

**TO:** Joint Regional Planning Panel Members  
**FROM:** Judy Clark, Manager Development Assessment  
**DATE:** 16 December 2014  
**SUBJECT:** Amended Recommendation & Conditions:

**2014SYE095 – Marrickville - DA201400371 - Newington College - Wyvern Preparation Campus; 115-125 & 129-133 Cambridge Street, Stanmore;**

**2014SYE096 – Marrickville - DA201400369 - Newington College – proposed Year 7 and drama centre; 200-244 Stanmore Road, Stanmore; and**

**2014SYE097 – Marrickville - DA201400370 - Newington College - proposed entry to sports complex and underground car park; 200-244 Stanmore Road, Stanmore.**

**Amended Recommendation and Conditions of Consent: 2014SYE095 – Marrickville - DA201400371 - Newington College - Wyvern Preparation Campus; 115-125 & 129-133 Cambridge Street, Stanmore.**

Council has engaged in dialogue with the applicant in respect to the recommendation and conditions of consent for DA201400371. The following matters have arisen:

- The applicant has requested that the conditions be amended to allow for the works to commence and be completed in 4 stages, as follows:
  - **Stage 1:** Construction of the Year 6 Centre; and
  - **Stage 2:** Alterations to the Wyvern building; and
  - **Stage 3:** Demolition of Mary Andrews College building (Braeside/Humberstone), former mortuary/laundry and associated outbuilding; construction of the Early Learning Centre with associated car parking; construction of cricket nets and artificial turf play area; construction of 8 car parking spaces accessed from Trafalgar Street; and carry out landscape work including tree removal; and
  - **Stage 4:** Alterations to the Edmund Webb Boarding Facility and associated vehicular crossing.

As such, the amended conditions of consent allows for the staging of the development into 4 stages.

- The applicant has requested the deletion of 3 conditions and amend 1 condition, associated with the railway corridor located adjacent the site along Trafalgar Street. These conditions have not been amended as the conditions were imposed by Sydney Trains under the State Environmental Planning Policy (Infrastructure) 2007.
- The applicant has requested to amend conditions associated with car parking allocation and numbers to correct errors made within the documents submitted with the development application. The conditions have been amended accordingly.
- The applicant has requested to amend various heritage conditions to relate to specific heritage buildings. The conditions have been amended accordingly.
- The applicant has requested to amend various engineering conditions associated with stormwater and infrastructure construction. The conditions have been amended accordingly.

- The applicant has requested to amend a condition associated with BCA compliance before the issue of a construction certificate. The condition has been amended accordingly.

In addition to the above amendments Council has imposed an additional condition addressing any potential inconsistencies between the development application approved documentation and construction certificate approved documentation. The condition reads as follows:

*“Where any plans and/or information forming part of a construction certificate issued in relation to this consent are inconsistent with:*

*(a) the plans and/or information approved under this consent; or*

*(b) any relevant requirements of this consent,*

*the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.*

*All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.*

Reason: *To ensure the development is carried out in accordance with this Determination.”*

A copy of the amended recommendation and conditions of consent are attached separately.

**Amended Conditions: 2014SYE096 – Marrickville - DA201400369 - Newington College – proposed Year 7 and drama centre; 200-244 Stanmore Road, Stanmore; and**

**2014SYE097 – Marrickville - DA201400370 - Newington College - Proposed entry forecourt, sporting complex and underground carpark; 200-244 Stanmore Road, Stanmore.**

The following additional condition has also been included in the conditions of consent by Council for DA201400369 and DA201400370:

*“Where any plans and/or information forming part of a construction certificate issued in relation to this consent are inconsistent with:*

*(c) the plans and/or information approved under this consent; or*

*(d) any relevant requirements of this consent,*

*the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.*

*All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.*

Reason: *To ensure the development is carried out in accordance with this Determination.”*

Council has imposed this condition to address any potential inconsistencies between the development application approved documentation and construction certificate approved documentation.

A copy of the amended conditions of consent are attached separately.