

# **MINUTES OF THE SYDNEY WEST PANEL MEETING HELD AT CAMDEN CIVIC CENTRE ON THURSDAY, 27 SEPTEMBER 2012 AT 11.30AM**

## **PRESENT:**

Mary-Lynne Taylor	Chairperson
Bruce McDonald	Panel Member
Paul Mitchell	Panel Member
Chris Lalor	Panel Member
Peter Sidgreaves	Panel Member

## **IN ATTENDANCE**

Nicole Magurren	Director Development & Health, Camden Council
Ryan Pritchard	Team Leader Town Planning Assessments, Camden Council
Ron Dowd	Urban Planner, Camden Council
Jeremy Swan	Manager Development, Camden Council

## **APOLOGY:     Nil**

1.     The meeting commenced at 11.30am.

2.     **Declarations of Interest - Nil.**

3.     **Business Items**

### **ITEM 1 –**

**2012SYW054 - DA No. 445/2012 – Educational Establishment – Oran Park Primary School 704 student (primary school student special education school) and associated works, 400F The Northern Road, Oran Park**

4.     **Public Submissions -**

Tim Bain – Department of Education addressed the panel.

Chris Klein – GHD addressed the panel.

The panel was addressed by the representatives of the Dept of Education who objected to some of the council proposed conditions – in particular, the suggested requirement for kiss 'n drop access to be provided on the school site, claiming that this facility was not provided at other public school sites whilst acknowledging that it was a normal requirement for private schools; they objected to council's suggested condition relating to the width of the bus bay; and some other minor amendments.

## 5. The Panel's Decision

### **2012SYW054 - DA No. 445/2012 – Educational Establishment – Oran Park Primary School 704 student (primary school student special education school) and associated works, 400F The Northern Road, Oran Park**

The Panel members unanimously approved the application, and the conditions relating to bus parking and children drop off within the site, noting that this is a “greenfields” application, with the details of the surrounding roads not yet decided and therefore an ideal opportunity for best practice provision of on-street parking for buses, and onsite drop off for children, and for the reasons given in Council's Assessment Report. The Panel found the conditions prepared by the council to be carefully drawn and appropriate in the circumstances of a new public school in a newly developing area. The conditions contained therein with the following amendments are approved:

#### **1(2) Road and Traffic Works** - Compliance with the following traffic conditions must be achieved for this development:

- (a) The road configuration for Road No. 3 shall be consistent with road designs approved by Council under a separate development consent. A typical carriageway width of 12.3 metres shall be provided.
- (b) The plans shall be amended to provide fully functioning on-site student drop-off/pick-up facilities.
- (c) The bus bay shall be a minimum of 4 metres wide and for 4 buses, and a minimum 3 metre wide footpath must be provided adjacent to the bus bays (at the time works commence) in accordance with Schools Facilities Standards.
- (d) Access to the primary (main) school driveway system shall be limited to left in/left out operation only.
- (e) A children's crossing with kerb returns shall be provided on Road 3 to be upgraded to a wombat crossing (raised marked, sign posted and illuminated) pedestrian crossing) once RMS warrants are achieved, at no cost to Council. Appropriate sight distances shall be provided and maintained.
- (f) Appropriate street lighting shall be provided for the wombat crossing standard, in accordance with Australian Standard AS 1158, prior to the occupation of the development.
- (g) A shared foot/cycle path minimum 2.5 metres wide shall be provided on the school frontage on Road 3 (South Circuit) and a 1.2 metre wide footpath to the opposite frontage.
- (h) School buses shall only set down and pick up students at the designated bus bays at the school frontage to Road No. 3 (South Circuit).
- (i) Waste collection areas are to be constructed at the grade of driveway access and clearly marked on the ground with pavement marking to prohibit car parking.
- (j) Submission of traffic regulatory signs, lines and devices to Local Traffic Committee for concurrence prior to the occupation of the development.

- 2(5) **Construction Traffic Management Procedure** - Traffic management procedures and systems must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS 1742.3 and to the requirements and approval of Council and the Roads and Maritime Services. Plans and proposals must be approved by Council prior to the certification of crown building works.
- 2(7) **Access Gates** - Where proposed, entry and exit gates and solid walls located to ensure safe intersection sight distances (SISD) are achieved in accordance with AS 2890 from the property boundary. Footpath crossings should have a minimum width in accordance with requirements outlined in AS/NZS 2890.1:2004 across the full length, and have a perpendicular alignment to the street. However the width may be increased depending on the use of the building and the type of vehicle using the site. Footpath crossings are to be located so as to provide maximum sight distance.
- 2(16) **Stormwater Detention** - The capacity of the proposed stormwater drainage system must be checked to ensure its capability of accepting the additional run-off from this development. If there is no other system, an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows. The system is to provide for all storms up to and including the 1% AEP event. Engineering details and supporting calculations must be prepared by a qualified Civil Engineer prior to the certification of crown building works.

Location of stormwater detention basin shall be generally in accordance with Plan Number L06002.58-BE-DA Drawing Number 101 Revision 02, prepared by Brown Consulting and approved under DA 1548/2010 or to Council current engineering design specifications in individual site.

An easement and all downstream works required to discharge stormwater to a defined watercourse or Council drainage system shall be provided in accordance with Council's current Engineering Specification.

On completion of the on-site detention system, works-as-executed plans are to be prepared by a registered surveyor and submitted to Camden Council prior to the occupation of the development. The plans are to be certified by the designer and are to clearly make reference to:

- i) the works having been constructed in accordance with the approved plans,
- ii) actual storage volume and orifice provided,
- iii) the anticipated performance of the system with regard to the design intent.

