

# JOINT REGIONAL PLANNING PANEL

## ADDENDUM REPORT

### (Sydney West Region)

<b>JRPP No</b>	2014SYW056
<b>DA Number</b>	2014/269
<b>Local Government Area</b>	Camden
<b>Proposed Development</b>	Construction of a public school with a capacity of 780 students, car parking, landscaping and associated site works
<b>Street Address</b>	26 – 36 Springs Road, Spring Farm
<b>Applicant/Owner</b>	Public Works on the behalf of NSW Department of Education and Communities/Cornish Group Spring Farm Pty Ltd
<b>Number of Submissions</b>	8 submissions objecting to the proposal
<b>Regional Development Criteria (Schedule 4A of the Act)</b>	Capital investment value > \$5 million
<b>List of All Relevant s79C(1)(a) Matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No 64 – Advertising and Signage</li> <li>• Deemed State Environmental Planning Policy No 20 – Hawkesbury-Nepean River</li> <li>• Deemed State Environmental Planning Policy No 9 – Extractive Industry (SEPP)</li> <li>• Camden Local Environmental Plan 2010</li> <li>• Camden Development Control Plan 2011</li> </ul>
<b>List all documents submitted with this</b>	<ul style="list-style-type: none"> <li>• Addendum Report and Revised Conditions</li> <li>• Original Assessment report and conditions (Appendix 1)</li> </ul>

**report for the  
panel's  
consideration**

**Recommendation**

**Approve with conditions**

**Report by**

**Stacey Houlison, Executive Planner**

## **PURPOSE OF REPORT**

The purpose of this report is to provide further information to the Joint Regional Planning Panel (the Panel) in relation to a development application (DA) for the construction of a public school with a maximum capacity of 780 students, car parking, landscaping and associated site works at 26 – 36 Springs Road, Spring Farm.

At the Joint Regional Planning Panel determination meeting held on 14 November 2014, the Panel determined that the DA be deferred for the following reasons:

- i) Further investigation of alternative arrangements that will provide bus transport measures which ensure safety for students accessing the site, including appropriate facilities to ensure safe crossing of Spring Road; and
- ii) Clarification to the Panel of the School Facilities Standard (SFS) requirement relating to on site parking.

In addition, the panel further determined that should consent be issued to the proposed development it will:

- not recommend imposition of recommended Condition No. 1.0(2); and
- recommend amendment to recommended Condition 1.0(3) to require temporary closure of Ettlesdale Road until the operation of the nearby quarry ceases.

**(A copy of the original assessment report and conditions are contained as Appendix 1 to this report).**

Following the determination meeting with the Panel, Council staff and the Department of Education and Communities (DEC) entered into further discussions to resolve the two outstanding matters prior to the determination of the DA on 20 November 2014.

At this meeting, interim arrangements for bus pick up/drop off were discussed in detail and various options considered. As a result of these discussions, the applicant now proposes to provide a temporary bus pick up/drop off facility along the southern side of Springs Road. The proposal also includes an additional school entry gate adjacent to the bus pick up/drop off facility along Springs Road, as well as an associated internal footpath to the main school building. This bus stop location has been discussed with Busways and has been provisionally agreed to.

Council staff have reviewed this proposal and considers it to be satisfactory in the interim to ensure the safety of children catching the bus to and from the school. An additional condition is therefore recommended requiring the applicant to amend the site layout plan to show the temporary bus stop location, an entry gate along the northern boundary of the site and an associated internal footpath to the main school building.

A further condition requiring the submission of a plan of management is also recommended to address how children will be supervised from the bus pickup/drop off point at Springs Road to the main school building entry. Both Council staff and the applicant are both satisfied with this solution and agree to the condition.

The Panel also requested clarification in relation to car parking requirements contained within the School Facilities Standards identified in the State Environmental

Panning Policy (Infrastructure) 2007. The applicant has provided Council staff with no additional information to show that the SFS specify car parking rates for specifically for primary schools and has now agreed to provide 44 on-site car parking spaces as per Council's request.

