

**JOINT REGIONAL PLANNING PANEL
(Sydney West Region)**

JRPP No	2012SYW097
DA Number	927/2012
Local Government Area	Camden
Proposed Development	Stage 1 Concept Development Application (DA) - Non-government primary and secondary school for 986 students The DA also includes detailed construction of the first stage of the development that includes a building and associated site works
Street Address	54-60 Central Avenue and Shannon Way, Oran Park
Applicant / Owner	Butler and Co Architects Pty Ltd / Sydney Anglican Schools Corporation and Leppington Pastoral Company
Number of Submissions	0
Recommendation	Approve with conditions
Report by	Ron P Dowd, Urban Planner

PURPOSE OF REPORT

The purpose of this report is to seek the Joint Regional Planning Panel's (the Panel) determination of a Stage 1 Concept development application (DA) for a non-government primary and secondary school for 986 students.

The DA also includes detailed construction of the first stage of the development that includes a building and associated site works at 54-60 Central Avenue and Shannon Way, Oran Park.

The Panel is the determining authority for this DA as, pursuant to Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*, the capital investment value (CIV) of the proposed development is \$17 million which exceeds the CIV threshold of \$5 million for Council to determine the DA.

SUMMARY OF RECOMMENDATION

That the Panel determine DA 927/2012 for a Stage 1 Concept DA for a non-government primary and secondary school for 986 students. The DA also includes detailed construction of the first stage of the development that includes a building and associated site works at 54-60 Central Avenue and Shannon Way, Oran Park. This determination is recommended pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions contained in this report.

EXECUTIVE SUMMARY

Council is in receipt of a Stage 1 Concept DA for a non-government primary and secondary school for 986 students. The DA also includes detailed construction of the first stage of the development that includes a building and associated site works at 54-60 Central Avenue and Shannon Way, Oran Park.

Section 83B of the *Environmental Planning and Assessment Act 1979* states that:

- a staged DA is a DA that sets out concept proposals for the development of a site;
- which detailed proposals for separate parts of the site that are to be the subject of subsequent DA; and
- the DA may set out detailed proposals for the first stage of development.

The DA provides an overall development concept for a 986 student school in terms of a building masterplan, car parking, bus and vehicle access and student drop-off/pick up facilities. The DA also proposes first stage development for a building described as "building 2A."

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. No submissions were received.

At the electronic briefing to the Panel on 24 January 2013, Council raised concerns with the proposed traffic provision for bus and vehicular access as well as drop-off/pick up facilities available to the site. Council subsequently requested additional information from the applicant to address these concerns.

Amended plans and information addressing Council's concerns were submitted on 13 June 2013.

The proposed development **fully complies** with all applicable planning controls.

Based on the assessment, it is recommended that the DA be approved subject to the conditions contained in this report.

AERIAL PHOTO



THE SITE

The site involves two properties which are commonly known as 54-60 Central Avenue and Shannon Way, Oran Park and legally described as lot 15 and part lot 19, DP 1153031 respectively. The site is mapped as being partially bush fire prone. The site is located within the Oran Park precinct of the South West Growth Centre.

54-60 Central Avenue has frontages of 120m to Central Avenue, 300m to Peter Brock Drive, 120m to South Circuit and 230m to Shannon Way and an overall area of 4.3ha. The land is owned by the Sydney Anglican Schools Corporation and contains existing school buildings and facilities previously approved under DA 680/2010 (herein referred to as "building 1").

Shannon Way is a private road running east-west and linking Central Avenue and South Circuit. The road is owned by Leppington Pastoral Company and has an area of 3,023m².

The site is bound by Peter Brock Drive to the north, South Circuit to the east, Central Avenue to the west and a future public reserve to the south. The Oran Park town centre is located to the north of the site, new residential development to the east, the Anglicare retirement village to the south and vacant sites for a child care centre, church and future medium density housing to the west/south west.

To the east of Oran Park is South Creek and the rural residential suburb of Catherine Field. To the south the developing residential urban release area of Harrington Grove. To the west and north lie the rural residential areas of Cobbitty and Bringelly.

HISTORY

The development history of the site is summarised in the following table:

Date	Development
December 2007	South West Growth Centre rezoned by NSW Government for urban development
10 June 2009	Creation of lot 15 and Shannon Way (part lot 19) approved by DA 982/2008
23 February 2011	Approval of a primary school for 120 kindergarten to year 6 students granted by DA 680/2010

THE PROPOSAL

DA 927/2012 seeks approval for a Stage 1 Concept DA for a non-government primary and secondary school for 986 students. The DA also includes detailed construction of the first stage of the development that includes a building and associated site works at 54-60 Central Avenue and Shannon Way, Oran Park.

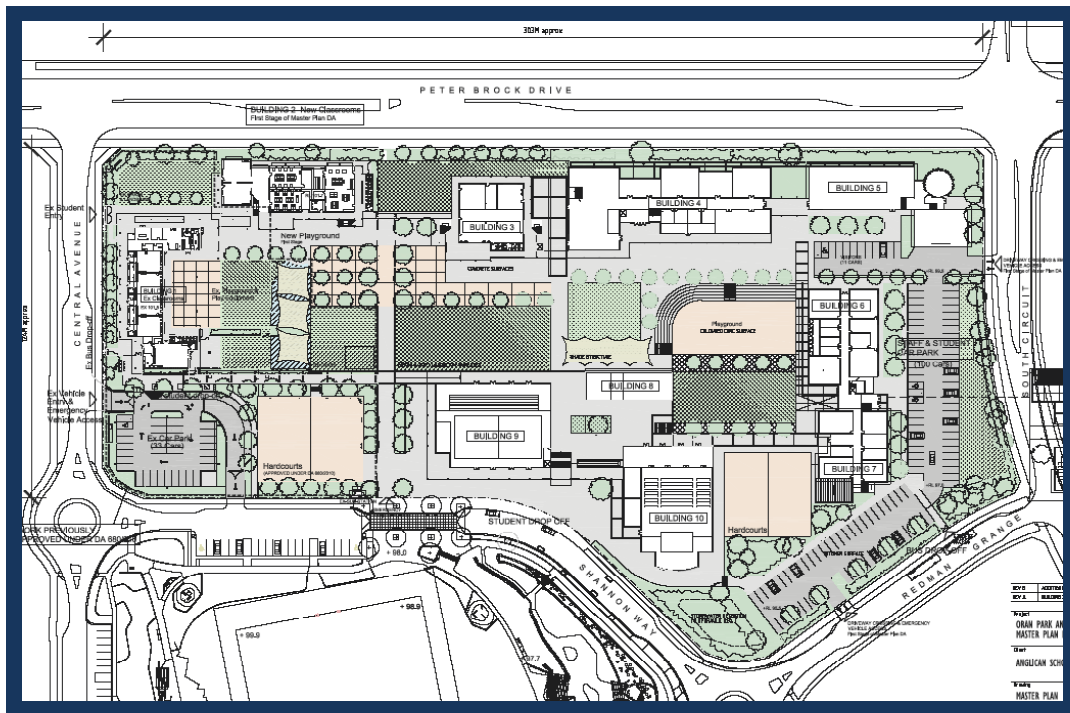
Specifically the proposed development involves:

Concept Proposal (subject to subsequent DAs)

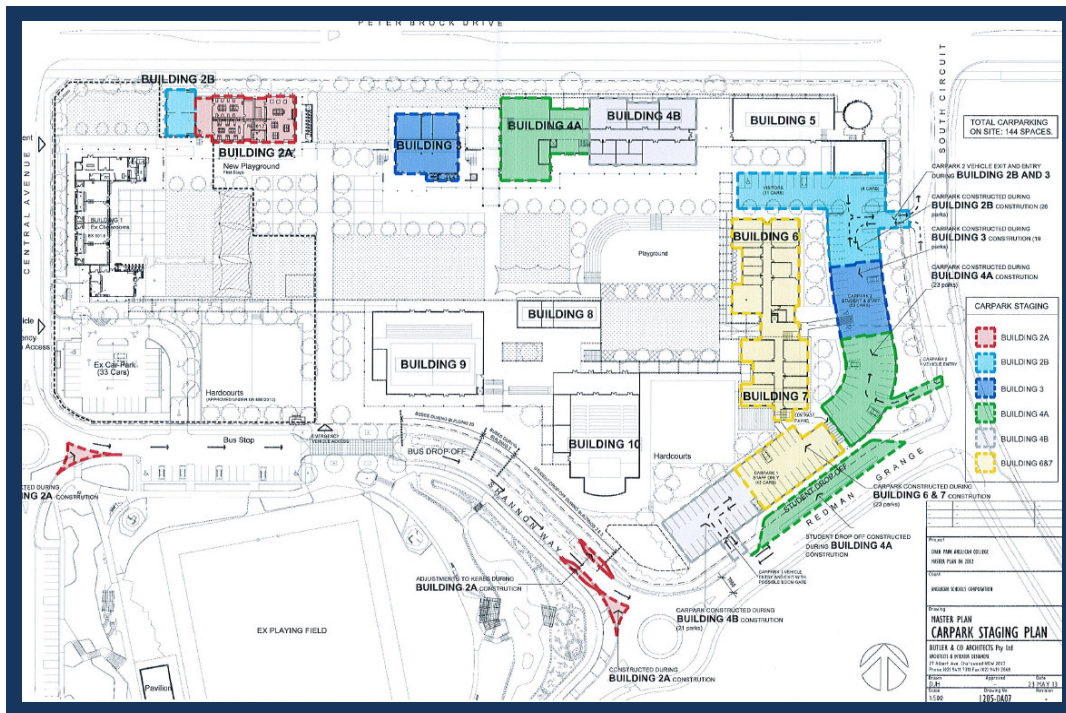
- Buildings 2A and 2B – Two storey classroom building with group learning areas surrounding a central learning space;
- Building 3 – Two storey library building with general learning rooms, study rooms and open library area;
- Buildings 4A and 4B – Two storey administration and design and technology classroom buildings;
- Building 5 - Two storey science technology and research building with research and lecture rooms;
- Buildings 6 and 7 - Single storey science classrooms. Two storey music and drama building, comprising general learning areas, rehearsal and practice rooms;
- Building 8 - Café and hospitality building;

- Building 9 - Multi purpose hall;
- Building 10 - Performing arts building;
- 144 on-site car parking spaces (including 33 spaces previously approved under DA 680/2010 for the existing primary school on the site);
- off-street drop-off/pick up facilities;
- bus drop-off/pick facilities and associated pedestrian paths;
- stormwater drainage and water quality treatment works; and
- associated landscaping.

CONCEPT MASTERPLAN



CAR PARK STAGING PLAN



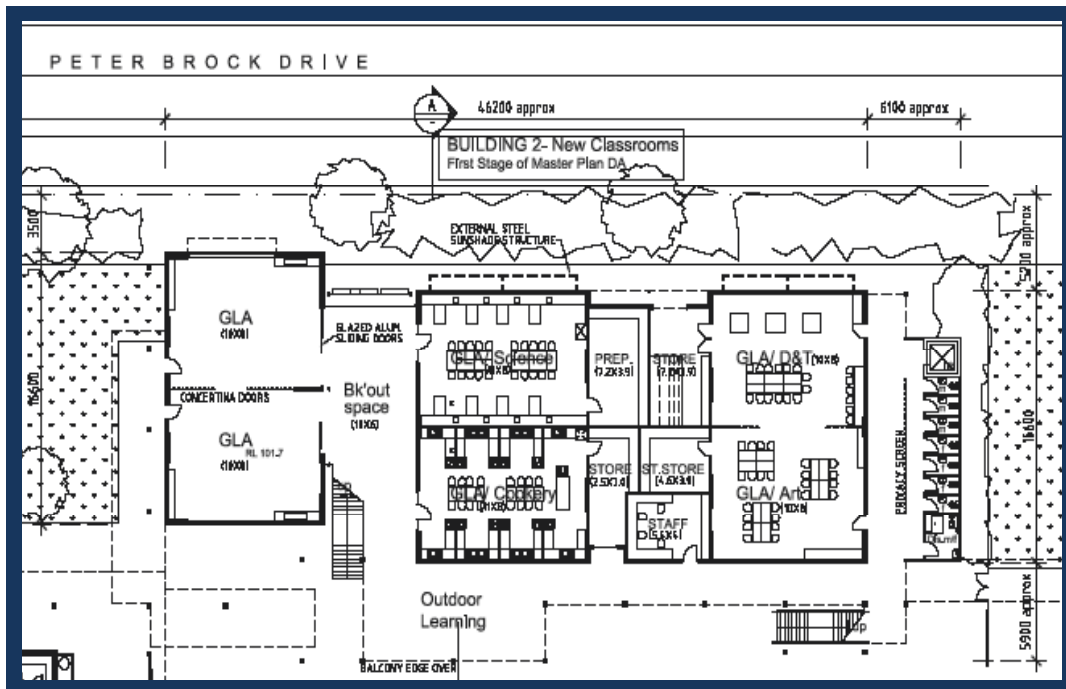
Detailed Proposal for the First Stage of Development

In addition to the overall concept approval for the school, this DA seeks approval for detailed construction of the first stage of the development that includes a building and associated site works:

