

JOINT REGIONAL PLANNING PANEL (Sydney West Region)

JRPP No	2015SYW206DA
DA Number	1411/2015
Local Government Area	Camden
Proposed Development	Construction of a two storey Council Branch Library and Community Resource Centre, including an at grade carpark (86 car spaces), landscaping, signage and site works within the civic precinct of the Oran Park Town Centre
Street Address	A, Lot 9015, DP1178579 Peter Brock Drive Oran Park
Applicant / Owner	Urban Growth NSW (applicant) Perich Property Unit Trust (owner)
Regional Development Criteria (Schedule 4A of the Act)	Capital investment value > \$5 million (Crown and Council related development)
List all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (State and Regional Development) 2011 • Deemed State Environmental Planning Policy No. 20 – Hawkesbury Nepean River • Oran Park Development Control Plan 2007 • Camden Development Control Plan 2011.
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Assessment report and conditions • Statement of Environmental Effects • Architectural and Civil Plans • Transport Assessment • Sustainability Report • Water Management Report • Landscaping Plans

Number of Submissions	Nil
Recommendation	Approve with conditions
Report By	Peter Brennan, Senior Project Manager (Elton Consulting)

PURPOSE OF REPORT

The purpose of this report is to seek the Joint Regional Planning Panel's (the Panel) determination of a development application (DA) for the construction of a two storey Council Branch Library and Community Resource Centre, including an at-grade carpark (86 car spaces), landscaping, signage and site works within the civic precinct of the Oran Park Town Centre

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 \$ 10.6m) which exceeds the CIV threshold of \$5 million (lodged by the Crown and a Council related development) for Council to determine the DA.

The Council is also the beneficiary of the development pursuant to the Oran Park Sec. 94 Contributions Plan and Oran Park Urban Release Area Voluntary Planning Agreement (Oran Park VPA).

SUMMARY OF RECOMMENDATION

The application has been assessed to be in compliance with relevant planning provisions and it is recommended that the Panel determines DA 1411/2015 for the construction of a two storey Council Branch Library and Community Resource Centre, including an at grade carpark (86 car spaces), landscaping, signage and site works within the civic precinct of the Oran Park Town Centre 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 DA for the construction of a two storey Council Branch Library and Community Resource Centre, including an at-grade carpark (86 car spaces), landscaping, signage and site works within the civic precinct of the Oran Park Town Centre.

The proposed development comprises stage 2 of the Civic Precinct, with future stage 3 to incorporate a Leisure Centre and Youth and Recreation Centre. The Council Administration building currently under construction comprises stage 1.

As Council is the beneficiary of the proposed development via the Oran Park VPA and the ownership of the land on which it is to be constructed will be transferred to Council by the Developer of Oran Park, Council engaged the services of an independent Town Planning Consultancy (Elton Consulting) to undertake the assessment of this DA.

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 notified and exhibited for a period of 28 days in accordance with Camden Development Control Plan 2011. No submissions were received.

JRPP BRIEFING

The Sydney West JRPP was briefed in relation to this Development Application on 21 January 2015. The Panel requested the assessment address two issues as follows;

- Whether there was a requirement to pay a State Infrastructure (SIC) Levy in relation to this development.

Council's standard condition relating to the payment of SIC levies has been included in the recommended conditions of consent (refer condition 20 Section B - Prior to the Issue of a Construction Certificate).

- The provision of shade trees in the at-grade car park. The landscape plans provide for shade trees (refer drwgs. L03, L04 and L07).

BACKGROUND

The Oran Park precinct, within the South West Growth Centre, was rezoned in December 2007. The 1,119 hectare Oran Park precinct plans for a community that Includes;

- 8000 dwellings (for approximately 25,000 new residents);
- 18 hectares of employment land, a 50,000m² (gross lettable area), town centre and two neighbourhood centres (capacity for 4,120 jobs);
- Schools and community facilities; and
- 148 hectares of open space.

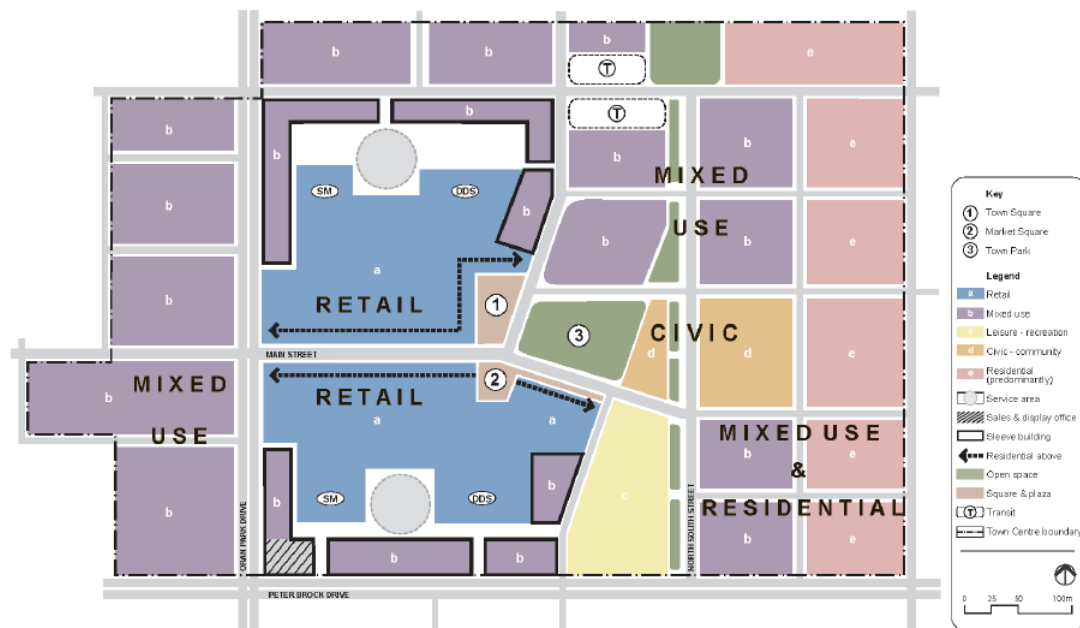
On 22 May 2012, Camden Council selected Oran Park Town Centre as the location for its new central administration building. The site that was selected will be gifted to Council by the developer of the Town Centre.

The Oran Park Development Control Plan 2007 (DCP) was originally adopted in December 2007 and amended most recently in July 2014. The amendment updates development controls for the Oran Park Town Centre in Part B of the DCP. These controls help facilitate the development of the Town Centre and include a Public

Domain Manual and Ecological Sustainable Development (ESD) controls for the Town Centre. Other minor amendments were also made to Part A of the DCP.

Figure 1 below graphically represents the indicative land uses for the Oran Park Town Centre. The land uses and general road structure may be amended over time to allow for flexible delivery of the Town Centre built form.

Figure 1 Oran Park Town Centre – Land use (Oran Park Town Centre DCP)



RELEVANT SITE HISTORY

The relevant development history of the Civic Precinct site is summarised as follows;

1. Camden Council granted development consent to DA 1122/2013 on 6 May 2014, for the bulk earthworks for Tranches 20 and 29 encompassing the Civic Precinct of the Oran Park Town Centre. This DA set final finished surface levels for future lots and development precincts.

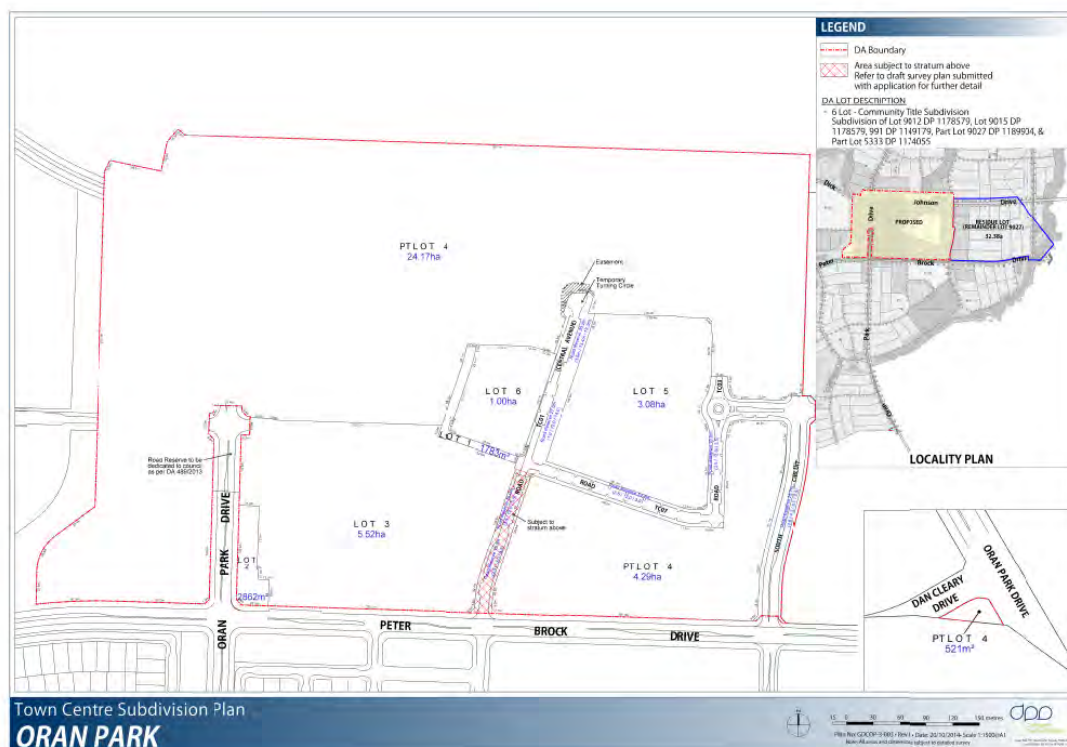
The bulk earthworks have now been completed over the development area.