Council staff have amended the recommended conditions of consent to reflect the Panel's comments in relation to the removal of a requirement for an onsite kiss and drop arrangement and the temporary closure of pedestrian traffic from the site through to Ettlesdale Road until the operation of the nearby quarry ceases. A further condition is recommend in relation to the bus drop off and pick up of students.

Therefore, there are no outstanding issues in relation to the conditions proposed between Council staff and the applicant.

Pursuant to Section 89 of the *Environmental Planning and Assessment Act 1979*, agreement on all conditions needs to be reached if the DA is to be determined by the Panel given the DA is Crown development. As agreement has now been reached on all conditions, the following recommendation is proposed:

- I. that the Panel approve DA 269/2014 for the construction of a public school with a maximum capacity of 780 students, car parking, landscaping and associated site works at 26 – 36 Springs Road, Spring Farm subject to the conditions listed below.

### **SUMMARY OF RECOMMENDATION**

That the Panel approve DA 269/2014 for the construction of a public school with a maximum capacity of 780 students, car parking, landscaping and associated site works at 26 – 36 Springs Road, Spring Farm subject to the conditions listed below.

### **CONDITIONS**

#### **1.0 General Requirements**

- (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:

<b>Plan / Development No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Dated</b>
57094 Sheet1	Detail & Contour Survey	Surveying and Spatial Information Services	29 August 2014
D01 Revision D	Site Plan	Government Architects Office	2 September 2014
D02	Ground Floor Plan	Government Architects Office	2 September 2014
D03	First Floor Plan	Government Architects Office	2 September 2014
D04	Roof Plan	Government Architects Office	2 September 2014
D05	Typical Sections	Government Architects Office	2 September 2014

D06	Elevations	Government Architects Office	2 September 2014
DL01	Landscape/Site Plan	Government Architects Office	24 February 2014
DL02	Landscape Plan	Government Architects Office	17 January 2013
DL03	Landscape Sections	Government Architects Office	20 December 2013

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) **Amendments to Approved Plans** - The amendments indicated and described below must be incorporated in the overall development and must be reflected in any plans prepared prior to works commencing:
- A bus pick up/drop off facility must be provided on the southern side of Springs Road. A plan showing a pedestrian entry gate along the northern boundary of the site and an associated internal footpath to the main school building entry must be provided prior to works commencing.
- Note:** The school is not required to construct the bus bay; however it must ensure that an interim bus pick up/drop is in place prior to the school becoming operational.
- (3) **Pedestrian/cycle access from Ettlesdale Road** - Pedestrian/cycle access from Ettlesdale Road to the school site must be temporarily closed until the operation of the Spring Farm Quarry operated by Collins Construction Materials Pty Ltd ceases to operate. A review of pedestrian/cycle access will then be undertaken at that time. Details of this must be provided prior to works commencing.
- (4) **Children's Crossing** - A children's crossing with kerb returns must be provided on Road Number 6 to be upgraded to a wombat crossing (raised marked, signposted and illuminated) once RMS warrants are achieved, at no cost to Council. Appropriate sight distances must be provided and maintained.
- (5) **Plan of Management** – A Plan of Management must be provided to address how children will be supervised under the interim bus drop off/pickup arrangement from Springs Road.
- (6) **Street Lighting** - Appropriate Street lighting must be provided for the wombat crossing standard, in accordance with Australian Standard AS 1158.
- (7) **Public Bus Drop off/Pick Up** - School buses must only set down and pick up students at the designated bus bays at the school frontage to Road Number 6. The proposed kiss and drop along Road No.12 must be removed.
- (8) **Regulatory Signage** – Traffic regulatory signs, lines and devices must be submitted to Council's Local Traffic Committee for concurrence.
- (9) **Directional and safety signage, and Internal Road Markings** – Clear, legible and appropriately located signage and road markings be provided on site to ensure the safe circulation and parking of vehicles. Signage must

include, but not be limited to the entry and exit being clearly signposted. Signs must also indicate truck/service vehicle access.