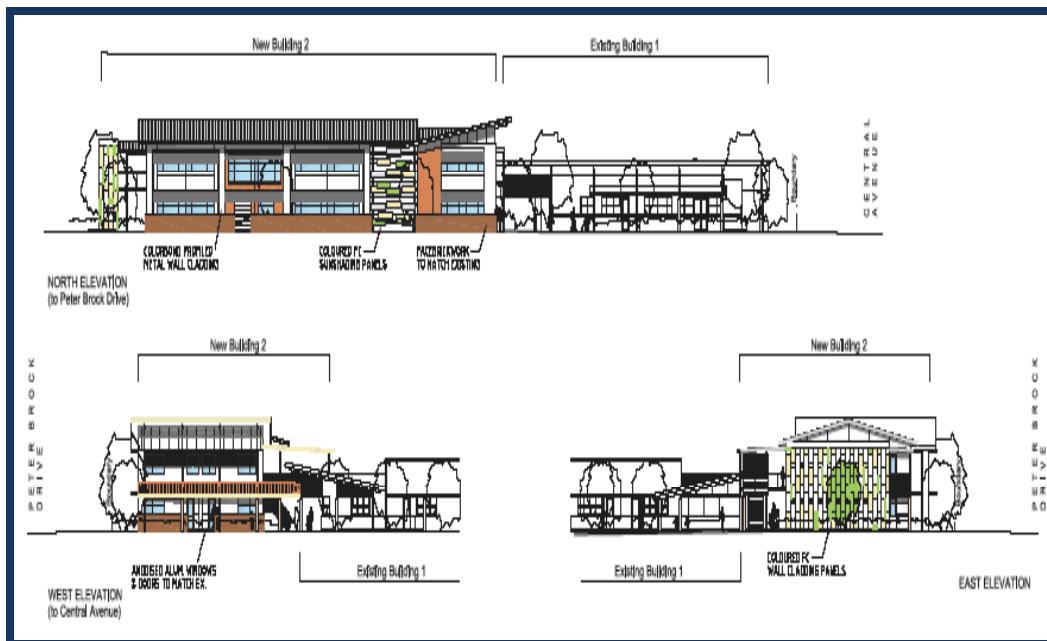
- erection of "Building 2A" – a two-storey building of brick, fibre cement wall cladding and colorbond roof construction containing 12 classrooms. This building will cater for 215 student enrolments;
- construction of an adjoining playground area;
- stormwater detention facilities; and
- works in Shannon Way to facilitate one-way traffic and relocation of bus services from an existing location in Central Avenue.

The CIV of the overall stage 1 and 2 works is \$17 million.

BUILDING 2 FLOOR PLAN



BUILDING 2 ELEVATIONS



ASSESSMENT

Environmental Planning and Assessment Act 1979 – Section 79(C)(1)

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

(a)(i) The Provisions of any Environmental Planning Instrument

The Environmental Planning Instruments that relate to the proposed development are:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No 55 – Remediation of Land
- Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River

An assessment of the proposed development under the Environmental Planning Instruments is detailed below.

State Environmental Planning Policy (State and Regional Development) 2011 (SEPP)

Pursuant to Clauses 20 and 21 of the SEPP, the proposed development is included in Schedule 4A of the *Environmental Planning and Assessment Act 1979* and has a CIV of \$17 million. This exceeds the CIV threshold of \$5 million for Council to determine the DA and therefore it is referred to the Panel for determination.

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

Permissibility

The site is zoned R3 Medium Density Residential under the provisions of the SEPP. The proposed development is defined as an "educational establishment" by the SEPP which is a permissible land use in this zone.

Zone Objectives

The objectives of the R3 Medium Density Residential zone are as follows:

- To provide for the housing needs of the community within a medium density residential environment.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for a school.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Officer comment:

The proposed school will provide for the day to day educational needs of school aged children from the surrounding residential area.

- To support the well being of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.

Officer comment:

The proposed school will support the well being of the community through the provision of education activities. The proposed development has been assessed and found to be compatible with the amenity of a medium density residential environment.

- To provide for a variety of recreational uses within open space areas.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for a school.

- To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.

Officer comment:

This objective is not relevant to the proposed development as the proposal is for a school.

Relevant Clauses

The DA was assessed against the following relevant clauses of Appendix 1 (Oran Park and Turner Road Precinct Plan) of the SEPP:

Clause	Requirement	Provided	Compliance
4.3 Height of Buildings	Maximum 9.5m building height	Proposed maximum 8.5m building height	Yes
5.10 Heritage Conservation	Licence to destroy aboriginal relics	Section 90 licence for the land has been issued by the NSW Parks and Wildlife Service	Yes
6.1 Public Utility Infrastructure	Appropriate public utility infrastructure to service the development	Public utilities were made available to the site under DA 982/2008. It is a recommended condition that these utilities be connected to the development	Yes

State Environmental Planning Policy (Infrastructure 2007) (SEPP)

The aim of the Infrastructure SEPP is to provide a consistent planning regime for infrastructure and the provision of services across NSW.

Education Establishments

The land is zoned R3 Medium Density Residential, which is a prescribed zone under Division 3, Part 3 of the SEPP and thereby permits an "educational establishment" on the land with consent.

The SEPP provides that before a DA for a school can be determined, the consent authority must take into consideration all relevant standards in the School Facilities Standards (the Landscape, Design and Specification Standards). The SEPP also provides that the School Facilities Standards prevail over any inconsistency between them and a provision of a development control plan (DCP). In this case, the School Facilities Standard provides for a minimum lane width of 4m for school bus bays whereas as only 3.6m is required by the Oran Park DCP. Council staff have reviewed the proposed and consider that the bus bays comply with the Schools Facilities Standards.

Traffic Generating Development

The proposed development is traffic generating development as defined by the SEPP and the DA was forwarded to the Roads and Maritime Services (RMS). The SEPP provides that the DA shall not be determined until any submission received from the RMS has been considered. The DA was discussed at the RMS' Sydney Regional Development Advisory Committee on 7 November 2012. Correspondence was received from the RMS on 15 November 2012 where no objection to the development was raised, however a number of traffic related issues were discussed.

The RMS made comment requiring drop-off/pick-up facilities and that car parking be provided to Council's satisfaction and in accordance with Austroads and Australian Standard 2890. Council staff have reviewed the proposed development and are satisfied that adequate drop-off/pick-up facilities will be provided for each stage of the school's development and that the off-street car parking has been designed to comply with relevant standards.

The RMS raised concerns regarding the provision of traffic signals at the intersections of Peter Brock Drive and Central Avenue/South Circuit and the provision of a north-south pedestrian path through the site. However it is noted that traffic signals are not required for the proposed development and are not proposed by this DA. Additionally, no north-south path through the site is proposed either.

The RMS has commented that more detailed traffic modelling is required before approval for signals can be given. The RMS comments are accepted by Council as the timing of the installation of signals remains a commitment of Greenfield Development Company and Urban Growth NSW under a VPA.

A further RMS concern related to a proposed entry/exit driveway on South Circuit being located too close a future signalised intersection with Peter Brock Drive and South Circuit. The proposed development has since been amended to relocate this driveway further to the south and the RMS are satisfied with this.

The RMS also raised several detail design requirements that the development either now complies with or the recommended conditions will ensure are met.

State Environmental Planning Policy No 55 – Remediation of Land (SEPP)

The SEPP requires Council to be satisfied that the site is suitable for its intended use (in terms of contamination) prior to granting consent. The land has previously been subject to a phase 2 detailed contamination assessment.

The contamination assessment concluded that no contaminants of concern are present and therefore the land is suitable for the proposed development. Council is satisfied with the findings of the assessment and considers the site to be suitable for a sensitive use such as a school.

Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River (SEPP)

The proposed development is consistent with the aim of the SEPP (to protect the environment of the Hawkesbury-Nepean River system) and all of its planning controls.

There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the proposed development. A condition is recommended to provide a water pollution control device as part of the proposed development.

(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).

There are no draft environmental planning instrument applicable to the proposed development.

