Requirements, from Sydney Water Corporation confirming that satisfactory arrangements have been made for the provision of water and sewerage facilities.

Following an application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water / sewer extensions can be time consuming and may impact on other services and building, driveway and landscape design.

26. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond of \$62,400 is required to be submitted to Council to guarantee the protection of the adjacent road pavement and public assets during construction works. The above amount is calculated at the rate of \$30.00 per square metre based on the public road frontage of the subject site (130m) and the width of the road measured from face of kerb on both sides (16m). The minimum bond amount is \$10,000.00.

The bond must be lodged with Council prior to the issue of a Construction Certificate.

The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs.

27. Bank Guarantee Requirements (Development)

Should a bank guarantee be the proposed method of submitting a security bond it must:

- a) Have no expiry date;
- b) Be forwarded direct from the issuing bank with a cover letter that refers to Development Consent DA 629/2012/JP;
- c) Specifically reference the items and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

PRIOR TO WORK COMMENCING ON THE SITE

28. Protection of Existing Trees

The trees that are to be retained are to be protected during all works strictly in accordance with AS4970-2009 Protection of Trees on Development Sites. At a minimum a 1.8m high chainwire fencing is to be erected at least three (3) metres from the base of each tree or group of trees and is to be in place prior to works commencing to restrict the following occurring:

- Stockpiling of materials within the root protection zone,
- Placement of fill within the root protection zone,
- Parking of vehicles within the root protection zone,
- Compaction of soil within the root protection zone.

All areas within the root protection zone are to be mulched with composted leaf mulch to a depth of not less than 100mm.

The installation of services within the root protection zone is not to be undertaken without consultation with Council's Tree Management Officer.

29. Pre-Construction Public Infrastructure Dilapidation Report

A public infrastructure inventory report must be prepared and submitted to Council recording the condition of all public assets in the direct vicinity of the development site. The report shall include:

- a) Designated construction access and delivery routes; and
- b) Photographic evidence of the condition of all public assets. The report shall clearly identify the date of recording.

30. Notification

Two days before work commences, Council shall be notified of the Principal Certifying Authority in accordance with Form 7 of the Regulation.

31. Principal Certifying Authority

A sign is to be erected in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000.

32. Erosion and Sedimentation Controls

Erosion and sedimentation controls shall be in place prior to the commencement of site works; and maintained throughout construction activities until the site is landscaped and/or suitably revegetated. The controls shall be in accordance with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

33. Stabilised Access Point

A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. The controls shall be in accordance with the requirements with the details approved by Council

and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

34. Stormwater Management

All existing stormwater pits to the site will be covered with geofabric sediment fencing to prevent sediment runoff into the stormwater system. To prevent sediment contamination the filters will be regularly inspected and replaced during the duration of the works.

DURING CONSTRUCTION

35. National Parks and Wildlife Act 1974

Should any artefacts be uncovered in the course of any works, all works should cease and comply with Part 6 of the National Parks and Wildlife Act 1974, in particular section 90 regarding permits to destroy.

36. European Sites or Relics

If, during the earthworks, any evidence of a European archaeological site or relic is found, all works on the site are to cease and the Office of Environment and Heritage be contacted immediately. All relics are to be retained in situ unless otherwise directed by the Office of Environment and Heritage.

37. Aboriginal Archaeological Sites or Relics

If, during activities involving earthworks and soil disturbance, any evidence of an Aboriginal archaeological site or relic is found, all works on the site are to cease and the Office of Environment and Heritage must be notified immediately.

38. Hours of Work

Work on the project to be limited to the following hours: -

Monday to Saturday - 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

The builder/contractor shall be responsible to instruct and control sub-contractors regarding the hours of work. Council will exercise its powers under the Protection of the Environment Operations Act, in the event that the building operations cause noise to emanate from the property on Sunday or Public Holidays or otherwise than between the hours detailed above.

39. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority

Section 109E(d) of the Act requires certain specific inspections (prescribed by Clause 162A of the Regulations) and known as "Critical Stage Inspections" to be carried out for building work. Prior to permitting commencement of the work, your Principal Certifying Authority is required to give notice of these inspections pursuant to Clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

NOTE: You are advised that inspections may only be carried out by the PCA unless by prior agreement of the PCA and subject to that person being an accredited certifier.