- (9) **Signage** - The two wall signs shown on drawing no. DA06 are approved as part of this consent. Any additional signage may require further consent.
- (10) **Separate Approval** – Community use of school facilities, child care, outside hours care or any other use not specified in this consent requires separate approval, as may be required under the Environmental Planning and Assessment Act, 1979.
- (11) **Heritage Protection** – The development must be constructed and operated in accordance with the *“Spring Farm Public School Heritage Impact Statement by NSW Public Works Government Architect’s Office dated December 2013”*.
- (12) **Access** - All vehicles must be driven forward onto and away from the development and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with Australian Standard 2890.1 Parking Facilities - Off Street Car Parking.
- (13) **Compliance with Roads and Maritime Services** – A letter from the NSW Roads and Maritime Services dated 15 May 2014 is attached to and forms part of this development consent. All requirements of this letter must be fully complied with.
- (14) **Safer by Design (CPTED) Requirements** – The Development must be designed in accordance with NSW Police Service, Camden Local Area Command, Safer by Design Crime Risk Evaluation Report applying to this development, dated 28 April 2014.
- (15) **School Facilities Standards** – The development must be designed and constructed consistent with, as a minimum, the School Facilities Standards (Landscape Standard Version 22 March 2002); Schools Facilities Standards (Design Standard Version 1/09/2006); Schools Facilities Standards (Specification Standard Version 01/11/2008).

If there is an inconsistency between a standard referred to in the School Facilities Standards as outlined above and a provision of the BCA, the BCA prevails to the extent of the inconsistency.

- (16) **Building Code of Australia** - All works must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (17) **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 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.

The 12 month maintenance and establishment period includes the Applicant's responsibility for the establishment of all plantings.

It is the Applicant's responsibility to arrange a site inspection with a accredited certifier, 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 landscaping must be in an undamaged, safe and functional condition and all plantings have signs of healthy and vigorous growth

- (18) **Noxious Weeds Management** – Noxious weeds management must be carried out in accordance with Section B1.8 of Camden Development Control Plan 2011.
- (19) **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 titled “Report: *Subject: Salinity Management Plan: Stage 3 Springs Road Spring Farm, Prepared by SMEC Testing Services Pty Ltd, Project 19296/3549C, Dated 4 October 2013*”.
- (20) **Canteen and Food Preparation Areas** – The design, construction, fit-out, use and ongoing operation of the food premises or food storage area shall comply with all applicable Acts, Regulations, codes and standards including:
  - a) the *Food Act 2003*;
  - b) the Food Regulation 2004;
  - c) Food Standards Australia and New Zealand – Food Standards Code 2003;
  - d) Council's Food Premises Code;
  - e) AS 1668.2 'The use of ventilation and air conditioning in buildings'; and
  - f) the BCA.

Plans/documents demonstrating compliance with the requirements of these Acts, Regulations, codes and standards shall be submitted to the Certifying Authority.

- (21) **Site Identification Sign** – Immediately after the issue of a Development Consent of this school, a sign must be erected on site which notes the approval of a school. This sign must be publicly visible at all times and must remain in place until such time as the school is constructed and becomes operational.