2. DA No. 440/2014 for the community title subdivision of six allotments, stratum subdivision, construction of roads and associated site works was approved by the Sydney West JRPP on the 14 November 2014. This DA created the first stage of the road network and infrastructure servicing the civic precinct in Oran Park Town Centre, providing access to the Council Administration Building and Library and Resource Centre sites.

3. DA No. 696/2014 for the construction of a three storey Council Administration Building, including 250 car spaces, within the civic precinct of the Oran Park Town Centre was approved by the Sydney West JRPP on 9 December 2014.

Building work commenced in early 2015 and is in the advances stages of construction and is due for completion in July 2016.

Figure 2 DA 441/2014 – Subdivision Plan



THE SITE

The site is currently known as A Peter Brock Drive, Oran Park and is legally described as Lot 9015 in DP 1178579.

The site is located within the designated civic precinct of the Oran Park Town Centre. The Library/Community Centre site has an overall area of approximately 7,000m².

The construction of the roads around the site form part of the civil works proposed by DA 440/2014 and is in accordance with the revised road alignments of the recently amended Oran Park DCP.

The site is relatively level and is currently vacant. Refer to Figure 3 below.

Figure 3 Aerial site photo (Nearmaps)



Oran Park Town Centre is in the early stages of development. Existing development in the vicinity comprises temporary Town Centre Park, Oran Park Anglican College, Oran Park Childcare Centre and residential display village opposite in Peter Brock Drive.

The Town Centre also incorporates the Oran Park Sales and Marketing Centre and the recently completed Oran Park Town Centre Stage 1 (supermarket, 33 specialty shops, business and office premises and public car park for 633 motor vehicles) in Oran Park Drive. Refer to Figures 4 to 6.

The Camden Council Administration building is in the advances stages of construction.

Figure 4 Oran Park Shopping Centre (Stage 1)



Figure 5 Oran Park Shopping Centre and Sales and Marketing Centre



Figure 6 Oran Park Sales and Marketing Centre

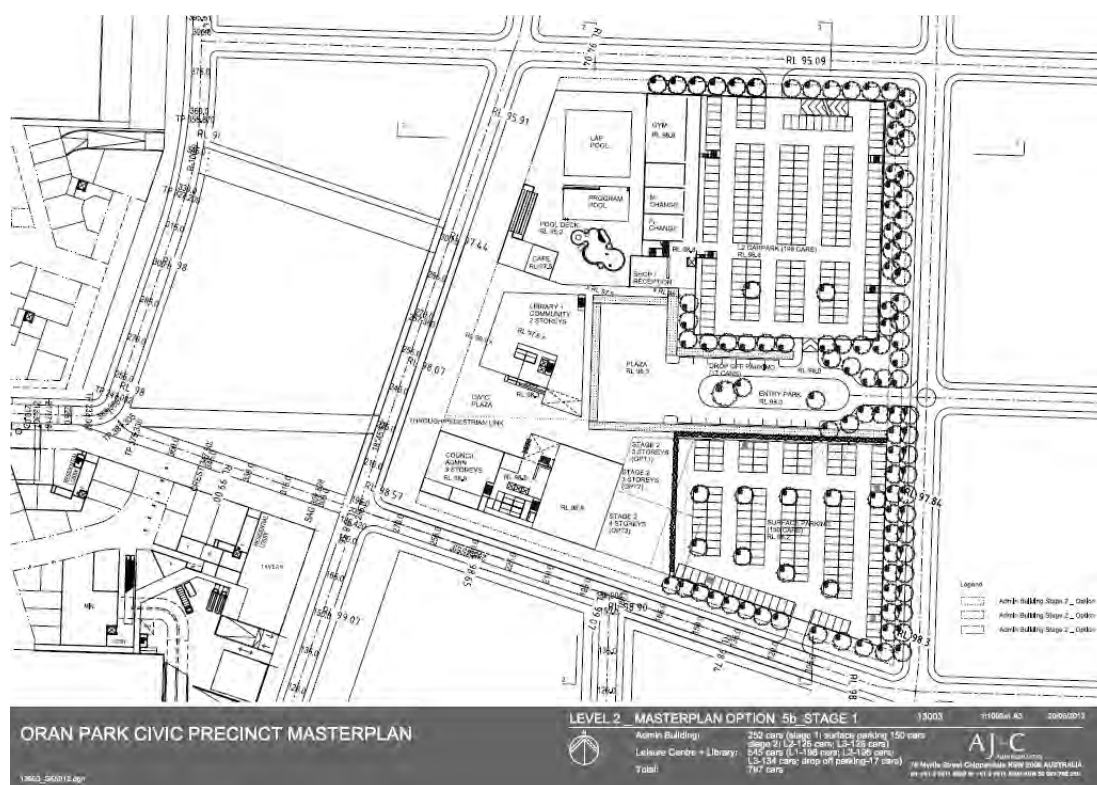


FUTURE ORAN PARK TOWN CENTRE DEVELOPMENT

The site is located within the Civic Precinct of the Oran Park Town Centre. Future uses in the Precinct will include:

- Camden Council Administration Building and Council Chambers (under construction);
- Library and Community Resource Hub (the subject of this DA);
- Leisure Centre (approx. 11,000m²) and
- Youth and recreation Centre (approx. 2,195m²).

Figure 7 Oran Park Civic Precinct Master plan (AJ&C) – anticipated car parking layout



THE PROPOSAL

This development application (DA 1411/2015) proposes;

- The construction of a two storey Library and Community Resource building having a gross floor area of approx. 2,500 m² within the Civic Precinct of Oran Park Town Centre. The building will contain;
 - Customer Service area and library,
 - Children's activity area,
 - Activity rooms,

- Kitchen and catering areas,
- Office space and staffrooms, and
- Services and amenities.
- The construction of an at grade carpark providing 86 car parking spaces and pick up/drop off zone; and
- Associated landscaping and public domain works.
- Associated signage

The proposed Library and Community Resource Centre will occupy a total area of 7,000m² within the existing 3ha civic precinct allotment.

The Centre has been designed to include for the provision of modern digital services for the surrounding community that will be easily adapted, modified and changed over time to meet the community's growing and changing needs as well as the requirements of technological developments in the foreseeable future. The new building is designed to be a transparent, open, flexible and welcoming state-of-the-art facility and hub for the community within the new civic precinct.

The Library has been designed to accommodate both a printed and digital collection and to act as an accessible access point to digital information technology it will still provide books for general loan, but will also move forward to incorporate new technological innovations and digital electronic resources.

Entry to the library on Level One from a central foyer provides access to the Coffee Point, Returns Area, Children's Zone, Fiction and Non Fiction Collections, a newspapers and periodicals and general reading areas throughout. Stairs and an accessible lift connects Level One of the Library to Level Two containing the Young Adult Area, IT facilities, bookable private study areas, the Reference collection and general reading areas throughout.

The Community Resource Centre is accommodated in the same building sharing a central foyer and main entrance with the Library. It is planned to operate in concert with the Library as a combined active and vibrant facility although the Community Resources Centre has been designed to also allow it to operate independently as it will be accessible outside library open hours.

It is intended to become a centre for a range of diverse community activities, its facilities are arranged over two levels: the ground floor houses three large Activity spaces. These spaces all open directly from the main foyer and can be combined to create a single large public room for up to 350 people supported by a large commercial reheat catering kitchen.