(a)(iii) The Provisions of any Development Control Plan

Oran Park Development Control Plan 2007 (DCP)

The following is an assessment of the proposed development's compliance with the controls in the DCP.

Control	Requirement	Provided	Compliance
2.1 Indicative Layout Plan (ILP)	Footprint of land uses and densities	School site previously approved under DA 680/2010 and generally in accordance with the ILP	Yes
2.2 Vision and Development Options	Future education needs of precinct	The proposed development will provide for the education of the community	Yes
2.4 Infrastructure Delivery and Development Staging	Provision of infrastructure	Public utilities were made available to the site under DA 982/2008. It is a	Yes

Control	Requirement	Provided	Compliance
		recommended condition that these utilities be connected to the development	
3.1 Street Network and Design	Streets designed in accordance with Council's Engineering Specifications	The development has been designed to comply with Council's Engineering Specifications	Yes
3.2 Pedestrian and Cycle Networks	Pedestrian/cycleway in road reserve	It is a recommended condition that pedestrian pathways be provided for each stage of the school	Yes
3.3 Public Transport Networks	Travel lanes, roundabouts and intersections designed for buses	Minimum 3.5m travel lanes for buses proposed. Roundabouts provided adequate manoeuvrability for buses	Yes
4.1 Public Parks and Landscape Strategy	Adjoins future passive open space	The school is linked to Wayne Gardner Reserve by a crossing in Shannon Way	Yes
4.2 Education, Civic and Community Facilities	Location of education facilities	School site previously approved under DA 680/2010 and generally consistent with the ILP	Yes
	Iconic and landmark building design	The proposed school is considered to encourage community identity through its iconic and landmark building design	Yes
6.2 Flooding and Watercycle	Compliance with Council policies and environmental	Watercycle management reports	Yes

Control	Requirement	Provided	Compliance
Management	stormwater objectives	submitted. Conditions to comply with Council policies and environmental stormwater objectives are recommended	
6.3 Salinity and Soil Management	Salinity resistant construction	A suitable salinity management report has been provided. Compliance with this report is a recommended condition	Yes
6.4 Aboriginal and European Heritage	Section 90 licence	An Aboriginal Heritage Impact Permit has been issued for the site	Yes
6.6 Tree Retention and Biodiversity	Detailed landscaping plans and street tree planting	Provision of a detailed landscaping plan is a recommended condition for each subsequent building DA	Yes
6.7 Contamination Management	Contamination assessment and remediation (if required)	A contamination assessment report has been provided which found that the land is suitable for a school	Yes
6.9 Acoustics	Compliance with Council's Environmental Noise Policy	An acoustic report was submitted with the DA and conditions to comply with its recommendations (façade treatments) and Council's policy are recommended.	Yes
8.1 Visual and Acoustic Privacy	Minimise visual and acoustic impacts on adjoining properties	A acoustic report was submitted with the DA and conditions to comply with its	Yes

Control	Requirement	Provided	Compliance
		recommendations (façade treatments) and Council's policy are recommended.	
8.3 Stormwater and Construction Management	Compliance with Council policies	A suitable stormwater report was provided. Conditions are recommended to ensure compliance with Council policies	Yes
8.4 Waste Management	Waste management plan	A suitable waste management plan has been submitted with the DA	Yes
8.7 Safety and Surveillance	Site and design buildings for casual surveillance	Conditions are recommended to ensure compliance with a NSW Police Safer by Design assessment by providing perimeter fencing, alarm systems, lighting, low height landscaping, security gates and by managing the occurrence of graffiti	Yes

Camden Development Control Plan 2011 (DCP)

The following is an assessment of the proposed development's compliance with the relevant controls in the DCP.

Control	Requirement	Provided	Compliance
B1.1 Erosion and Sedimentation	Erosion and sediment control measures	The requirement for an appropriate erosion and sedimentation control plan is a recommended condition	Yes
B5.1 Off-street Car Parking	103 off-street car parking spaces	144 off street carparking	Yes

Control	Requirement	Provided	Compliance
Rates and Requirements	and drop-off area required	spaces and off street drop-off area is provided	

Car Parking Control	Required	Proposed	Complies
1 space per staff; plus 1 space per 100 students; plus 1 space per 5 Year 12 equivalent	75 Staff = 75 936 Students = 10 90 Year 12 Students = 18 Total = 103	144 off-street car parking spaces will be provided and all parking facilities provided by the occupation of building 7. Each stage proposes to provide car parking in accordance with the DCP.	Yes
Plus adequate delivery, drop off/ pick up area and buses		Adequate delivery, drop off / pick up areas and bus facilities for each stage and all facilities provided by the occupation of building 7	Yes

Council has assessed the provision of car parking to comply with the DCP requirements however will also the provision of adequate drop off/pick up facilities and bus bays to be provided for the school.

Given the nature of proposed development and its location, a traffic assessment report was submitted in support of the DA. Council staff have reviewed the report and are satisfied that, subject to relocating an existing bus bay in Central Avenue to Shannon Way and the development complying with the applicable design standards, that the school can operate safely and efficiently during peak periods to cater for expected vehicle demands.

It is recommended that the on-street bus layby depth be conditioned to accord with the Schools Facilities Standard. These standards apply to all new build projects at schools. The parking spaces and access to and from the car park must be designed in accordance with Australian Standard AS2890.1 Off-Street Car Parking and AS2890.6 – Off Street Parking for People with Disabilities. Compliance with these standards is a recommended condition.

Council's Local Traffic Committee will be required to approve any regulatory lines, signs and devices for the development (eg. "No Stopping") except for school zones, which can only be approved by RMS.

Having regard to the relevant parking and access provision, it is considered that the aims and controls of Camden DCP 2011 can be complied with by way of conditions.

(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F

The Oran Park Urban Release Area Planning Agreement (VPA) applying to Oran Park was signed on 22 September 2011. Clause 1.1 of the VPA excludes Lot 15, DP 1153031, known as the 'school land' from the application of the VPA.

Shannon Way is located within Stage A of Greenfield Development Company No. 1 (GDC 1) land, however as the private road is not defined as a "final lot" there are no obligations placed on the developer by this DA to satisfy the terms of the VPA.

(a)(iv) The Regulations

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality

As demonstrated by the above assessment, the proposed development is unlikely to have a significant impact on both the natural and built environments, and the social and economic conditions of the locality.

Acoustic Impacts

The proposed development has been assessed against Council's Environmental Noise Policy. Council staff have reviewed the acoustic report submitted with the DA and are satisfied that the operation of the school in this locality will be consistent with the policy and not have any adverse acoustic impacts.

The acoustic report addressed the potential impacts of road traffic noise upon the school. Council staff have also reviewed this part of the report and are satisfied that classrooms and play areas will comply with Council's Environmental Noise Policy as the placement of buildings will provide acoustic shielding to play areas to comply with 55dB(A) and that façade treatments and acoustics seals to glazing will achieve internal acoustic levels in accordance with Australian Standard 2170.

(c) The suitability of the site

As demonstrated by the above assessment, the site is considered to be suitable for the proposed development.