The developer must prepare a Section 88B Instrument for approval by the appropriate authority (Camden Council or Crown) which incorporates the following easements and restrictions to user:

- (a) Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin, and that the Camden Council must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) to:
  - (i) view the state of repair of the basin;
  - (ii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council, requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach

and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.

- (b) Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.

The on-site detention basin (OSD) may be decommissioned when other approved operational systems become available.

- 2(17) **Construction Environmental Management Plan** - An Environmental Site Management Plan must be prepared prior to the certification of crown building works. A copy shall be submitted to Camden Council. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 - 2005 and must address, but not be limited to, the following issues:

- (a) All matters associated with Council's Erosion and Sediment Control Policy.
- (b) All matters associated with Occupational Health and Safety.
- (c) All matters associated with Traffic Management/Control during construction, which should address issues of access of construction traffic, storage material, location of site office, and parking for workers, use of equipment and other matters which has an impact on the road network or immediate environment.
- (d) All other environmental matters associated with the site works such as noise control, dust suppression, waste management and the like.
- (e) Any construction work which involved access to public road shall be subject to an approval of a Public Road Activity Application to Council accompanied by a Traffic Control Plan prepared by an RMS accredited Certifier.

- 2(19) **Detailed Landscaping Plans** - Prior to the certification of Crown building works, detailed Landscaping Plans prepared by a qualified Landscape Architect or qualified Landscape Designer be submitted, and must be in accordance with the Schools Facilities Standard. The Landscape designer shall refer to Camden Council's current Engineering Design Specifications, where there is not an inconsistency with the Schools Facilities Standard.

The following items listed must be included with the other landscaping elements, in the detailed Landscaping Plans:

- (a) Eucalyptus, Angophora, Araucaria and other very large trees are not to be installed in any Median Strip, Public Open Space areas including any Road Verge or Nature Strip without approval from the Consent Authority (i.e. Camden Council).
- (b) The detailed Landscaping Plans must mirror and be consistent with the approved Concept Landscaping Plans lodged with the Development Application for Consent.
- (c) The detailed Landscaping Plans must clearly show any proposed road verge Estate Entry Feature, Landmark Entry Tree Planting, Statement Feature Wall, or Entry Statement Signage. These works are not to be positioned on any Public Open Space areas such as the Nature Strip or other Council maintained area. Any Entry Statement Wall, Landmark Entry Feature or other Entry Feature is to be installed only within the boundaries of private property.

- 2(24) **Public Risk Insurance Policy** - Prior to the certification of crown building works, the owner or contractor is to take out a public risk insurance policy with a minimum cover of \$20 million in relation to the occupation of and works. Where the coverage of such policy expires during the period of construction of the works, the policy must be renewed prior to the expiration of the policy and a Certificate of Currency from the insurer.

Failure to keep the works insured shall be reason for Council to make the works safe and all costs associated with making the works safe shall be a cost to the owner of the land.

It is noted that the State Government insures all the works of this project.

2(25)(12) **Dishwashing Facilities** - The premises must be provided with a:

- (a) suitable dishwashing machine capable of achieving a hot water temperature of at least 77° Celsius that is fitted with a temperature thermometer or gauge; and
- (b) at least one single bowl cleaning sink or tub containing at least one compartment.

4(11) **Unexpected Findings Contingency** – Upon the identification of additional contamination or hazardous materials at any stage of the earthworks process all works in the vicinity of the findings shall cease and the affected area must be made secure from access by personnel. A qualified environmental consultant must assess the extent of the contamination / hazard in accordance with the NSW EPA Guidelines. The assessment results together with a suitable management plan must be provided to Camden Council for written approval prior to the removal or treatment of such findings contamination / hazardous materials. If remediation is required, a Remediation Action Plan (RAP) with an application for consent must be lodged with the Consent Authority in accordance with Council's Management of Contaminated Lands Policy.

5(4) **School Zone** – Prior to the occupation of the development, the developer shall obtain written authorisation from Roads and Maritime Services:

- (a) 6 weeks prior to student occupation of the site the following is to be submitted to RMS for review and approval:
  - (i) a copy of Council's development consent;
  - (ii) the proposed school commencement / opening date;
  - (iii) two 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 signs and pavement markings)
    - all existing and proposed street furniture and street trees.

For further information regarding the school speed zone, please contact the RMS' Speed Management Officer on 8849 2745.

- (b) School zone signs, flashing lights and pavement marking patches must be installed in accordance with RMS's approval/authorisation, guidelines and specifications.
- (c) School zone signs, flashing lights 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 cost to RMS or Council.

- (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, flashing lights and pavement markings the developer must arrange an inspection with RMS for formal handover of the assets to The RMS. The installation date information must also be provided to RMS at the same time. Note: Until the assets are formally handed over and accepted by RMS, RMS takes no responsibility for the school zone(s)/assets.
  - (g) All works/regulatory signposting associated with the proposed development are to be at no cost to RMS or Camden Council.
- 6(5) **Acoustic Compliance Report** - A report prepared by an independent acoustic consultant shall be submitted to Camden Council prior to the occupation of the development demonstrating that works and requirements set out in the environmental noise impact report ref. 4818 rev. A dated 21 June 2012 prepared by Day Design Pty. Ltd have been installed and implemented as recommended.
- 6(12) **Noise from External Play** – Deleted.
7. The Panel members unanimously endorse the requirement for fully functioning on-site student drop-off/pick-up facilities to be provided.
8. The Department of Education and Communities shall submit a design in accordance with Condition 1(2)(b) for a fully functioning on-site drop facilities to the satisfaction of Camden Council, within 7 days of the date of these minutes.

The meeting concluded at 1.00pm.

Endorsed by



Mary-Lynne Taylor  
Chair, Sydney West Joint Planning Panel  
Date: 3 October 2012