Additional smaller Activity rooms are located on the upper level of the centre, together with bookable Sessional offices and consultation rooms intended for use by a range of community service providers. The main Activity rooms support the Library and can be drawn upon by the library and community as an integrated facility for cultural activities and events, accessible independently of library hours.

The proposed development comprises stage 2 of the Civic Precinct, with future stage 3 to incorporate a Leisure Centre and Youth and Recreation Centre. The Council Administration building currently under construction comprises stage 1.

The proposal does not incorporate works within the Civic Plaza and forecourt area adjacent to the Leisure Centre building as shown on Development application plans submitted with this proposal. Separate Development applications are currently being prepared for these areas and will be lodged with Council in the near future.

The Library and Community Resource Centre is being delivered as part of the Oran Park VPA. There has been extensive consultation and design workshops undertaken with Councillors and Council staff in preparation of the proposal as submitted with this application.

PERSPECTIVE

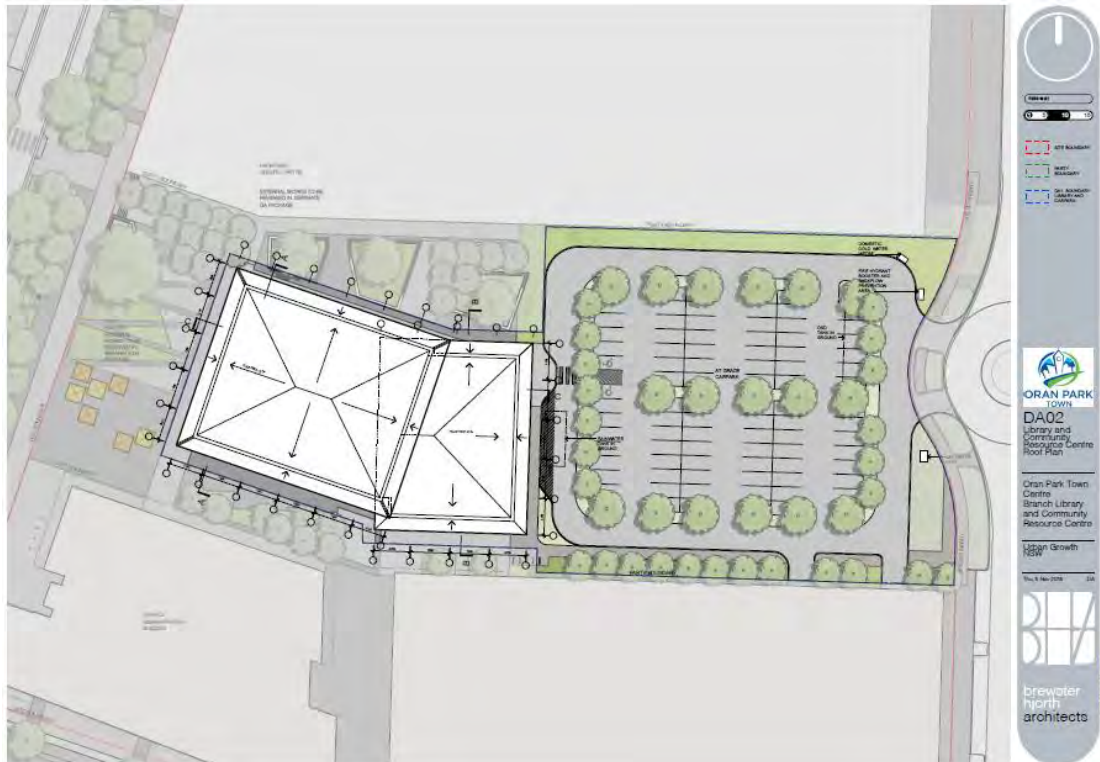
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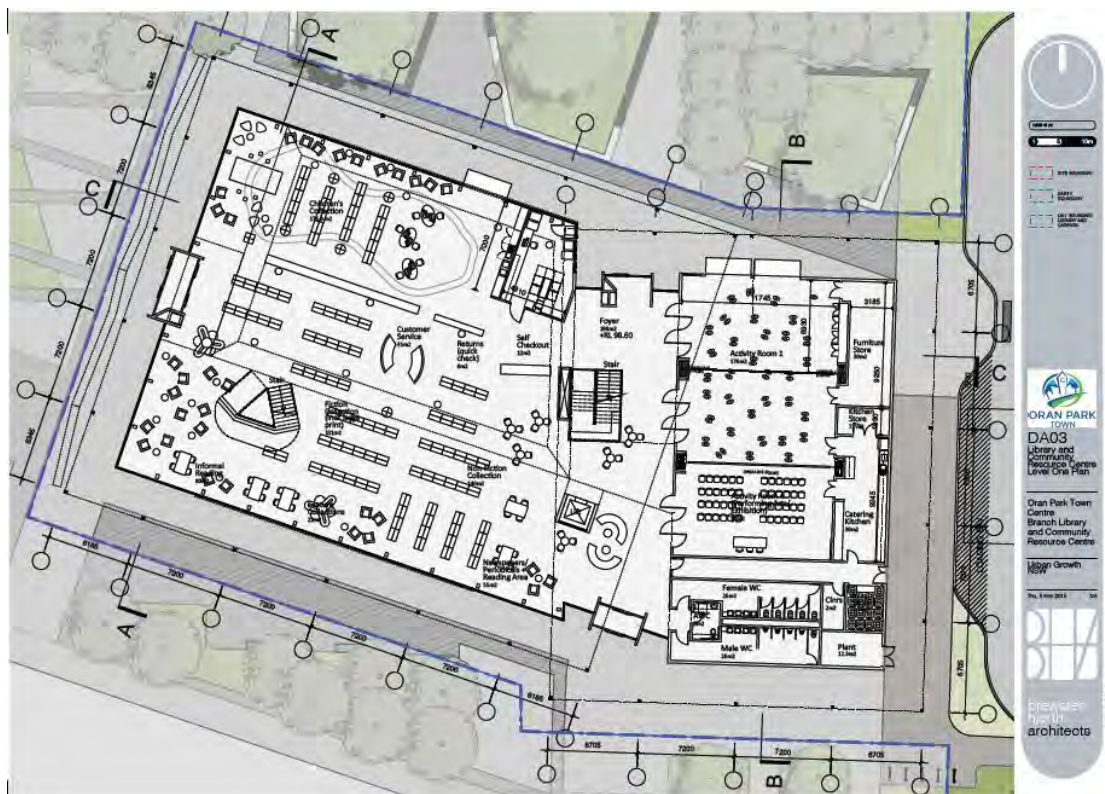
(view from proposed Civic square to the west of the site)

PROPOSED PLANS

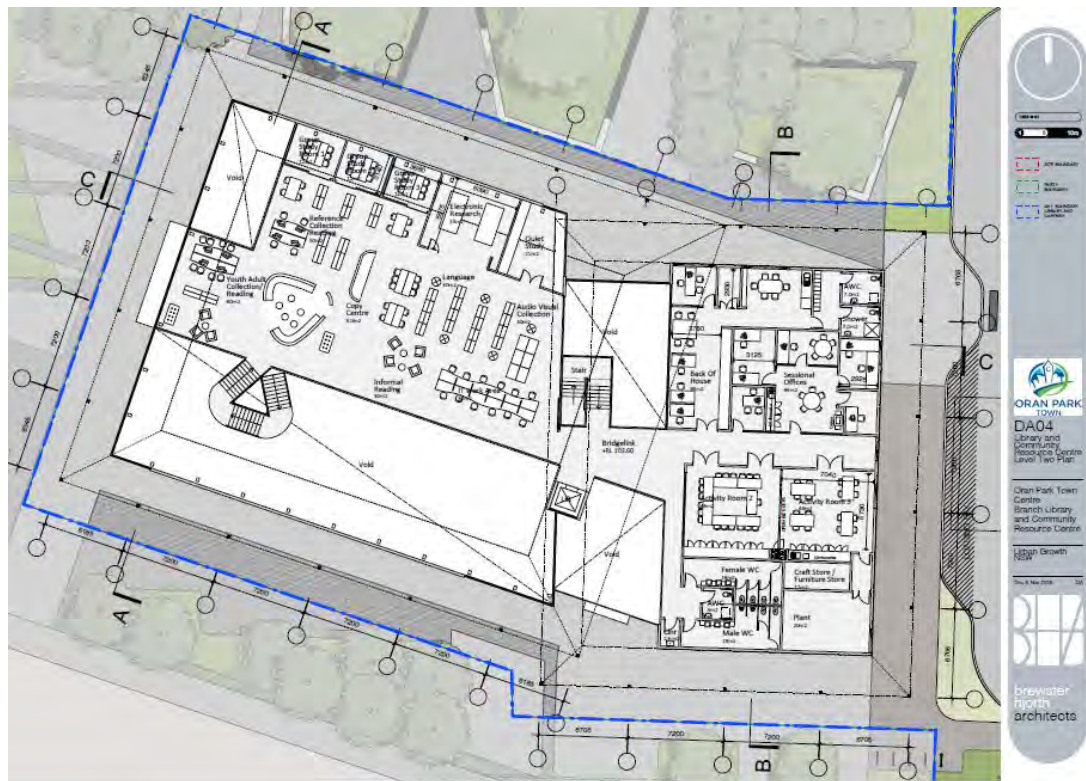
Roof Plan:



Level 1 Floor Plan:



Level 2 Floor Plan:



LEGEND

EXISTING STRUCTURE
PROPOSED STRUCTURE
PROPOSED PARKING

GENERAL ANNOTATIONS

1. EXISTING BUILDING FOOTPRINT
2. PROPOSED BUILDING FOOTPRINT
3. PROPOSED PARKING LOT
4. PROPOSED DRIVEWAY
5. PROPOSED WALKWAY
6. PROPOSED LANDSCAPE
7. PROPOSED FENCE
8. PROPOSED SIGNAGE
9. PROPOSED LIGHTING
10. PROPOSED UTILITY

FOR DATA ONLY

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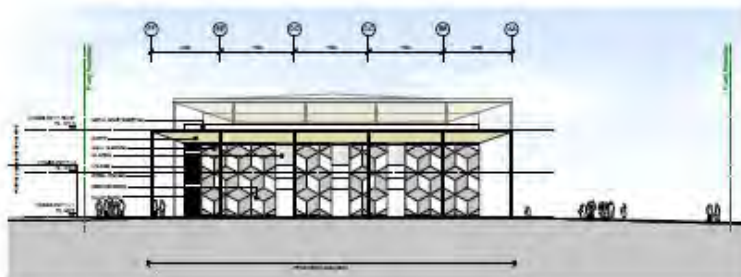
PROPOSED ELEVATIONS



WEST ELEVATION - SUNSHADE



WEST ELEVATION- BUILDING ENVELOPE



EAST ELEVATION



NORTH ELEVATION

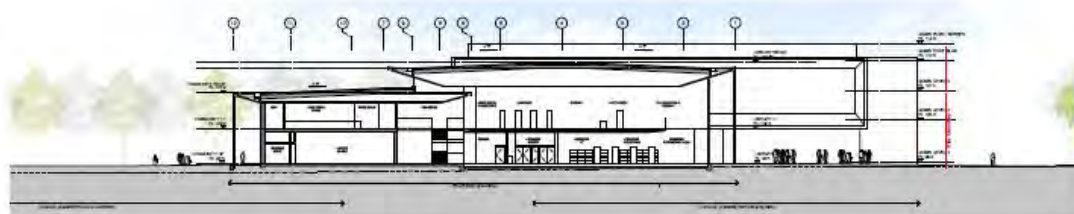




SECTION A | Library



SECTION B | Community Resource Centre



SECTION C

NOTIFICATION

The DA was publicly notified and exhibited for a period of 28 days (16 December 2015 to 12 January 2016) in accordance with Camden Development Control Plan 2011. No submissions were received.

PLANNING CONTROLS

The following are relevant planning controls that have been considered in the assessment of this DA:

1. State Environmental Planning Policy (Sydney Region Growth Centres) 2006
2. State Environmental Planning Policy (Infrastructure) 2007
3. State Environmental Planning Policy No. 55 – Remediation of Land
4. State Environmental Planning Policy (State and Regional Development) 2011
5. Deemed State Environmental Planning Policy No. 20 – Hawkesbury Nepean River
6. Oran Park Development Control Plan 2007
7. Camden Development Control Plan 2011.

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 Sydney Regional 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
- State Environmental Planning Policy (State and Regional Development) 2011

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

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

The “Growth Centres SEPP” aims to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region.

Permissibility

The site is zoned B2 Local Centre under the provisions of the “Growth Centres SEPP” (Appendix 1 Oran Park and Turner Road Precinct Plan). The proposed development is defined as a “community facility” by the Growth Centres SEPP being;

a building or place:

(a) owned or controlled by a public authority or non-profit community organization, and

(b) used for physical, social, cultural or intellectual development or welfare of the community,

but does not include and educational establishment, hospital, retail premises, place of public worship or residential accommodation.

A community facility is a permissible land use in this zone.

The maximum building height permitted in the zone is 24m. The proposed development will have a building height of 13.2m and therefore complies with the development standard.

There are no floor space ratio controls.

Zone objectives

The objectives of the B2 Local Centres zone are as follows:

- *To provide a range of retail, business, entertainment and community uses which serve the needs of people who live in, work and visit in the local area*

Officer comment:

The proposed development will provide a major community facility use in the designated civic precinct of the Town Centre and is therefore consistent with the zone objective and the master planned vision for the area.

- *To encourage employment opportunities in accessible locations*

Officer comment:

The proposed development will generate new employment opportunities by allowing Camden Council's largest branch Library to operate on the site.

- *To maximize public transport patronage and encourage walking and cycling*

Officer comment:

The proposed development allows for the co-location of the Council's Administration, Council Chambers, Library, and Community Resource Hub on the civic centres site in the Town Centre of this new community which will allow for maximum use of 'active' travel plans.

- *To ensure that residential development does not detract from the primary function of the Centre to provide retail, business and community uses*

Officer comment:

The proposed use supports the primary function of the Centre.

- *To ensure that residential development does not preclude the provision of active uses at street level.*

Officer Comment:

Not applicable.

- *To provide for land uses of a higher order and density within the Local Centre Zone than are permitted within the Neighbourhood Zone or the Mixed Use Zone.*

Officer Comment:

The proposed development is a high order use that that will provide within the designated civic precinct of the Oran Park Town Centre, a major community facility.

- *To provide for residential development that contributes to the vitality of the Centre.*

Officer Comment:

Not applicable.

State Environmental Planning Policy Infrastructure 2007 (Infrastructure SEPP)

The aim of the “Infrastructure SEPP” is to facilitate effective delivery of infrastructure across the State including by providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

Schedule 3 of the SEPP requires certain traffic generating development to be referred to the Roads and Maritime Services (RMS). The Infrastructure SEPP provides that Council shall not determine the application until it has considered any representations from the RMS.

As the new Library and its carpark are located on the same land as the Administration Centre and its carpark and the carparks are interconnected, the application could be construed to be ‘an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity’ and as such referral to the RMS may be required..

The application was referred to the RMS on the 14 December 2015. In a response dated 22 January 2016, the RMS advised that they had reviewed the submitted documentation and raises no objection to the application.

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

SEPP 55 requires Council to be satisfied that the site is suitable for its intended use (in terms of contamination) prior to granting consent.

Contamination and salinity were addressed previously with reference to assessments carried out in relation to DA 1122/2013, which granted consent to bulk earthworks on the site. From these assessments, no contamination was identified that required remediation. Saline soils were identified but will be considered via an approved Salinity Management Plan.

A Site Audit Statement (SAS) and Site Audit Report (SAR) were also previously issued for the site with the SAS confirming that the site is suitable for the intended land use.

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

The proposed development is consistent with the aim of this 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. The site is located approx. 2 kms from South Creek, a main tributary of the Hawkesbury/Nepean. Appropriate erosion and sediment control measures have been proposed and a condition is recommended to provide a water pollution control device as part of the development.

State Environmental Planning Policy (State and Regional Development) 2011

Pursuant to Clauses 20 and 21 of this SEPP, the proposed development is included in Schedule 4A of the *Environmental Planning and Assessment Act 1979* and has a CIV of approx. \$10.6 million. This exceeds the CIV threshold of \$5 million for Council to determine the DA (Crown and Council related development) and therefore it is referred to the South West JRPP for determination.

(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 is 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 relevant controls in the DCP. Discussion of any variations of the controls is provided after the compliance tables.