## **2.0 - Prior to Works Commencing**

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

- (1) **Mine Subsidence Board Approval** – Prior to works commencing, authorisation must be obtained from the Mine Subsidence Board pursuant to the Mine Subsidence Compensation Act 1961.
- (2) **Car Parking** – Prior to works commencing, a revised plan must be prepared that provides 44 on-site car parking spaces as agreed to by the applicant in this instance.
- (3) **Design and Construction Standards** – Prior to works commencing on the site, all proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with:
  - (a) Camden Council's current Engineering Specifications, and
  - (b) Camden Council's Development Control Plan 2011.
- (4) **Civil Engineering Plans** - Indicating drainage, internal roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with the Camden Development Control Plan 2011 and Engineering Specifications prior to works commencing.
- (5) **Soil Erosion and Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with Camden Council's engineering design and construction specifications.
- (6) **Water Quality Measures** - The proposed surface water collection and disposal systems from all onsite carpark areas must incorporate silt traps and oil arrestors. Only uncontaminated stormwater must be discharged to the drainage system. Details of the silt traps and oil arrestors must be shown on the engineering plans prior to works commencing.
- (7) **Public Risk Insurance Policy** - Prior to works commencing, the owner or contractor is to take out Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (8) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker 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.
- (9) **Sydney Water Approval** – Prior to works commencing, the approved development plans must also be approved by Sydney Water
- (10) **Construction Waste Management Plan** – A suitable construction waste management plan will be required to be provided that demonstrates how waste materials will be collected and sorted for recycling prior to disposal to EPA licensed waste facilities.
- (11) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to works commencing. The survey must include descriptions of each photo and the date when each individual photo was taken.



- (12) **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 1985 and to the requirements and approval of Council Plans and proposals must be approved by Council prior to works commencing.

- (13) **Protection of Public Places** – If the work involved in the erection or demolition of a building:

- (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) 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.

- (14) **Erection of Signs** – Erection of signs must be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000*.

- (15) **Toilet Facilities** - Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one toilet for every 20 persons employed at the site.

Each toilet must:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

- (16) **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.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

- (17) **Technical Provisions of the State's Building Laws** - Pursuant to Section 109R of the *Environmental Planning and Assessment Act 1979*, the work cannot be commenced to be carried out unless the work is certified by or on behalf of the Crown to comply with the technical provisions of the State's buildings laws.

- (18) **Damage to Public Infrastructure** – All public infrastructure that adjoins the development site on public land must be protected from damage during construction works.

Public infrastructure includes roadways, kerb and guttering, footpaths, service authority infrastructure (such as light poles, electricity pillar boxes, telecommunication pits, sewer and water infrastructure), street trees and drainage systems.

The applicant shall advise Council, in writing, of any existing damage to Council property before commencement of the development. Where existing damage is present, a dilapidation survey of Council's assets, including photographs (with evidence of date) and written record, must be prepared by a suitably qualified person and submitted to Council prior to the commencement of construction works.

The applicant must bear the cost of all restoration works to public property damaged during the course of this development. Any damage to public infrastructure will be required to be reinstated to Council's satisfaction prior to the finalisation of the works.

- (19) **Environmental Site Management Plan** - An Environmental Site Management Plan must be submitted to the Consent Authority for approval. 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:

- (a) all matters associated with Council's Erosion and Sediment Control Policy;
- (b) all matters associated with Occupational Health and Safety; and
- (c) all other environmental matters associated with the site works such as noise control, dust suppression and the like.

### 3.0 - During Construction

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

- (1) **Hours of Work** – The hours for all construction and demolition work are restricted to between:
- (a) 7am and 6pm Monday to Friday (inclusive);

- (b) 7am to 4pm Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8am to 4pm;
  - (c) work on Sunday and Public Holidays are prohibited.
- (2) **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:
- (a) The delivery of material shall only be carried out between the hours of 7am - 6pm Monday to Friday, and between 8am - 4pm on Saturdays.
  - (b) 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.
  - (c) Builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner.
  - (d) Waste must not be burnt or buried on site, nor should wind blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.
  - (e) A waste control container shall be located on the development site.
- (3) **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.
- (4) **Remediation Works** - All works proposed as part of the Remediation Action Plan that includes: remediation, excavation, stockpiling, onsite and offsite disposal, cut, fill, backfilling, compaction, monitoring, validations, site management and security, health and safety of workers, must be undertaken on the site in accordance with the Remediation Action Plan titled *"Remedial Action Plan Proposed Spring Farm Public School: 26-36 Springs Road Spring Farm NSW, Prepared by Coffey, Dated 5 May 2014."*

Any further variation or modification to the Remediation Action Plan in terms of compliance work beyond what is contained in the final approved RAP or conditions of this consent must be requested from the Consent Authority (Camden Council) in writing prior to variation. With regard to remediation work, any proposed variation of works must be approved by the Consent Authority (Camden Council) in writing prior to the works being undertaken.