40. Stockpiles

Stockpiles of topsoil, sand, aggregate or other material capable of being moved by water shall be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

41. Coving in Food Premises

The intersection of floors with walls and exposed plinths in food preparation, storage and servery are to be coved.

Coving is defined as a concave curve at the junction of two surfaces with the radius of the curve to be no less than 25mm.

Coving to all vertical junctions shall be an impervious material such as epoxy resin or ceramic tiles.

42. Walls and Partitions in Food Premises

All walls are to be solid construction.

Solid construction is defines as brick, concrete blocks, structural fibrous cement or performed panels that are filled with suitable material.

43. Hand Wash Basin/s in Food Premises

Taps that only operate hands free shall be provided to all hand wash basins. Hand wash basins must be located within five (5) metres of where food handlers are handling open food.

Hand wash basins shall be located at staff entrance to areas where open food is handles and shall be at bench height either permanently fixed to wall to a supporting frame or set in a bench top.

44. Pipes and Conduits in Food Premises

Pipes and conduits adjacent to walls are to be set 25mm minimum off wall face with brackets.

Pipes and conduits entering floors, walls or ceilings are to be fitted with a flange and all gaps fully sealed.

45. Mechanical ventilation in Food Premises

Exhaust hoods are to be of a stainless steel construction with an internal 50mm x 50mm gutter and unscrewable drainage plug at one corner.

Exhaust hoods are to have removable grease filters for cleaning.

Documentation shall be submitted to the certifying authority that the ventilation system has been installed and is operating in accordance with

AS/NZS 1668.1:1998 – The use of ventilation and air conditioning in buildings – Fire and smoke control in multi-compartment buildings; and

AS/NZS 1668.2:2002 – The use of ventilation and air conditioning in buildings – ventilation design for indoor air contaminant control.

PRIOR TO ISSUE OF A OCCUPATION CERTIFICATE

46. Compliance with Requirements of Development Consent

Compliance with all conditions of approval of the Development Consent on the subject property.

47. Landscaping Prior to Issue of Occupation Certificate

The landscaping of the site shall be carried out prior to issue of the Final Occupation Certificate in accordance with the approved plan. All landscaping is to be maintained at all times in accordance with BHDCP Part D, Section 3 – Landscaping and the approved plan.

48. Section 73 Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Development and Plumbing section of the web site www.sydneywater.com.au and then refer to Water Servicing Co-ordinator under "Developing Your Land" or telephone 13 20 92 for assistance.

49. Completion of Engineering Works

An Occupation Certificate must not be issued prior to the completion of all engineering works covered by this consent, in accordance with this consent.

50. Post Construction Public Infrastructure Dilapidation Report

Before an Occupation Certificate is issued, an updated public infrastructure inventory report must be prepared and submitted to Council. The updated report must identify any damage to public assets in the direct vicinity of the development site and the means of rectification for the approval of Council.

51. Interim Fire Safety Certificate

An Interim Fire Safety Certificate must be issued prior to the issue of an Interim Occupation Certificate to use or change the use of a building, except in the case of a Class 1a or Class 10 building(s).

52. Food Shop Registration requirements

Occupation of the premises shall not occur until:

- a) The food business is registered with Council by completing and submitting the Registration of Food Business form available from Council's website; and
- b) Notification to the NSW Food Authority under Food Safety Standard 3.2.2 Division 2 Section 4 Notification is completed. This requirement is to be met by notifying through the following website www.foodnotify.nsw.gov.au

Evidence of notification is to be submitted to Council prior to commencement of business.

53. Food Premises Final Inspection

Prior to the issuing of an Occupation Certificate, the food premises shall be inspected by an authorised officer of The Hills Shire Council under the Food Act 2003, to determine compliance with the *Food Act 2003, Food Safety Standards and Australian Standard 4674:2004: Design Construction and Fit-out of Food Premises*.

THE USE OF THE SITE

54. Security Screens/Locking Devices (Fire Safety)

All required fire exits or paths of travel to an exit shall not be fitted with security screens and/or locking devices that will impede safe egress of the building occupants and visitors without prior consent from Council.

55. No Obstruction to Path of Travel

The placement of storage racks, cabinets, floor stock, pallets or the like, shall not obstruct any path of travel to an exit nor the efficient operation and effective coverage of any fire hose reel, fire hydrant, fire extinguisher or other essential fire safety measures.

56. Offensive Noise

The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provisions of the *Protection of the Environment Operation Act 1997*.