Part A – Precinct Wide DCP

Control	Requirement	Provided	Compliance
Part 5.1 Oran Park Town Centre (Built form)	Range of building heights to a maximum of 6 storeys	2 storeys.	Yes
Part 6.3 Salinity management	Provide a Salinity Report	Provided with bulk earthworks application (DA1122/2013).	Yes
Part 6.4 Aboriginal and	Investigation and consultation with	An Aboriginal heritage impact assessment has	Yes

Control	Requirement	Provided	Compliance
European Heritage	local Aboriginal groups Public view to Oran Park House	been issued by the NSW Office Environment and Heritage for the Oran Park precinct. Views not impacted.	
Part 6.9 Acoustics	Comply with Council's Environmental Noise Policy	Acoustic Assessment report provided. Recommendations included in conditions of consent.	Yes
Part 8.3 Waste Management Plan	Provide a Waste Management Plan	A waste management plan has been provided and is considered satisfactory.	Yes
Part 8.7 Safety and Surveillance	Provide a Crime Prevention through Environmental Design (CPTED) Assessment	A CPTED assessment has been provided, and the application has been referred to the Local Area Command (Camden). At the time of preparation of this report, a response from the Police had not been received. It is not anticipated that the response will result in any material changes to the design and a condition of consent will imposed to incorporate the Police requirements.	Yes, subject to conditions

Part B: Site Specific DCPs – B1: Oran Park Town Centre

Part B1 of the DCP provides site specific urban design and development controls for the Oran Park Town Centre. It is considered that the proposed development is generally consistent with the vision, structure plan and land use principles contained herein.

Control	Requirement	Provided	Compliance
Part 3.2 Land Uses (Civic Precinct)	Design principles – requiring the civic buildings to terminate the vista from the Town Centre Main Street and to address the Town Park.	The Library/Community Resource building terminates the vista from the Town Centre Main Street and addresses the Town Park	Yes
Part 3.4 Views and Vistas	Detailed development of the Town Centre is to	The proposed development maintains direct view lines to the	Yes

Control	Requirement	Provided	Compliance
	acknowledge views and vistas contained in Figure 10.	town park and beyond. The Library and Community Facility provides a termination point for view lines along Main Street framing the eastern edge of the town Park.	
Part 3.5 Interaction with Surrounding Land Use	Detailed design of the Town Centre should take into consideration proposed adjoining land uses and ensure provision for a high level of pedestrian connectivity between the Town Centre and surrounding development.	The proposed development has been designed to achieve integration with future land uses, particularly the Council Administration building and Leisure Centre as well as providing strong pedestrian links throughout the development and the wider Town Centre.	Yes
Part 5.2.4 Public Domain, Water Sensitive Urban Design (WSUD) & Landscaping	For individual Development Applications, a Water Cycle Management Strategy should be prepared by a suitably qualified consultant to demonstrate how the proposed development manages run off quantity and quality, reduces potable water use, minimises effluent production and integrates landscape irrigation with recycled water.	A Water Management Report has been prepared which outlines that the proposed development achieves appropriate management of water runoff from the site.	Yes subject to conditions Council's Sustainability Branch advises no issues with the proposed development.
Part 5.3.1 Street trees and landscaping	Each Development application will include a landscaping plan which demonstrates how the individual landscaping components fit into the overall Public Domain manual for	Landscaping Plans and Indicative Plant Schedule have been provided.	Yes

Control	Requirement	Provided	Compliance
	the Town Centre.		
Part 6 Environmentally Sustainable Development Principles	All development applications require the preparation and implementation of a Sustainability Assessment. Details of the Sustainability Assessment are provided in Attachment B of this Plan.	A sustainability assessment has been prepared for the proposed development. This sustainability assessment outlines how the proposed development will comply with the relevant sustainability criteria contained within Attachment B of the DCP.	Yes subject to conditions requiring the submission of additional reports to demonstrate that the Operating Carbon (Energy) Intensity, Embodied Carbon Intensity, Transport Carbon Intensity and Operating Water achieve the targets specified in the DCP. Council's Sustainability Branch advises of no issues with the proposed development.
Part 7.1.1 Built Form Articulation	Articulation zones should be provided to compliment the building mass and emphasise key design elements such as entry points and respond to environmental conditions including solar access, noise, privacy and views.	The design of the building façade has been articulated to compliment the building mass and to emphasise the main public entrance points and to respond to environmental conditions by enhancing light penetration and natural ventilation.	Yes
Part 7.2.1 Architectural Character	Articulation and Corners: Buildings at Oran Park Town Centre are to generally align with street edges, be articulated in their façade treatments and express corners	The proposed development does align to the street edges and is articulated and expresses corners in the design.	Yes

Control	Requirement	Provided	Compliance
	in design.		
Part 7.2.2	Corners are to be visually prominent and may be reinforced by one and two storey verandahs/balconies in a traditional manner.	The corners of the development have been designed to be visually prominent	Yes
Part 7.2.3	Building Interface: The interface between the building and the public domain is to be designed to create active safer streets, to encourage flexibility in design for changing uses at ground level and provide weather protection for pedestrian amenity. Residential apartments above Town Centre streets will provide opportunities for casual surveillance.	The proposed building will integrate with the civic plaza and the adjoining developments of the civic precinct.	Yes
Part 7.2.5	Building facades are to be designed to accentuate key architectural features and clearly delineate points of interest such as building entries, vertical and horizontal elements	Each of the building facades has been designed to accentuate key architectural features and delineate points of interest such as pedestrian access points and provide visual interest towards the street.	Yes
Part 7.2.6	Building facades are to incorporate a variety of finishes and materials which provide visual relief to the built form	A variety of building materials and architectural features has been incorporated into the design to create visual interest and relief to the built form.	Yes
Part 7.2.7	A diverse palette of durable and cost efficient external materials exploring a contemporary urban character whilst	A materials and finishes board has been submitted with this DA. A diverse palette has been selected for the external finishes to the	Yes

Control	Requirement	Provided	Compliance
	representing themes of Australian local character should be used. A range of materials is to introduce a fine grain façade treatment along street edges.	building and is acceptable.	
Part 7.3.1 Building Envelopes/Bulk & Scale	Building heights are to be in accordance with the Building Envelope plan shown in <i>Figure 20</i> .	The proposed building will have a height of 13.52 m and contain a maximum of two (2) floors which conforms to the heights shown on the Building Envelope Plan.	Yes
Part 7.6.1 Setbacks	Building setbacks are to be provided in accordance with the Setbacks Plan shown in <i>Figure 22</i> .	Figure 22 of the DCP provides that the setbacks of the civic precinct are considered on their merits (subject to design quality). The proposed setback maintains landscaping area whilst allowing for the development to present as a community building.	Yes
Part 7.7.2 Streetscape Activation	Buildings are to maximise areas of street activation through a mixture of ground floor retail/commercial suites and the incorporation of ground floor terrace areas along the street frontage in residential development.	The building has been designed to provide active street frontages to the Civic Square to encourage activity and interaction at pedestrian level.	Yes
Part 7.8.1 Solar Access	Any Development Application is required to submit detailed solar access diagrams for between 9am and 3pm mid-winter to demonstrate sufficient solar access is maintained to public and private	Shadow diagrams have been prepared for the proposed development. The shadow diagrams demonstrate that the proposed building will not cause any unreasonable level of overshadowing, with the greatest extent of	Yes

Control	Requirement	Provided	Compliance
	spaces and streets.	shadow occurring over the proposed car park.	
Part 7.8.2	Parks and plazas are to receive sunlight on a minimal of 50% of their site area between 11am and 2pm on June 21.	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. Adjoining parks and plazas (Civic Square) will receive in excess of 50% of sunlight on their site area between 11 am and 2 pm mid-winter	Yes
Part 7.8.3	Building envelopes are to allow for north-south streets to receive 2 hours of sunlight between 9am-3pm on 21 June on a minimum of 50% of the eastern or western footpaths.	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. North- south streets will receive at least 2 hours of sunlight between 9am-3pm mid-winter on a minimum of 50% of the eastern or western footpaths.	Yes
Part 7.8.4	Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on 21 June on a minimum of 50% of the southern footpaths	Solar access diagrams have been submitted for 9 am to 3 pm mid-winter. No east-west streets are affected.	Not applicable
Part 8.1.1 Site Access, Parking and Loading	<p>Retail facilities are to provide parking at the rate of 1 space per 30m². Larger retail uses would be subject to the RTA Guide for Traffic Generating Developments.</p> <p>The DA was accompanied by a Library and Resource Centre Transport Assessment prepared by Aecom dated 23 November 2015.</p>	<p>The DCP does not prescribe a parking rate for development types other than retail development. The Camden DCP 2011 provides that for Public Administration Buildings and Community Facilities, assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in tis DCP.</p> <p>86 spaces have been provided which equates to approx. 1 space per 29 m2. This is considered acceptable</p>	Yes, see comments below in relation to the provision of parking.

