

ATTACHMENT 3 TO SUPPLEMENTARY REPORT

Condition

Applicant's response

Outcome

2.3.3.1 If it is the applicant's intention to engage Council to undertake the checking of the engineering design plans and the issue of the Construction Certificate for the engineering works nominated in the "Prior to Construction Certificate (Engineering)" section, it will be necessary to submit the relevant engineering plans to obtain a quote for this service. A verbal quote will be provided within 48 hours based upon Council's Goods and Services Pricing Schedule. This will also be confirmed in writing.	2.3.3.1 Seek deletion. Requirement for independent checking of design is excessive and unusual.	MODIFICATION Condition moved to advisory section.
3.5.4 Bus-bay construction Prior to the issue of ANY Construction Certificate for the construction of a building to be used as part of the school, the proposed bus bay and drop off zone as amended by condition 5.1.1(b) MUST BE CONSTRUCTED and be fully operational. Reconstruction of the half road width of Farm Rd as required elsewhere in the consent must also be constructed and fully operational in conjunction with the bus bay works. The bus bay and drop-off zone are to be constructed in accordance with the approved plans by Lippman Architects DA-001 Revision P4 enclosure 1B on Council File JRPP-13-634. A Compliance Certificate for the bus bay and drop-off zone, and a letter of satisfactory completion from Council for the Roads Act Approval for the half road reconstruction, MUST be issued prior to the release of a Construction Certificate for any building works involving the proposed school buildings.	3.5.4 - staged construction of the proposed driveway would be provided prior to construction completion to improve the current off street vehicular arrangement. In this early work scenario, construction access will be provided separately to school traffic.	MODIFICATION Council agrees to the amendment of condition 3.5.4 to allow for the staged construction of the bus bay on the basis that the initial bus bay during construction is utilised for pick-up and drop-off servicing of the site. See amended condition 3.5.4.
4.1.1 The following plan amendments shall be included on or addressed by any Construction Certificate relating to the approved development and separately approved by Council prior to the release of a Construction Certificate: (a) Privacy louvers are to be provided at the eastern end of the first floor terrace at the north end of the administration building as well	4.1.1 (a) - Privacy louvers to the eastern end of the upper level terrace were agreed. The perspex screen to the north of the terrace was not deemed necessary as there would be a maximum of 50 children using the terrace at any one time.	MODIFICATION Council agrees to the amendment of condition 4.1.1 to require privacy louvers to the eastern terrace only, with an operational requirement that a maximum of 50 children use the terrace at any one time. This is agreed on the basis that the terrace opens onto 2

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as the first floor windows on the eastern elevation of the building. In addition, the entire terrace is to be enclosed with a 1.8m Perspex screen from the finished floor level to address any acoustic impact on adjoining properties.		classrooms only and is not a thoroughfare between classrooms. As such, an acoustic perspex screen will also not be required. Furthermore, privacy louvres on the eastern elevation are not required for high sill windows above 1.5m, however, where windows have a sill height of below 1.5m and are located on the first floor, privacy louvres will be required.
(b) The bus bay and drop off zone is to be amended to provide for an additional double row of queuing area for a minimum of 14 cars. In this regard, the building is to move south to cater for the additional queuing area. It should be noted that appropriate turning circles are to be provided to Council for separate approval of the revised bus bay and drop off zone.	4.1.1 (b) This clause should be eliminated. The bus bay drop off zone has been designed in accordance with a traffic report prepared by Transport and Traffic Planning Associates. In this regard I note there is ample space for queuing of 21 cars in the existing configuration and there is therefore no need to move the kerb or the building south. Approval of the turning circles should be done by the civil designer or traffic consultant. The traffic management plan and revised site plan elaborates on the provision of off-street vehicular movement. The traffic management plan and site plan are located at Attachment 4.	UNSUPPORTED Council does not support this amendment. Whilst the applicant has submitted a Traffic Management Plan that identifies that a total of 22 cars could be accommodated within the queuing bay of the proposed bus bay, Council has significant concerns in relation to the operational aspect of the queuing area, particularly in afternoon peak. In this regard Council is not satisfied that the queuing area will be appropriately utilised. For example, Council is not satisfied that a parent waiting within the queuing area will continue to circulate the bus bay until their child is ready to be collected. As such, condition 4.1.1(b) is proposed to remain.
4.2.3 All side and rear property boundaries are to be provided with 2.1m solid lapped and capped timber fencing. Fencing is to be erected on top of any retaining walls at full cost to the developer.	Applicant has raised concerns in regards to the extent of fencing required. The Applicant has submitted an Acoustic Statement from the Applicant, which is attached to this table.	MODIFICATION Council agrees to modify condition to require 2.1m lapped and capped fencing on the eastern elevation from the front property boundary to the end of the existing Multi-purpose Hall as well as 2.1m fencing on the eastern elevation for the full extent of the existing playing field on the western elevation.