(d) Any submissions made in accordance with this Act or the Regulations

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2011. The exhibition period was from 25 October to 9 November 2012. No submissions were received.

(e) The public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, *Environmental Planning Instruments*, *Development*

Control Plans and policies. Based on the above assessment, the proposed development is consistent with the public interest.

EXTERNAL REFERRALS

Road and Maritime Services (RMS)

The DA was referred to the RMS pursuant to State Environmental Planning Policy (Infrastructure) 2007. An assessment of the RMS' response has been provided in the State Environmental Planning Policy (Infrastructure) 2007 section of this report.

Rural Fire Service (RFS)

As this site is mapped as being bush fire prone land, the DA was referred to the RFS seeking general terms of approval as the proposed development is Integrated Development pursuant to Section 91 of the *Environmental Planning and Assessment Act 1979*. A Bush Fire Safety Authority was issued under Section 100B of the *Rural Fires Act 1997* by the RFS on 22 October 2012 without any specific conditions.

Camden Local Area Command (CLAC)

The DA was referred to the CLAC for a "Safer By Design" (CPTED) assessment. Comments were received on 26 November 2012 indicating that the proposed school would be of low to medium crime risk and recommended the development incorporate perimeter fencing, alarm systems, lighting, low height landscaping, security gates and by managing the occurrence of graffiti. It is considered the recommendations are appropriate to this school development and compliance with the CLAC assessment is a recommended condition.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 79C(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. Accordingly, DA 927/2012 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

1.0 - General Requirements

The following conditions of consent are general conditions applying to the development.

- (1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.	Description	Prepared by	Dated
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1205-DA01 Rev H	Master Plan Ground Level	Butler and Co Architects	8 May 2013
1205-DA02 Rev A	First Floor Level		31 July 2012
1205-DA03 Rev B	First Stage (Bldg 2)		12 September 2012
1205-DA04 Rev A	Bldg 2 Floor Plan		4 August 2012
1205-DA05 Rev C	Bldg 2 Elevations		12 September 2012
1205-DA07 Rev A	Carpark Staging Plan		23 May 2013
2887 HSW-01 P1	Stormwater Concept – Ultimate Strategy	David Buckle and Associates	11 August 2012
2887 HSW-02 P1	Stormwater Concept – First Stage Strategy		11 August 2012
L01 Rev B	Landscape Masterplan	JMD Design	3 August 2012
L02 Rev A	Planting Palette		2 November 2011
N/A	School Student Enrolments	N/A	15 April 2013
Job No. 11002	Statement of Environmental Effects	Ingham Planning	September 2012
Ref 11179	Traffic and Parking Assessment	Varga Traffic Planning	24 September 2012
Report No 108068 Version 2	Salinity Assessment Of Tranche 1 Of The Oran Park Precinct Oran Park New South Wales	Prepared by Environmental Earth Sciences,	September 2009
Project 40740.12-1	Report On Phase 2 Contamination Assessment: Tranche 1 Oran Park	Douglas Partners	March 2009
TE962-04F02 Rev 1	Road Traffic Noise Assessment	Renzo Tonin and Associates	9 August 2012
Report X12317-01	Stormwater Management: Anglican College, Oran Park masterplan DA and First Stage	Brown Consulting	September 2012

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

- (2) **Staged Development** – This development consent is granted for a stage development within the meaning of Section 83B of the *Environmental Planning and Assessment Act 1979* for the development concept of a 986 student school in terms of a building masterplan, car parking, bus and vehicle access and student drop-off/pick up facilities as shown on the approved plans. Each stage of building works must be the subject of subsequent

development applications. First stage approval is granted to a building and associated works described as "Building 2A."

- (3) **Maximum Capacity of Educational Establishment** - The school is limited to 986 students as listed in the statement of environmental effects and traffic assessment report.
- (4) **Prescribed Conditions** - The applicant shall comply with the prescribed conditions of development consent under Clause 98 of the Environmental Planning and Assessment Regulation 2000.
- (5) **Building Code of Australia** – In accordance with the requirements of the Environmental Planning and Assessment Regulation 2000, the proposed development must be carried out in accordance with the requirements of the Building Code of Australia.
- (6) **Disability Discrimination Act** – This approval does not necessarily guarantee compliance with the Disability Discrimination Act 1992, and the applicant/owner is therefore advised to investigate their liability under the Act.

Your attention is drawn to AS1428 parts 2, 3 and 4 inclusive. This may be used as a comprehensive guide for disability access.

- (7) **Wheelchair Access** – Provision shall be made for wheelchair access to the building on the site for disabled persons in accordance with AS 1428 Parts 1 to 4. Particular attention should be given to tactile ground surface indicators for the orientation of people with vision impairment.
- (8) **Salinity Management Plan** - All proposed works that includes earthworks, imported fill and landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with Report *"Salinity Assessment of Tranche 1 Of The Oran Park Precinct: Oran Park NSW, Prepared by Environmental Earth Services, Report No 108068 Version 2, Dated September 2008."*
- (9) **Safer By Design (CPTED) Requirements** - The development must be designed in accordance with the NSW Police Service, Camden Local Area Command, Safer By Design Crime Risk Evaluation Report applying to this Development, dated 26 November 2012.
- (10) **Car Parking Spaces and Areas** - 144 car spaces must be provided for the ultimate development in accordance with the approved plans. Carparking and access is to be provided in accordance with Drawing 1205-DA07 Rev A Carpark Staging Plan prepared by Butler and Co Architects dated 23 May 2013.

All areas are to be fully sealed with asphaltic concrete, kerb and guttered and drained. Swept paths demonstrating that the design vehicle can satisfactorily access the site. The layout of the proposed car parking areas associated with the subject development (including driveways, queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bay dimensions) must conform with Camden Council's Car Parking Code (Development Control Plan 2011) and Camden Council's Current Engineering Specifications, and must be designed in accordance with a pavement design prepared by a Geotechnical Engineer and the Consent Authority's (ie Camden Council)

standard. Documentary evidence of compliance from an Accredited Certifier/Suitably qualified person prior to the issue of a construction certificate.

- (11) **All Works/Regulatory Signposting and Street Lighting** – Works, regulatory signposting and street lighting upgrades associated with the proposed development shall be completed at no cost to the RMS or Council. School speed zones are to be provided in accordance with RMS requirements.
- (12) **Footpath Levels** – The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) shall be altered to match road design and construction.
- (13) **Directional and Safety Signage and Internal Road Markings** – Clear, legible and appropriately located signage and road markings shall be provided on site to ensure the safe circulation and parking of vehicles. Signage shall include, but not be limited to, the entry being appropriately signposted “IN” and the exit being appropriately signposted “OUT.” Signs shall also indicate truck/service vehicle access.
- (14) **Access Gates** – Where proposed, entry and exit gates to the site shall be setback a minimum 6.5 metres from the property boundary. Footpath crossings should have 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.
- (15) **Speed Control** - Speed humps or similar measures must be provided along the internal driveways at sufficient intervals so as to discourage the travel of motor vehicles within the development at unreasonable speed.
- (16) **Fencing** - Appropriate pedestrian fencing, in accordance with the approved plans, to prohibit pedestrian movements from the school playgrounds into car parking, loading, bus bay drop off and internal roads shall be erected for the development.
- (17) **Waste Collection** - Provision must be made for the storage of waste bin within the site. Waste bins must be emptied on a regular basis to prevent odour and fire hazard occurring.