Control	Requirement	Provided	Compliance
		having regard to the rates required for retail facilities in Oran Park and as detailed in an analysis of four comparable sites in Western Sydney. (Refer Library and Resource Centre Transport Assessment prepared by Aecom dated 23 November 2015)	
Part 8.1.2	Car parking dimensions are to be provided in accordance with relevant Australian Standards	Car parking spaces have been provided with a min space length of 5.4m, a min width of 2.6m and a min aisle width of 5.8m. All accessible parking spaces are provided in accordance with AS 2890.6 (2009), having a min space length of 5.4m, min space width of 2.6m and located immediately adjacent to a shared area of min width 2.6m.	Yes
Part 8.1.4	Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts	The proposed development will include at grade parking. Landscape screening has been utilized to minimize the visual impact.	Yes, appropriate design measures have been taken to mitigate adverse visual impacts. See detailed comments below.
Part 8.1.5	Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.	No below ground parking is provided.	No, see comments below (DCP Variation 4)
Part 8.1.7	The majority of car parking is to be	No below ground parking is provided.	No, see comments

Control	Requirement	Provided	Compliance
	provided under Town Centre buildings and on-street to limit visual impact and maintain pedestrian amenity.		below (DCP Variation 4)
Part 8.1.10	Bicycle racks/storage areas are to be provided in all developments in accordance with the following requirements. Bicycle racks/storage areas should be provided for both residents/employees and site visitors: <ul style="list-style-type: none"> Non-residential development = 1 space per 750m² of gross leasable floor area. 	Bicycle racks will be provided at 1 space per 750m ² .	Yes subject to condition.
8.2 Loading Docks	Loading docks are to be developed in accordance with the standards provided in Council's comprehensive DCP	The loading facility has been designed in accordance with Council's comprehensive DCP.	Yes

DCP Variation 1 – Site Access, Parking and Loading

DCP Controls:

Section 8.1, Control (4): *Above ground parking is not encouraged without appropriate design measures to mitigate adverse visual impacts.*

Section 8.1, Control (5): *Below ground car parking is encouraged for higher density residential and mixed-use blocks as well as Town Centre retail blocks.*

Section 8.1, Control (7): *The majority of car parking is to be provided under Town Centre buildings and on street to limit visual impact and maintain pedestrian amenity.*

Variation Request:

The proposed development will include at-grade car parking at the rear of the site which will incorporate a total of 86 car parking spaces. In support of this request, the applicant has provided the following;

“The provision of basement car parking has been investigated through the design of the building concepts; however the delivery of an at-grade car park was the preferred design outcome by Council.

The adjoining Council Administration building, as approved under DA 696/2014 included the construction of an at-grade and partial decked car park adjoining the subject site.

The delivery of an at-grade parking area will allow a direct link to be created between the Library/Community Centre parking area and Administration building car park, enabling co-use of these important facilities.

As required under the DCP, the following design measures have been included to minimize the visual impact of at-grade car parking:

- Significant areas of soft landscaping buffers surrounding the car park to vegetated screening of parking areas; and*
- Landscaping within the open car parking area provides additional visual relief and shading within the car park itself.*

In addition to landscaping of the parking areas, the building has been designed to include an entry point and architectural elements fronting the parking area. This will ensure that the parking area does not form a prominent element within the streetscape with the building façade and design elements providing a clear visual focal point.”

Assessment/officer comment:

In respect to the assessment and subsequent approval of the development application for the Administration building, the applicant was requested to provide additional information in relation to the Master Plan for the Civic Precinct and in particular to address the car parking arrangements that is the provision of at-grade and decked parking in lieu of the provision of below ground carp parking.

The applicant provided the following;

“The Master Plan for the Civic Precinct was prepared by Allen Jack + Cottier in 2013 for the Civic Precinct component of the Oran Park Town Centre. The preparation of the 2013 Master Plan followed an evolution of the structure plan for the Town Centre from 2007 when the Oran Park Town Centre DCP was first adopted, through to 2013 and responds to revisions to the street and block layout planning.

As part of the 2013 Master Plan, Allen Jack & Cottier considered 5 concept options for the Oran Park Civic Precinct, with all options proposed at grade parking. Camden Council at its meeting on 22nd October 2013 endorsed the Civic Precinct Master Plan including the change in shape of the site for the new central administration building together with other civic and community uses. It also endorsed undertaking the necessary amendments required to the relevant Part B DCP and State Environmental Planning Policy (SEPP) to give effect to the Civic Precinct Master Plan. In addition, the resolution also recognized that further work would be undertaken in relation to the potential for integration of the Library and new central administration building and the car parking requirements for the Civic Precinct site.

Consequently, Council considered different parking arrangements last year and earlier this year. The cost for construction between them differs significantly with the semi-basement parking costing approximately 5 times at-grade parking; a cost impost that Council cannot bear or pass onto its rate payers. Consequently, a decision was taken to proceed with an at-grade / multi-level design."

It is considered that appropriate design measures have been taken to mitigate adverse visual impacts of the at-grade car parking elements. The plans provide for appropriate landscaping and screening to be provided around the proposed car park as envisaged in the Master Plan for the Civic Precinct (see Figure 7).

The proposed car park will be integrated with the Administration building carpark and it has been foreshadowed that the future Leisure Centre car park will also be at-grade and integrated into these at-grade carparks.

Consequently it is recommended that the Panel support this proposed variation to the DCP as a reasonable alternative solution has been provided.

DCP Variation 2 – Site Access, Parking and Loading

DCP Controls:

The Oran Park DCP (Part B1 Clause 8) does not specify car parking rates for development types other than retail facilities. The Camden DCP 2011 provides that for Public Administration Buildings and Community Facilities, assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in its DCP.

The Transport Assessment submitted with application provides a detailed review of parking requirements for the Oran Park Civic Precinct and included details of surveys completed at four comparable sites in Western Sydney.

The Transport Assessment has grouped the Library/Community Centre and Leisure Centre together for the purpose of determining the required and recommended provision of car parking.

The Library/Community Centre provides for 86 spaces which equates to approx. 1 space per 29 m².

Assessment/officer comment:

The provision of 86 spaces is considered acceptable having regard to the rates required for retail facilities in Oran Park (1 space per 30m²) and as detailed in an analysis of four comparable sites in Western Sydney. (Refer Library and Resource Centre Transport Assessment prepared by Aecom dated 23 November 2015).

In response to an internal referral, Council's Infrastructure Planning/Traffic Team advised that the parking provision for this facility must be assessed separately to the future Leisure Centre and has a total of 74 spaces would be required for the Library/Community Centre and has been complied with.

The assessment of parking requirements for the Leisure Centre should be undertaken in conjunction with the assessment of the development application for that facility.

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) was executed on 22 September 2011. The proposed development is located within stage G on Greenfield Development Company No. 2 (GDC 2) land.

The VPA specifies that the land developer has agreed to provide the following works in stage G (at various stages of final lots):

- Library (3,000th final lot);
- Leisure Centre (3,500th final lot);
- Community park (75% NDA within the stage).

The Library and Community Resource Centre is identified as a major facility under the Oran Park VPA (item 10 – Branch Library/Community Resource Centre) and is being delivered within the Town Centre in the location as proposed under this development application in accordance with the terms of the VPA and will be transferred to the ownership of Council upon completion.

In addition to these commitments, a monetary contribution per hectare of NDA is prescribed. However, the land subject to this DA is apparently not included in the NDA figure and as such a monetary contribution is not required. However it is recommended that Council's standard condition relating to the payment of State Infrastructure Contributions be imposed.

(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 will impact in a positive way on the social and economic conditions of the locality.

(c) The suitability of the site

As demonstrated by the above assessment, the site is located within an area designated as a civic precinct within the Oran Park Town Centre and is considered to be suitable for the proposed development and will compliment other adjoining civic uses in this precinct.

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

The DA was publicly exhibited for a period of 28 days (16 December 2015 to 12 January 2016) in accordance with the DCP. 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

Roads and Maritime Services

The DA was referred to the RMS as it could be classified as a traffic generating development under Schedule 3 of the Infrastructure SEPP.

The RMS raised no objection to the development and provided no comments to Council for its consideration.

NSW Police Force

The DA was referred to NSW Police Force (Camden Local Area Command) for assessment in relation to Crime Prevention Through Environmental Design (CPTED) Guidelines.

At the time of preparation of this report, no response had been received from NSW Police Force.

It is not anticipated that the pending response will materially affect the design of the development and in the circumstances it is recommended that an appropriate condition be imposed requiring compliance with the Police requirements.

FINANCIAL IMPLICATIONS

The Library/Community resource Centre is being delivered to Camden Council in accordance with the terms of the Oran Park Sec. 94 Contributions Plan and Oran Park Urban Release Area Voluntary Planning Agreement (Oran Park VPA).

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 1411/2015 is recommended for approval subject to the conditions contained in this report.