- (5) **Remediation Noise Levels** – Noise levels emitted during remediation works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level 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).

Construction period greater than 4 weeks:

The L10 level 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).

- (6) **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](http://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.
- (7) **Remediation Works Inspections** – A qualified environmental consultant or scientist will be required to frequently inspect the remediation works to confirm compliance with the RAP that includes all health and safety requirements.
- (8) **Unexpected findings Contingency** – Upon the identification of additional contamination or hazardous materials at any stage of the remediation or other construction processes all remediation / construction 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 the Consent Authority (Camden Council) for written approval prior to the removal or treatment of such findings contamination / hazardous materials.
- (9) **Off-Site Disposal of Contaminated Soil / Materials** – all contaminated materials proposed to be disposed off-site must be disposed to a Licensed Landfill Facility able to accept the classification of waste material.
- (10) **Workcover Authority** - All remediation work must comply with relevant requirements of NSW WorkCover Authority.
- (11) **Licenses** – It is the responsibility of the applicant / land owner / site operator to ensure that all relevant licenses are obtained from all appropriate authorities in accordance with relevant legislation requirements prior to the commencement of remediation works.
- (12) **Offensive Noise, Dust, Odour, Vibration** - Remediation work shall not give rise to offensive noise or give rise to dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997 when measured at the property boundary.
- (13) **Sedimentation and Erosion Control** - Sedimentation and erosion control measures are to be installed prior to any soil remediation or excavation activity and maintained for the full period of works.

- (14) **Location of Stockpiles** - Stockpiles of soil should not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway without first providing suitable protective measures adequate to protect these water bodies. All stockpiles of contaminated materials shall be suitably covered to prevent dust and odour nuisance.
- (15) **Fill Material** - Importation and/or placement of any fill material on the subject site, a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must:

- (a) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- (b) be endorsed by a practising engineer with Specific Area of Practice in Subdivisional Geotechnics, and
- (c) be prepared in accordance with:

For Virgin Excavated Natural Material (VENM):

- (i) the Department of Land and Water Conservation publication "Site investigation for Urban Salinity", and
  - (ii) 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".
- (d) confirm that the fill material:
- (i) provides no unacceptable risk to human health and the environment;
  - (ii) is free of contaminants;
  - (iii) has had salinity characteristics identified in the report, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - (iv) is suitable for its intended purpose and land use; and
  - (v) has been lawfully obtained.

Sampling of VENM for salinity of fill volumes:

- (e) less than 6000m<sup>3</sup> - 3 sampling locations,
- (f) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For (e) and (f) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated Natural Material	1 (see Note 1)	1000 or part thereof