The location of waste bin storage and collection areas must be clearly indicated on building plans prior to the certification of crown building works. The location chosen for storage of the bins should not diminish the allocated number of off-street parking spaces nor have any detrimental impact upon access to fire services and emergency exit doorways.

(18) **Sewer Access Chambers And Mains -**

- No sewer access chambers are to be constructed within the Road Reserves, Public Reserves and Drainage Reserves without prior approval of Camden Council.

- No sewer mains are to be constructed within both proposed and existing Public Reserves and Drainage Reserves without prior approval of the Camden Council.

(19) **Services -**

- All services within the development shall be underground.
- All service connections to existing works in Council's Road Reserve requires a road opening permit from Council. Connections to existing works within Public Reserve or Drainage Reserve will require owners permission (ie, Camden Council).

(20) **Design of proposed Utility Plant/Infrastructure -** Utility plant and infrastructure must be consistent with all aspects of the approved road design. All proposed Public Utility Authority plant/infrastructure connections in existing public roads must comply with the provisions of the Memorandum of Agreement associated with the current Streets Opening Conference.

(21) **Outdoor Lighting -** All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

(22) **Food Codes and Regulations Compliance -** The construction and fit-out of the kitchen or any part thereof, to be used for the manufacture, preparation or storage of food, must comply with Camden Council's *Food Premises Code, the Food Act, 2003* and the *Food Regulations 2004* (incorporating the Food Standards Code).

(23) **Landscaping Maintenance and Establishment Period -** Commencing from the Date of Practical Completion (DPC), the Applicant will have the establishment and maintenance responsibility for all hard and soft landscaping elements associated with this Consent.

The 12 month maintenance and establishment period includes (but not limited to) the Applicant's responsibility for the establishment, care and repair of all landscaping elements.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, soil preparation and treatment and initial weed control, and completion of all planting, turf installation and mulching.

It is the Applicant's responsibility to arrange a site inspection with the Principal Certifying Authority (PCA), upon initial completion of the landscaping works, to determine and agree upon an appropriate DPC.

At the completion of the 12 month landscaping maintenance and establishment period, all hard and soft landscaping elements (including any adjoining nature strip and road verge areas, street trees, street tree protective guards and bollards) must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

At the completion of the maintenance and establishment period, the landscaping works must comply with the approved Landscaping Plans.

2.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Design and Construction Standards** – All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with:

- (a) School Facilities Standards (Landscape Standard, Design Standard, Specification Standard), as enforce at the time of works;
- (d) Camden Council's Current Engineering Specifications; and
- (e) the recommendations of the Salinity Management Plan

Designs for line marking and regulatory signage associated within public roads MUST be submitted to and approved by Camden Council prior to the issue of a construction certificate.

- (2) **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.. Plans and proposals must be approved by Council prior to the issue of a Construction Certificate.
- (3) **Drainage Design** - Prior to the issue of a Construction Certificate a stormwater management plan is to be prepared to ensure that the final stormwater flow rate off the proposed development site is no greater than the maximum flow rate currently leaving the existing site for all storm events. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties. The plan must be submitted to and approved by the Certifying Authority.
- (4) **Pre-Treatment of Surface Water** - The ground surface of the car park on the site must be graded to a collection system and covered with a suitable hard surface. The drainage system must flow to a suitable pre-treatment device prior to discharge and comply with the design criteria of Table 11: Environmental Stormwater Objectives from Oran Park Development Control Plan 2007.
- (5) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional run-off from this development. If necessary 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 5% AEP event. Engineering details and supporting calculations must be prepared by a qualified Civil Engineer and submitted to the PCA for approval with the Construction Certificate.
- (6) **Overland Flow Path** – Overland flow into the property and across the property shall be intercepted at the boundary and conveyed through the site via a piped or channelled drainage system to Council's stormwater system as detailed in the engineering drawing 2887 HSW-02 P1, Stormwater Concept –

First Stage Strategy prepared by David Buckle and Associates and dated 11 August 2012

- (7) **Stormwater Disposal** - Stormwater run-off from the whole development must be properly collected and discharged to the road and/or natural drainage system. Surface discharge across the footpath to the road gutter is not permitted. Provision must be made to cater for existing stormwater overland flow from adjoining properties.
- (8) **Environmental Management Plan** - An Environmental Site Management Plan must be prepared prior to the issue of a Construction Certificate. 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.
- (9) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's "Soil Erosion and Sediment Control Policy".

Control measures must be maintained during the entire development procedure and can only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised.

Plans containing of the undermentioned information must be prepared prior to the issue of a construction certificate:

- (a) existing and final contours
- (b) the location of all earthworks including roads, areas of cut and fill and re-grading
- (c) location of impervious areas other than roads
- (d) location and design criteria of erosion and sediment control structures
- (e) location and description of existing vegetation
- (f) site access (to be minimised)
- (g) proposed vegetated buffer strips
- (h) catchment area boundaries
- (i) location of critical areas (vegetated buffer strips, drainage lines, water bodies, unstable slopes, flood plains and seasonally wet areas)
- (j) location of topsoil or other stockpiles
- (k) signposting

- (l) diversion of uncontaminated upper catchment around areas to be disturbed
- (m) proposed techniques for re-grassing or otherwise permanently stabilising all disturbed ground
- (n) procedures for maintenance of erosion and sediment controls
- (o) details for staging of works
- (p) details and procedures for dust control.

- (10) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, foot paths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issue of a Construction Certificate.

The survey must include descriptions of each photo and the date when each individual photo was taken.

- (11) **Detailed Landscaping Plans** - Prior to the issue of a Construction Certificate, detailed Landscaping Plans prepared by a qualified Landscape Architect or qualified Landscape Designer, 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.

- (12) **Street Tree Protection Standards During all Development and Construction Works** - The protection of existing nature strip street trees, other than any existing street trees authorised by the Consent Authority (i.e. Camden Council) for relocation, removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites. The Consent Authority (i.e. Camden Council) must approve and authorise any works or impacts on any existing nature strip street tree prior to those works or impacts occurring.

The works and procedures involved with the protection of existing street trees are to be carried out by a suitable qualified and experienced Arborist or

organisation. Minimum suitable qualifications for the Arborist are to be at a standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture.

Prior to the issue of a Construction Certificate, all initial procedures for the protection of existing trees as detailed in AS 4970-2009, must be installed. All procedures for the protection of existing street trees must be applied, functioning and appropriately maintained during any earthworks, demolition, excavation (including any driveway installation) and construction works applicable to this Consent.

- (13) **Public Risk Insurance Policy** - Prior to the issue of a Construction Certificate, the owner or contractor is to take out Public Risk Insurance Policy with a minimum cover of \$20 million in relation to the occupation of and works within Council's road reserve. The Policy is to note Council as an interested party and a certificate of currency from the insurer of such policy must be submitted to the Council as evidence of such policy. 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.

3.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the construction site.