CONDITIONS

A. General Conditions of Consent

1. Approved Plans and Documents – Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan / Development No.	Description	Prepared by	Dated	Rev
DA00	Cover Sheet	Brewster Hjorth Architects	5/11/15	
DA01	Site Analysis	“	5/11/15	
DA02	Roof Plan	“	5/11/15	
DA03	Level 1 Floor Plan	“	5/11/15	
DA04	Level 2 Floor Plan	“	5/11/15	
DA05	North and South Elevations	“	5/11/15	
DA06	West and East Elevations	“	5/11/15	
DA07	Sections	“	5/11/15	
DA08	Shadow Diagrams	“	5/11/15	
DA09	3D Views	“	5/11/15	
L01	Title Sheet	JMD design	Nov 2015	
L02	Civic Space Design Intent	“	Nov 2015	
L03	Landscape Masterplan	“	Nov 2015	
L04	Landscape Sections	“	Nov 2015	
L05	Carpark Layout	“	Nov 2015	
L06	Materials Palette	“	Nov 2015	
L07	Indicative Plant Palette	“	Nov 2015	
14966 DA C000	Cover Sheet, Drawing Schedule, Notes & Locality Sketch	Henry & Hymas	June 2015	01
14966 DA C001	General Site Plan	“	June 2015	01
14966 DA C100	General Arrangement Plan OSD Option 1	“	June 2015	01
14966 DA C101	General Arrangement Plan OSD Option 2	“	June 2015	02
14966 DA C200	Stormwater Miscellaneous Details and Pit Lid Schedule	“	June 2015	
14966 DA C201	OSD Tank Details and CDS Unit Details OSD Option 1	“	June 2015	
14966 DA C202	OSD Tank Details and CDS Unit Details OSD Option 2	“	June 2015	
14966 DA C250	Stormwater Catchment Plan	“	June 2015	
14966 DA C251	Stormwater Drains Model Diagram	“	June 2015	
14966 DA SE01	Sediment Erosion Control Plan	“	June 2015	

Plan / Development No.	Description	Prepared by	Dated	Rev
14966 DA SE02	Sediment & Erosion Control Typical Details	“	June 2015	
20140117 H-01	Hydraulic Services Site Plan	Insync Services	17/06/15	
	Statement of Environmental Effects	Design & Planning	November 2015	
1011747	Environmentally Sustainable Design Report	Cundall	20/08/15	D
20150778.1	DA Acoustic Assessment	Acoustic Logic	24/06/15	3
60047144	Library & Resource Transport Assessment	Aecom	23/11/15	
20140117	Water Management Report	Insync Services	19/11/15	B
GDC 2	Survey Plan Lot 9044 in DP 1202756	JMD Development Consultants	26/07/14	

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 for the purpose of obtaining a Construction Certificate:

- a. Bicycle and motorbike parking to be provided to the satisfaction of Council. The applicant should confer with Council's Infrastructure planning/Traffic Team to determine Council's requirements prior to issue of a Construction certificate.

3. Car Parking Areas - The layout of the proposed car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1 – 2004.

4. Detailed signage - A detailed signage plan should be provided showing drop off and pick up areas with signage left only on entry to site. Signage needs to be provided at connections to the Civic Centre site.

5. Sustainability Assessment – The Sustainability Assessment to be amended to demonstrate how the proposed development will meet the Minimum Mandatory Controls (Office – Base Building) as specified in Table 3.1 of the Oran Park Sustainability Development Control Plan to be submitted to Council prior to issue of a Construction Certificate for any works beyond the ground floor level of the building.

The Sustainability Assessment is to include reports to demonstrate that the Operating Carbon (Energy) Intensity, Embodied Carbon Intensity, Transport Carbon Intensity and Operating Water achieve the targets specified in the Plan.

6. Building Code Of Australia – All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

Alternative solutions (to deemed to satisfy provisions) to be prepared by a suitably qualified Fire Engineer and submitted to Council for approval prior to the issue of a Construction Certificate.

7. Storage of Materials – All materials must be stored within the building or within approved designated external areas only.

8. Landscaping Maintenance and Establishment Period – Commencing from the Date of Practical Completion (DPC), the Applicant will have for a 24 month period, the establishment and maintenance responsibility for all landscaping associated with this Consent.

The Date of Practical Completion (DPC) is taken to mean completion of all civil works, hard landscaping elements, paving, soil preparation, planting, turf installation, street tree installation and mulching.

The 12 month maintenance period includes the Applicant's responsibility for the successful establishment of all plantings. 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 24 month landscaping maintenance and establishment period, all road verge areas, other Public Open Space areas, garden beds, all planting's, seating, paths, signage, paving, 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.

9. Ongoing Landscaping Maintenance – The Council shall ensure the ongoing maintenance of the landscaping.

10. 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. Camden Council's current Engineering Specifications, and
- b. Camden Council's Development Control Plan 2011 **114. Garbage Rooms** - Garbage rooms shall be designed and constructed to be vermin proof. The room shall be constructed of solid material, cement rendered and steel trowelled to an even surface. Hot and cold hose cocks shall be provided and the floor is to be graded and drained to an approved floor waste within the room.

11. Liquid Wastes - All liquid wastes other than storm water generated on the premises must be discharged to the sewer in accordance with the requirements of Sydney Water.

12. Engineering Specifications - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications and the relevant DCP.

B. Prior to Issue of a Construction Certificate

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

1. Civil Engineering Plans - Civil engineering plans indicating drainage, roads, accessways, earthworks, pavement design, details of line-marking, traffic management, water quality and quantity facilities including stormwater detention and disposal, shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

Note. Under the *Roads Act 1993*, only the Council can approve commencement of works within an existing road reserve.

2. Dilapidation Report – Council Property - A Dilapidation Report prepared by a suitably qualified person, including a photographic survey of existing public roads, kerbs, footpaths, drainage structures, street trees and any other existing public infrastructure within the immediate area of the subject site. Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

3. Stormwater Detention and Water Quality - An on-site detention system and water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications.

4. Detailed Landscaping Plans – Prior to the issue of the Construction Certificate, detailed Landscaping Plans for construction purpose, prepared by a qualified Landscape Architect or qualified Landscape Designer, must be lodged with the Construction Certificate Application and the detailed plans must be in accordance with Camden Council's current Engineering Design Specifications.

The following items are to be included in the detailed Landscaping Plans.

- a. The Plans must be consistent with the Concept Landscaping Plans lodged for Development Consent or consistent with Council's Draft Tree Management Policy (Appendix A Tree and landscape species list)
- b. The Plans must include a detailed planting schedule. The planting schedule must show the planting positioning, densities, species by botanical and common names, quantities, planting sizes and the maintenance procedures to ensure the successful establishment of the planting's and lawns.
- c. The Plans must include amongst the details, all proposed soft and hard landscaping elements, dimensions, levels, volumes, materials, type and area of lawn, plantings, garden bed areas, edging materials, volume

and type of mulch, fencing, masonry materials, stones, volume and type of growing media, signage, bins, and street art if applicable.

The Plans must include amongst the detail, the Date of preparation and Revision number.

5. Environmental Site Management Plan - An Environmental Site Management Plan must be submitted to the Certifying Authority for approval and inclusion in any application for a Construction Certificate. 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.
- c. all matters associated with Traffic Management/Control.
- d. all other environmental matters associated with the site works such as noise control, dust suppression and the like

6. Water Quality Measures - The proposed surface water collection and disposal systems must incorporate adequate silt trap and grit and oil arrestors and gross pollutant traps. Only uncontaminated storm water must be discharged to the storm water drainage system.

7. Soil Erosion and Sediment Control Plans – An Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with Council's Engineering Specifications. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

8. Plans and Specifications showing details of all air handling systems must be submitted to the Principal Certifying Authority for approval prior to the issue of a Construction Certificate.

9. Screen Roof Mounted Plant – Any required roof mounted ventilation and plant equipment must be adequately screened from view of the surrounding development.

The design of the screening must have regard to the architectural design of the building and use similar colours and materials as the building it rests upon.

Details of its design and construction must be submitted to the Principal Certifying Authority for approval prior to a Construction Certificate being issued.

10. Selection of Mechanical Plant – The selection of mechanical plant / services must be undertaken and assessed for noise compliance with "Section 6.2 – Mechanical Noise" contained within the *"Oran Park Library and Community Resource Centre: DA Acoustic Assessment: Prepared by Acoustic Logic, Dated 24/06/15."* Where plant noise exceedance is identified, acoustic treatment / control must be provided to meet all relevant noise criteria referenced in the acoustic assessment report.

11. Food Fit Out of Kitchen – Detailed and drawn to scale fit-out plans of the kitchen are required to be provided to the principal certifying authority prior to the issue of a construction certificate. The plans must demonstrate that the kitchen fit-out complies with Camden Council's Food Premises Code, The food Act 2003 and the Food Regulations 2010 (incorporating the Food Standards Code).