**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.

- (16) **Fencing and Signage of Contaminated Stockpiles** - All stockpiles of contaminated materials must be suitably fenced or cordoned off with suitable signage to be provided warning of any potential danger.
- (17) **Construction Requirements: Walls, Ceilings, Roofs, Windows and Doors** – For all school buildings, construction requirements that includes walls and ceiling and roof systems and external door and window treatments are to be consistent with “Section 5 – Recommended Acoustical Treatment” and “Table 5.4 – Schedule of Glazed Window and Door Constructions” contained within the “Road Traffic Noise Intrusion Report: Proposed Public School At Spring Farm NSW, Prepared by Day Design Pty Ltd, Report No 4213-1-2R, Dated 4 November 2013.”
- (18) **Delivery Register** - The applicant must maintain a register of deliveries which includes date, time, truck registration number, quantity of fill, origin of fill and type of fill delivered. This register must be made available to Camden Council officers on request and be submitted to the Council at the completion of the development.
- (19) **Location of Outdoor Condenser units** – Where units are required to provide fresh air or air conditioning to service buildings the location of these units are to be on the opposite side (internal side) of the buildings away from residents.
- (20) **Acoustic Boundary Fence** - An acoustically rated solid fence at least 2.1 metres in height is required to be constructed along the western property boundary. The length and location of the acoustic fence is to consistent with plan known as “Appendix D (5213-1)” within the report “*Environmental Noise Impact: Proposed Public School at Spring Farm NSW, Prepared by Day Design Pty Ltd, Report No 5213-1-1R REV B, Dated 5 June 2014.*” The fence must be of sufficient mass (min 10kg/m<sup>2</sup>) to prevent noise transmission and have no gaps between or underneath panels.
- (21) **Acoustic Boundary Mound** – a 1.8 metre high earth mound is required to be constructed along the northern boundary. The length and location of the acoustic mound is to consistent with plan known as “Appendix D (5213-1)” within the report “*Environmental Noise Impact: Proposed Public School at Spring Farm NSW, Prepared by Day Design Pty Ltd, Report No 5213-1-1R REV B, Dated 5 June 2014.*”
- (22) **Disposal of Stormwater** - Water seeping into any site excavations is not to be pumped into the stormwater system unless it complies with relevant EPA and ANZECC standards for water quality discharge.

#### 4.0 - Prior to the Occupation of the Building

The following conditions shall be complied with prior to the occupation of the building. The issue of an “interim” Occupation Certificate may occur if the accredited certifier is satisfied that outstanding matters will be completed within a reasonable time frame. Additional fees for the issue of interim Occupation Certificates may be applied by the PCA.

- (1) **Construction of Roads** – Roads No. 6 and Road No. 12 approved under DA50/2013 must be constructed and fully operational prior to the occupation of the development.

**Note:** The school is not required to construct the roads.

- (2) **Provision of Roundabout** – A roundabout at the intersection of Springs Road and approved Road No. 6 under DA 50/2013 must be constructed and operational prior to the occupation of the development.

**Note:** The school is not required to construct the roads.

- (3) **Services and Utilities** – All services and utilities must be installed prior to the occupation of the development in accordance in DA 50/2013.

- (4) **Structural Certification (Completed Building)** – Prior to the occupation of the development, a certificate prepared by a practicing structural engineer, certifying the structural adequacy of the building, must be submitted to the accredited certifier.

- (5) **Fire Safety Certificates** – A Fire Safety Certificate is to be submitted to the accredited certifier prior to the occupation of the development in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000. The Fire Safety Certificate is to certify that each fire safety measure specified in the current fire safety schedule for the building to which it relates:

- (a) has been assessed by a properly qualified person; and
- (b) was found, when it was assessed, to be capable of performing to at least the standard required by the current fire safety schedule for the building for which the certificate is issued.

As soon as practicable after the Final Fire Safety Certificate has been issued, the owner of the building to which it relates:

- (a) must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of Fire & Rescue New South Wales, and
- (b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

- (6) **Site Validation Report** – A validation report incorporating a notice of completion must be submitted to the Consent Authority in accordance with the requirements of clause 7.2.4 (a) - (d) and clause 9.1.1 of Council's adopted policy and clause 17 & 18 of SEPP 55 for the completed remediation works. The notice/s or report/s must confirm that all decontamination and remediation works have been carried out in accordance with the remediation plan and must be submitted to the Consent Authority within 30 days following the completion of the works.
- (7) **Registration and Notification** - Proprietor/s of a business are required to register the business with Camden Council and complete a Food Business Notification Form prior to the occupation of the development.