57. Noise to Surrounding Area

There shall be no amplified music or speakers external to the building.

58. Soap and Towels Adjacent to Hand Wash Basins

The hand wash basin shall be supplied with liquid anti-bacterial soap and single use paper towels, single use towelling or a hand drier.

59. Final Acoustic Report

Within three months from the issue of an Occupation Certificate, an acoustical compliance assessment is to be carried out by an appropriately qualified person, in accordance with the EPA's (DECCW) - *Industrial Noise Policy* and submitted to Council for consideration.

This report should include but not be limited to, details verifying that the noise control measures as recommended in the acoustic report submitted with the application are effective in attenuating noise to an acceptable noise level and that activity does not give rise to "offensive noise" as defined under the *Protection of the Environment Operation Act 1997*.

60. Offensive Noise - Acoustic Report

The proposed use of the premises and/or machinery equipment installed must not create offensive noise so as to interfere with the amenity of the neighbouring properties.

Should an offensive noise complaint be received and verified by Council an acoustic assessment is to be undertaken (by an appropriately qualified consultant), and an acoustic report is to be submitted to Council for review. Any noise attenuation recommendations recommended and approved by Council must be implemented.

61. Waste Storage and Collection

To ensure the adequate storage and collection of waste from the occupation or use of the premises, all garbage and recyclables emanating from the premises must be stored in the designated waste storage area. Arrangement must be in place in all areas of the development for the separation of recyclable materials from general waste.

ATTACHMENTS

Appendix 1 – Rural Fire Service Comments

1. Locality Plan
2. Aerial Photo
3. Site Plan
4. Elevations

APPENDIX 1 – RURAL FIRE SERVICE COMMENTS

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Telephone: 8741 5175
e-mail: csc@rfs.nsw.gov.au

Headquarters
Locked Bag 17
Granville NSW 2142

Facsimile: 8741 5433



The General Manager
The Hills Shire Council
PO Box 75
Castle Hill NSW 1765

Your Ref: 629/2012/JP
Our Ref: D11/2674
DA11122381479 MS

ATTENTION: Kristine McKenzie

1 February 2012

Dear Sir/Madam

Integrated Development for 21//590193 1 Wellgate Avenue Kellyville NSW 2155

I refer to your letter dated 8 December 2011 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

3. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

4. New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

Landscaping

5. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

For any queries regarding this correspondence please contact Michelle Streater on 8741 5175.

Yours sincerely



Nika Fomin

Team Leader Development Assessment

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.

ATTACHMENT 1 – LOCALITY PLAN



- SUBJECT SITE
 ✓ PROPERTIES NOTIFIED

NOTE: THE HILLS DISTRICT HISTORICAL SOCIETY ALSO NOTIFIED

THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

THE HILLS SHIRE COUNCIL DOES NOT GIVE ANY GUARANTEES CONCERNING THE ACCURACY, COMPLETENESS OR CURRENCY OF THE TEXTUAL INFORMATION HELD IN OR GENERATED FROM ITS DATABASE
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ATTACHMENT 2 – AERIAL PHOTOGRAPH



THE HILLS SHIRE COUNCIL

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DA NO. 629/2012/JP



Scale is 1:2494

5/04/2012

[illegible]

ATTACHMENT 4 – ELEVATIONS

LEGEND: EXTERNAL FINISHES

1	W1: Flat Brick - Colour: Dark	8	Door Frames: Aluminium - Powdercoat: Silver*
2	W2: Cladding - Composite Cladding - Colour: "Dark Grey"	9	Door: Timber - paint finish - "White"
3	W3: Cladding - Flat Concrete - paint finish - "Neutral Concrete"	10	Columns & Downpipes: Steel - Galvalume - paint finish - "Light Grey"
4	W4: Cladding - "Timber Cladding" - "Natural Finish"	11	Staircases: Steel - paint finish - "Neutral Concrete"
5	W5: Cladding - "Timber Cladding" - "Natural Finish"	12	Concrete Wall: Concrete - "Natural Finish"
6	W6: Cladding - Composite Cladding - "Light Grey"	13	Block Wall: Rendered Finish - paint finish - "Dark Grey"
7	W7: Flat Brick - Colour: "Dark Grey"	14	W8: Cladding - Flat Concrete - paint finish - "Dark Grey"
8	W9: Flat Brick - Colour: "Dark Grey"	15	Windows: Aluminium - Powdercoat: Silver*