- (1) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of Building Code of Australia. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (2) **Notice of Commencement of Work** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act 1979* and Clause 103 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building works.
- (3) **Performance Bond** - Prior to the commencement of a performance bond of \$10,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (4) **Roads Act 1993 Consent** - Prior to any works within a road reserve, consent pursuant to s.138 of the *Roads Act 1993* must be obtained from the roads authority, Camden Council for the design and construction of all the proposed work in, on or over the road reserves adjacent to the subject site.

The design must include, but not be limited to, plans/documents associated with:

- i) the construction of kerb and gutter, road shoulder and drainage
- ii) footway formation
- iii) public utility service adjustment or installation
- iv) an Environmental Site Management Plan.

Further all such plans and documents associated with the design must be certified by:

- i) persons who are suitably accredited by a scheme approved by the N.S.W Department of Planning or, where no scheme exists,
- ii) persons who are suitably qualified and, are specialists and in that regard, currently practicing in that specialist area, or
- iii) in the case of a Public Utility Authority, an appropriately delegated officer of that Authority or accredited person by that Authority.

and prepared in accordance with Camden Council's Current Engineering Design Specification.

(5) **Protection of Public Places** – 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
- building 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. Any such hoarding, fence or awning is to be removed when the work has been completed.

(6) **Signs to be Erected on Building and Demolition Sites** – Under Clause 98A of the Environmental Planning and Assessment Regulation 2000, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work, and
- (b) showing the name of the 'principal contractor' (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

This clause does not apply to building work carried out inside an existing building that does not affect the external walls of the building.

Note: The PCA and principal contractor must ensure that signs required by this condition are erected and maintained.

- (7) **Toilet Facilities** - Toilet facilities must be provided at the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

- (8) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker in accordance with Council's standard drawing SD 31 must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point

- (9) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

An Infringement Notice issued under the Environmental Planning and Assessment Act, 1979, which imposes a monetary penalty of \$600.00, may be initiated by the Principal Certifying Authority (PCA) and issued by Camden Council where the implementation or maintenance of measures is considered to be inadequate. In the event that a risk of environmental pollution occurs an Infringement Notice issued under the Protection of the Environment Operations Act 1997, which imposes a monetary penalty of \$750 for an individual or \$1500 for a corporation may be issued by Camden Council.

- (10) **Footpath Construction** - The construction of any concrete footpath and/or pedestrian/cycle shared way, within any proposed/existing public road must not be commenced until a Public Road Activity (Roadwork) application has been submitted to and approved by Camden Council.

4.0 - During Construction

The following conditions of consent shall be complied with during the construction phase.

- (1) **Approved Plans to be On-site** - A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and

certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department, Council or the PCA.

- (2) **Dust Control** – Potential dust generation areas on-site shall be provided with vegetation cover and/or aerial water sprays to ensure that airborne particles are suppressed especially during periods of dry/windy weather.
- (3) **Construction Noise Levels** - Noise levels emitted during construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environmental Protection Authority's Environmental Noise Control Manual. This manual recommends that the acceptable noise level for: -
 - (i) Construction period of 4 weeks and under is level L10 measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
 - (ii) Construction period greater than 4 weeks is level L10 measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).
- (4) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:
 - (i) The delivery of material shall only be carried out between the hours of 7 am - 6pm Monday to Friday and between 8am - 5pm on Saturdays.
 - (ii) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site.
 - (iii) All construction activities shall be confined to the curtilage of the site. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner.
 - (iv) Construction waste must not be burnt or buried on site, nor should any wind-blown matter be permitted to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.

A waste control container shall be located within the development site.

- (5) **Work Hours** - All such work must be restricted to the following hours: -
 - (i) between 7am and 6pm Mondays to Fridays (inclusive);
 - (ii) between 8am to 5pm Saturdays,

Work is prohibited at all other times including Sundays and Public Holidays unless approved in writing by the Principal Certifying Authority.

- (6) **Vehicles Leaving the Site** - The contractor/demolisher/construction supervisor must ensure that: -
- (i) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
 - (ii) the wheels of vehicles leaving the site: -
 - (a) do not track soil and other waste material onto any public road adjoining the site.
 - (b) fully traverse the Stabilised Access Point (SAP).
- (7) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlms/index.htm) Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.
- (8) **Fill Material** – Prior to the importation and/or placement of any fill material (VENM permitted only) on the subject site a validation report and sampling location plan for such material must be submitted to Council.

The validation report and sampling location plan must be prepared: -

- i) by a practicing engineer with National Professional Engineering Registration and with a Specific Area of Practice in Subdivisional Geotechnics, and
- ii) in accordance with: -
 - a) the Department of Land and Water Conservation publication “Site investigation for Urban Salinity”, and
 - b) The Department of Environment and Conservation – Contaminated Sites Guidelines “Guidelines for the NSW Site Auditor Scheme (Second Edition) – Soil Investigation Levels for Urban Development Sites in NSW”.
- iii) and confirm that the fill material:
 - a) provides no unacceptable risk to human health and the environment;
 - b) is free of contaminants;
 - c) has had salinity characteristics identified in the report;
 - d) is suitable for its intended purpose and land use, and
 - e) has been lawfully obtained.

The sampling for salinity of fill volumes less than 6000m³ must provide for 3 sampling locations; fill volumes exceeding 6000m³, require one sampling

location for each additional 2000m³. A minimum of 1 sample from each sampling location must be provided for assessment.

The sampling for contamination must be undertaken in accordance with the following table:-

Classification of Fill Material	No. of samples per volume	Volume of fill (m ³)
Virgin Excavated Natural Material	1 (see note 1)	1000

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (9) **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 DEC 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.
- (10) **Connect Downpipes** – All roofwater must be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The Principal Certifying Authority (PCA) must not permit construction works beyond the frame inspection stage until this work has been carried out.
- (11) **Excavation and Backfilling** – All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with 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.

5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Services and Utilities** – All services and utilities shall be installed and commissioned prior to the issue of any occupation certificate for any school or any associated buildings.
- (2) **Road Widening** – Any road widening where the public footpaths, bus bays and drop off areas encroach upon the School site shall be dedicated as public road, at no cost to Council. The alignment of such road widening must be in

accordance with the detailed plans approved by Council which must be finalised prior to occupation of the development.

The plan must be registered by the Department of Lands (Land and Property Information) and documentary evidence forwarded to Council prior to the occupation of the development. An electronic version of the Plan of Consolidation shall be submitted to Council in either Document Exchange format (.dxf) or Drawing format (.dwg) prepared in the following co-ordinates AGD66.ISG Zone 56/1 for integration into Council's mapping system.