## 5.0 - Operational Conditions

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

- (1) **Approved Capacity** – The approved capacity of the school is 780 students and 36 staff at any one time.
- (2) **Hours of Operation** – The hours of operation for this development are limited to 7.00am and 9.00pm Monday to Friday. 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 car parking spaces.
- (3) **Windows And Doors Closed For Music Classes** – Where music classes are conducted within buildings identified as “block C1 and C2” located on the western boundary, windows and doors on the western façade of these buildings must be kept closed.
- (4) **Alternative Ventilation for Music Rooms** - For buildings identified as “block C1 and C2” located on the western boundary where windows and doors are to be kept closed the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided. Consultation with a mechanical engineer to ensure that BCA and AS1668 are achieved may be required.
- (5) **School Bell And Public Address System** – the school bell and public address system must be installed so that speakers face the internal courtyard of the School and away from residents. 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) **Offensive Noise** - The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act, 1997*.
- (7) **Plant Noise Restriction** - The level of total continuous noise emanating from operation of all the plant or processes in all buildings ( $LA_{eq}$ ) (measured for at least 15 minutes) or in, the above premises must not exceed the relevant



criteria contained within Councils "Environmental Noise Policy" when measured at any point on the boundary.

- (8) **Noise From External Play** – The noise levels from children participating in external play areas shall not exceed the following criteria when assessed within any existing or any future residential property boundary.

Location "B" and "E"

- LAeq, 15min 50 dB(A) Day period 7am – 6pm

Location "C" and "F"

- LAeq, 15min 53 dB(A) Day period 7am – 6pm

Location "D" and "G"

- LAeq, 15min 56 dB(A) Day period 7am – 6pm

- (9) **Classroom Internal Noise Levels** – The School must be designed to achieve an internal noise level of LAeq (1hr) 45 dB(A) for all classrooms with windows open and 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. If windows are required to be closed to achieve the internal noise level then mechanical ventilation (air conditioning) will be required to be provided to the classrooms to ensure that adequate air ventilation is provided. Air ventilation for classrooms should meet the minimum standards prescribed by the Building Code of Australia.

- (10) **Administration Buildings Internal Noise Levels** – For administration buildings all internal noise levels must be compliant with the relevant internal noise criteria contained with "AS 2107:2000 – Acoustics Recommended design sound levels and reverberation times for building interiors". If windows are required to be closed to achieve noise levels then mechanical ventilation (air conditioning) will be required to be provided to the classrooms to ensure that adequate air ventilation is provided. Air ventilation for classrooms should meet the minimum standards prescribed by the Building Code of Australia.

- (11) **School Hall Noise Levels** - The maximum sound pressure level from any speaker used in the school hall shall not be greater than 80 dB(A) when measured at 3 metres from the speaker.

Location "B" and "E"

- LAeq, 15min 50 dB(A) Day period 7am – 6pm,

Location "C" and "F"

- LAeq, 15min 53 dB(A) Day period 7am – 6pm,

#### Location “D” and “G”

- LAeq, 15min 56 dB(A) Day period 7am – 6pm,
- (12) **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.
- (13) **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) and 55 dB(A) LAeq (1hr) from Collector and local roads as contained within DECCW’s Environmental Criteria for Road Traffic Noise booklet or equivalent.
- (14) **External Lighting Compliance** – All lights provided for schools, car parks, access paths and access roads must comply with AS 4282 – Control of Obtrusive Effects of Outdoor Lighting when assessed at the nearest light affected residential boundary.
- (15) **Mechanical Plant Noise** - Noise from the combined operation of all mechanical plant and equipment operating at the School must not exceed the following criteria when assessed within any existing or any future residential property boundary.

#### Location “B” and “E”

- LAeq, 15min 45 dB(A) Day period 7am – 6pm,
- LAeq, 15min 40 dB(A) for Evening period 6pm-10pm.

#### Location “C” and “F”

- LAeq, 15min 48 dB(A) Day period 7am – 6pm,
- LAeq, 15min 43 dB(A) for Evening period 6pm-10pm.

#### Location “D” and “G”

- LAeq, 15min 51 dB(A) Day period 7am – 6pm,
- LAeq, 15min 47 dB(A) for Evening period 6pm-10pm.

Selection of suitable mechanical plant for noise assessment and control must be undertaken with noise compliance to be demonstrated (if required) to the PCA prior works commencing.