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6.1 Bus-bay construction Prior to the issue of ANY Construction Certificate for the construction of a building to be used as part of the school, the proposed bus bay and drop off zone MUST BE CONSTRUCTED and be fully operational. Reconstruction of the half road width of Farm Rd as required elsewhere in the consent must also be constructed and fully operational in conjunction with the bus bay works. The bus bay and drop-off zone are to be constructed in accordance with the approved plans by Lippman Architects DA-001 Revision P4 enclosure 1B on Council File JRPP-13-634. A Compliance Certificate for the bus bay and drop-off zone, and a letter of satisfactory completion from Council for the roads Act Approval for the half road reconstruction, MUST be issued prior to the release of a Construction Certificate for any building works involving the proposed school buildings.	See comments to condition 3.5.4 above.	See comments to condition 3.5.4 above. Note: Condition has been deleted to remove repetition of condition 3.5.4.
6.11.1.1 Full width road reconstruction over the full frontage of the lot including the provision of drainage, kerb and gutter, concrete path paving and service adjustments, with the remaining footway area being turfed, and any other ancillary work necessary to make this construction effective. The pavement width must be at least 9 metres. NOTE: The pavement shall be designed to carry a load of 5x10⁵ N(E.S.A) and to the satisfaction of Council's Coordinator of Engineering Approvals. 6.11.1.2 Full carriageway width construction of a two coat seal over the gravel component of Park Road between Walker Parade and Garfield Road West. Distance: Approximately 600 metres Full Carriageway With: 7 metres NOTE: The construction standard of the two coat seal shall be to the satisfaction of Council's Coordinator of Engineering Approvals.	6.11.1.1 and 6.11.1.2 The extension of the roadway outside the school grounds is accepted at the Applicant's expense however it was agreed that Council will provide a quotation for these works at the rate discussed (circa \$10-\$15/sq. m.).	APPLICANT AMENDED POSITION. Condition to remain. Council has provided a quote for the works. Note: Re-numbered to 6.10.1.1 and 6.10.1.2

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6.11.2 Stormwater Drainage, On Site Stormwater Detention and Stormwater Quality System 6.11.2.1 On Site Detention and Stormwater (l)Where Council is not the Certifying Authority, an independent engineering consultant is to assess the final drainage plans and certify that the pipe/pit systems and water quality requirements meet Council's Engineering Guide for Development 2005 (and as amended) design standard and the consent conditions. A copy of the certification is to be provided to Council.	6.11.2.1 (l) – the requirement for an independent engineer to check the storm water design is excessive	MODIFICATION Council agrees to move condition to advisory section.
9.4 Inspections of Works 9.4.1 Inspection Compliance Certificates issued by a Registered Engineer (NPER) or Registered Surveyor or Compliance Certificates issued by an accredited certifier, under Part A of Environmental Planning and Assessment Act 1979 as amended, are to be issued for works covered by the Construction Certificate for engineering works at the completion of the following mandatory inspection stages...	9.4.1 The number of inspections requested is excessive and highly unusual.	MODIFICATION Council agrees to move condition to advisory section.
11.5.1 This consent grants approval for the use of the site for a primary school for years kindergarten to year 4 with a maximum of 125 students and 8 staff members. Any alteration to the student numbers or staffing numbers will require the further consent of Council.	11.5.1 The school seeks approval for the use of the site as a K-12 school with a maximum of 900 students and the number of staff members needed to service the student needs. This was provided to Council in the Statement of Environmental Effects and Traffic Report.	MODIFICATION Condition is a typographical error. Council agrees to modify the condition as follows: 11.5.1 This consent grants approval for the use of the site for a primary school and high school (Kindergarten to Year 12) with a maximum of 600 students and 48 staff members. Any alteration to the student numbers or staffing numbers will require the further consent of Council. The modification to allow for 600 students and 48 staff members is consistent with the submitted Statement of Environmental Effects, additional information submitted by the Applicant and Traffic Report. Any increase in students numbers would require a new DA with supporting documentation to be considered by Council.

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11.2.6 The use of outdoor play areas are limited to a maximum 2 hours per day, excluding use for Physical Education classes, which must be supervised at all times. 11.2.7 The use of the land is not to interfere with the amenity of the residential area and shall remain incidental to the principal use of the premises as a dwelling. 11.5.2 The consent does not grant approval for after hours use of the school including use on weekends, during school holidays with the exception of a maximum 4 evening events a year. 11.5.4 The recess / lunch times shall be staggered to ensure a maximum of 60 children at any one time are within the outdoor playground. 11.5.5 A Plan of Management is to be prepared and used for the ongoing supervision of the bus bay and drop off and pick-up zones during afternoon peak periods (i.e. 1 hour past school finishing times).	11.2.6, 11.2.7, 11.5.2, 11.5.4, 11.5.5 - Seek deletion. These conditions are onerous, unusual and prescriptive. The Australian Christian College is seeking to run and manage this school as would be deemed normal practice for a school located in New South Wales and as required under Registration Guidelines. The above conditions are unreasonable because they prevent the school functioning as a learning community in the twenty first century. The school seeks approval for the use of the site as a K-12 school with a maximum of 900 students and the number of staff members needed to service the student needs.	11.2.6 – APPLICANT AMENDED POSITION. Condition has been imposed as a result of submitted Acoustic Report and its context within a rural setting. Council may consider a future Section 96 Application to modify this condition. Condition has also been modified that any supervised class is not included within the maximum 2 hour per day limit. 11.2.7 – DELETION SUPPORTED 11.5.2 – APPLICANT AMENDED POSITION. Condition has been imposed consistent with the information provided within the Statement of Environmental Effects. In this regard, the DA was notified on the basis that only 4 after hours school events per year would occur. This includes parent/teacher interviews, awards nights or discos. Any modification to this condition would require renotification of the DA. 11.5.4 – DELETION SUPPORTED 11.5.5 – APPLICANT AMENDED POSITION. Applicant has not raised objection to the condition in follow up correspondence. The condition is imposed to ensure the ongoing functionality of the bus bay.