(3) **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 parking 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.
- (4) **Footpath Crossing Construction** - Prior to the occupation of the development a footpath crossing must be constructed in accordance with Council's issued footpath crossing information.
- (5) **Sydney Water Clearance** – Prior to the occupation of the development a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water and a copy submitted to Camden Council.
- (6) **Works as Executed Plan** - prior to the occupation of the development, a works-as-executed drawing must be submitted to Camden Council, in accordance with Camden Council's current Engineering Construction Specification, for all works on Council land or future Council land.
- (7) **Canteen Compliance Letter** - An inspection of the canteen must be undertaken by the Council prior to the occupation of the development. A letter is to be issued from the Consent Authority certifying that the kitchen complies with the Food Codes and Regulations.
- (8) **Registration and Notification** - Proprietor/s of the canteen are required to register the business with Camden Council and complete a Food Business Notification Form. The registration form must be returned to Council, whereas the Notification Form may be completed on-line on the Internet (free of charge) or returned to Council with an administration processing fee of \$55 (inclusive of GST).
- (9) **Trade Waste** - The applicant shall enter into a commercial contract for the collection of trade waste and recycling. A copy of this agreement shall be held on the premises at all times.
- (10) **Fencing and Landscaping** – Fencing and landscaping shall be completed prior to the occupation of the development.
- (11) **Street Trees, their Tree Root Barrier Guards, Protective Guards and Bollards** - During any earthworks and development works relating to this Consent, the Applicant is advised:
- (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.
 - (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the occupation of the development.
- (12) **Damaged Assets** – Damage to Council's assets/infrastructure caused by any activity and/or work associated with public utility relocation shall incur no cost to Council. Any such damage must be made good prior to the occupation of the development.

- (13) **School Management Plan** – Prior to the occupation of the development a school management plan is to be prepared by the applicant, school principal and other appropriate staff members. The plan is to address the following:
- (a) Documentation to be submitted to parents detailing school hours, when school supervision commences and concludes daily and what time classes begin and conclude;
 - (b) Measures introduced to ensure safety and security to reduce the likelihood of accident, injury and criminal activity;
 - (c) Supervision by school staff before school, during recess and lunch times to ensure noise and any disturbance likely to impact on adjoining properties is kept to a minimum;
 - (d) Complaints Handling Register;
 - (e) Information to be distributed to properties within 250m from site when there is likelihood for any disturbance or increase in demand for off street car parking spaces (i.e. school award ceremonies and any after school activities); and
 - (f) Litter Management Program.
- (14) **School Road Safety Plan** – Prior to the occupation of the development, a School Road Safety Plan is to be prepared in conjunction with the Principal, school representatives, Camden Council and other relevant persons and is to incorporate the following:
- a) Management/supervision program for students from the “kiss and drop” zone(s), car parking areas and bus drop off and pick up areas;
 - b) Supervision and monitoring conducted by school teaching staff during am and pm peak times;
 - c) Supervision and monitoring conducted by school teaching staff of the bus pick up and drop off area during am and pm peak times;
 - d) Preparation of educational information relating to pedestrian safety to be distributed to students;
 - e) Preparation of educational information in relation to school road safety which is to be distributed to parents; and
 - f) On street education and enforcement programs with drivers in partner with Council and the police.
- (15) **Waste Management Plan** - The proponent must prepare and submit a Waste Management Plan to address issues such as:-
- (a) waste minimisation strategies incorporating the hierarchy of:
 - i. avoidance
 - ii. reduce
 - iii. reuse
 - iv. recycle
 - (b) an industry waste reduction plan.
 - (c) waste and recycling management details including storage, control service and the like.

In the preparation of the Waste Management Plan due regard must be given to the Regional Waste Plan. The Waste Management Plan must be submitted to Council prior the occupation of the development.

- (16) **Science and Cooking Rooms** – Prior to the operation of any science or cooking rooms, consultation with Workcover and Sydney Water Authorities must occur to determine their fit out and operating requirements. Compliance with the requirements of each authority must be undertaken at all times.

6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Offensive Noise** - The use and occupation of the premises including all plant and equipment installed thereon, must not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act, 1997.
- (2) **Air Conditioning Units** - The approved air conditioning unit must operate at all times so:
- (a) as not to cause “offensive noise” as defined by Section 4 of the *Protection of the Environment Operations Act, 1997*;
 - (b) as to be inaudible in neighbouring dwellings during the hours of 10.00pm to 7.00am on weekdays and 10.00pm to 8.00am on weekends and public holidays; and
 - (d) as not to discharge any condensate or moisture onto the ground surface of the premises or into stormwater drainage system in contravention of the requirements of the *Protection of the Environment Operations Act, 1997*.
- (3) **Graffiti Management Plan** - A graffiti management plan must be incorporated into the maintenance plan for the development. All graffiti shall be removed within 48 hours of the offence.
- (4) **Liquid Waste** - All liquid waste other than stormwater generated on the premises must discharge to the sewer in accordance with the requirements of Sydney Water in particular the trade waste section.
- (5) **PA System – School Bell or Public address Noise** – The maximum sound pressure level from any of the speakers used for the school bell or public address system shall not be greater than 80 dB(A) when measured at 3 meters from any speaker.
- (6) **Unobstructed Driveways and Parking Areas** - All driveways and parking areas shall be unobstructed at all times. The location of on-street parking, bus bays and the like shall not obscure driveway ingress/egress or visibility entering or exiting the site. Car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.
- (7) **External Play Area Noise Levels** – External play areas must be protected from the impact of road traffic noise to achieve a noise criteria of 55 dB(A) LAeq (15hr) from Peter Brock Drive and 55 dB(A) LAeq (1hr) from South Circuit and Central Avenue as contained within DECCW's Environmental Criteria for Road Traffic Noise booklet or equivalent as set out in the Road Traffic Noise Assessment prepared by Renzo Tonin and Associates and dated 9 August 2012.

- (8) **Internal Noise Levels** – For classrooms all internal noise levels must be compliant with the relevant internal noise criteria contained with Australian Standard 2107:2000 – Acoustics recommended design sound levels and reverberation times for building interiors. A report prepared by an independent acoustic consultant shall be submitted to Council prior to the occupation of the development demonstrating that works and requirements set out in the Road Traffic Noise Assessment prepared by Renzo Tonin and Associates and dated 9 August 2012 have been installed and implemented as recommended.
- (9) **Plant Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes on the site (LAeq) (measured for at least 15 minutes) must not exceed the background level by more than 5dB(A) when measured at any point on any residential boundary. The noise levels must also comply with relevant noise criteria within Council's Environmental Noise Policy.
- (10) **Classroom and Building Ventilation** – To achieve internal noise level compliance in accordance with AS2107: 2000 for classroom buildings, doors and windows will need to be closed. As a result, mechanical ventilation (air conditioning) will be required to be provided to these buildings to ensure that adequate air ventilation is provided. Air ventilation for these buildings should meet the minimum standards prescribed by the Building Code of Australia.
- (11) **Hours of Operation of Educational Establishment** - The operating hours of the school is limited to the following breakdown:
- | (a) Staff and Students – 7.00am to 10.00pm.
- (b) Deliveries and service vehicles generated by this development are limited to between 7.00am to 5.00pm. Deliveries and service vehicles are to be scheduled to access the site outside of peak am and pm pick up and drop off times to minimise conflict between different vehicle modes, pedestrians and conflict over car parking spaces.

RECOMMENDED

That the Panel approve DA 927/2012 for a non-Government primary and secondary school for 986 Students, construction of a stage 1 building and associated site works at 54-60 Central Avenue and Shannon Way, Oran Park subject to the conditions listed above.