12. Construction and operational Waste Management Plan (CWMP) – suitable construction and operational waste management plans must be submitted to the certifying authority prior to the issued of a construction certificate. The plans must incorporate collection and recycling of waster materials where practicable.

13. Fire Safety Measures – Prior to the issue of the Construction Certificate, the following information is to be submitted to the certifying authority:

- a. A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated.

14. Footpath Levels - If this application involves the erection of a structure which will be constructed at or near the road alignment and/or involves construction of a vehicular access onto the property, then footpath levels shall be obtained from Council prior to the issue of a Construction Certificate, and all such structures and internal driveways must be constructed to suit these levels.

15. Traffic Management Plan – A construction traffic management plan is required in accordance with Camden Council's current Engineering Design Specifications. The Plan is to be submitted to and approved by Council prior to the issue of a Construction Certificate

16. Safer By Design (CPTED) requirements –The schedule of measures proposed to be implemented in the construction of the development in order to minimise the risk of crime, being updated to the satisfaction of Council and the Principal Certifying Authority prior to the release of any Construction Certificate. Such measures are to be consistent with the conditions outlined in the recommended conditions of consent noted by the NSW Police Service, Camden Local Area Command, Safer By Design Crime Risk Evaluation Report.

17. Access For People With Disabilities – Access for people with disabilities shall be provided in accordance with the requirements of Part D3 of the Building Code of Australia. Prior to the issue of a construction certificate, the plans shall be amended to reflect the above

18. Structural Engineer's Details - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take into consideration the recommendations of any Geotechnical Report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.

19. Long Service Levy - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.

20. Special Infrastructure Contribution - The applicant shall make a special infrastructure contribution (SIC) in accordance with the determination made by the Minister administering the *EP&A Act 1979* under Section 94EE of that Act and as in force on the date of this consent. This contribution shall be paid to the DP&E. Evidence of payment of the SIC shall be provided to

C. Prior to Commencement of Works

1. 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. Ingress and egress of the site must be limited to this single access point.

2. Soil Erosion and Sediment Control – Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this Development Consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall 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).

3. Site is to be secured – The site shall be secured and fenced to the satisfaction of the PCA. All hoarding, fencing or awnings (associated with securing the site during construction) is to be removed upon the completion of works.

4. Sydney Water Approval – The approved development plans shall be approved by Sydney Water.

5. Notice of Appointment of Principal Certifying Authority – Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:

- a) a description of the work to be carried out;
- b) the address of the land on which the work is to be carried out;
- c) the registered number and date of issue of the relevant development consent;
- d) the name and address of the PCA, and of the person by whom the PCA was appointed;
- e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
- f) a telephone number on which the PCA may be contacted for business purposes.

6. Notice of Commencement of Work - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:

- a) the name and address of the person by whom the notice is being given;
- b) a description of the work to be carried out;
- c) the address of the land on which the work is to be carried out;
- d) the registered number and date of issue of the relevant development consent and construction certificate;
- e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
- f) the date on which the work is intended to commence.

7. Construction Certificate Before Work Commences – In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:

- a) a Construction Certificate has been issued by a Consent Authority;
- b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
- c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
- d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- e) the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

8. Sign of PCA and Contact details - A sign shall be erected in a prominent position on the site stating the following:

- a) that unauthorised entry to the work site is prohibited;
- b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours;
- c) the name, address and telephone number of the PCA.

The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

Performance Bond - Prior to the commence of works a performance bond of \$15,000 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.

Public Liability Insurance - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of,

and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the Certifying Authority.

D. During Works

1. Vehicles Leaving the Site - The contractor/demolisher/construction supervisor must ensure that:-

- (a) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
- (b) the wheels of vehicles leaving the site:-
 - i. do not track soil and other waste material onto any public road adjoining the site.
 - ii. fully traverse the Stabilised Access Point (SAP).

2. Civil Engineering Inspections - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following stages of construction:

- a. prior to installation of sediment and erosion control measures;
- b. prior to backfilling pipelines and subsoil drains;
- c. prior to casting of pits and other concrete structures, including kerb and gutter, roads, access ways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;
- d. proof roller test of subgrade and sub-base;
- e. roller test of completed pavement prior to placement of wearing course;
- f. prior to backfilling public utility crossings in road reserves;
- g. prior to placement of asphaltic concrete;
- h. final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates, stating that all work has been carried out in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications must be submitted to Council prior to the issue of the Occupation Certificate.

3. Salinity Management Plan – All proposed construction works that includes earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plan/s within the reports titled "Report on Salinity Management Plan: Proposed Residential and Commercial Subdivision Tranche 20 and Tranche 29 Oran

Park, Prepared by Douglas Partners, Project No 34272.91, Dated March 2014.”

4. 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 practicing 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".
- b. 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:

- c. less than 6000m³ - 3 sampling locations,
- d. greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ 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 ³)
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.

5. Unexpected Finds Contingency – Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a qualified environmental specialist has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

6. 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 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).

7. General Requirement – All activities associated with the development must be carried out within the site boundaries as determined by the development application, and must be carried out in an environmentally satisfactory manner as defined under section 95 of the Protection of the Environment Operations Act 1997.

8. Excavated Surplus Fill Material – excavated surplus soil required to be moved offsite can be placed on land where a condition of consent approved fill material and the soil complies with the assessment requirements. Alternatively, the surplus soil must be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer to: 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.

9. Hours of Work – All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.

10. Compliance with BCA - All building work shall be carried out in accordance with the requirements of the BCA.

11. Excavations and Backfilling - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage; and
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days' notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

12. Site Management Plan - The following practices are to be implemented during construction:

- a) 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 site;
- b) 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;
- c) waste shall not be burnt or buried on site, nor shall wind blown rubbish be allowed to leave the site. All waste shall be disposed of at an approved waste disposal depot;
- d) a waste control container shall be located on the site;
- e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);

- f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

13. Survey Report - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.

14. Offensive Noise, Dust, Odour and Vibration - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.

15. Erosion and Sediment Control - Soil erosion and sedimentation controls are required to be installed and maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

16. Location of Stockpiles - Stockpiles of soil shall 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.

17. 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.

18. Air Quality – Vehicles and equipment used on site must be maintained in good working order and be switched off when not operating. The burning of any waste material is prohibited.

19. Library Building Glazing and Acoustic Seal Requirements – The building must contain window and acoustic seal treatments consistent with “*Section 6.1 – Glazing*” and “*Tables 5 – Recommended Glazing (minimum Requirements)*” and “*Table 6 – Minimum STC of Glazing (with Acoustic Seals)*” contained within the “*Oran Park Library and Community Resource Centre: DA Acoustic Assessment: Prepared by Acoustic Logic, Dated 24/06/15.*”

20. Soil, Erosion, Sediment and Water Management - Implementation - All requirements of the Erosion and Sediment Control Plan or Soil and Water Management Plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.

21. Additional Approvals Required - Where any works are proposed in the public road reservation, the following applications shall be made to Council, as applicable:

- a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc, an application shall

be made for a Road Opening Permit and an approval under Section 45 of the *Roads Act 1993*;

b) For construction / reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application shall be made for a Roadworks Permit under Section 138B of the *Roads Act 1993*.

Note: Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

E. Prior to Issue of an Occupation Certificate

1. Rainwater Harvesting and Rainwater Tank – Should rainwater harvesting and a rainwater tank be included in the development, the design should comply with the following requirements;

- a. For rainwater harvesting only rain water captured from the roof catchment areas shall be reused for the flushing of toilets/ urinals (if required).
- b. That the proposed usage of rainwater on the site shall comply with Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) Stormwater Harvesting and Re-use, July 2009, in particular "Section 2 – Roofwater Reuse".
- c. Prior to the issue of an Occupation Certificate, a detailed operation and procedure manual shall be developed and submitted to the principle certifying authority detailing the rainwater harvesting system that must also identify site specific risk and treatments. Specific reference is to be made to address the requirements of "Table 2.1 – Inspection and Maintenance of Roofwater Reuse Systems" of "Section 2 – Application of standard approach" within the "Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) Stormwater Harvesting and Re-use, July 2009," that includes who shall carry out inspections and when, details of emergency shutdown procedures, and periodic testing to ensure water quality

2. Occupation Certificate – An Occupation Certificate shall be obtained prior to any use or occupation of the development.

3. Fire Safety Certificates – A Fire Safety Certificate shall be provided to the PCA in accordance with the requirements of the EP&A Regulation 2000.

4. Survey Certificate - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.

5. GPS Mapping of Public Open Space trees – Prior to the issue of the Occupation Certificate, the Applicant is to supply the following data to Council, relating to all Public Open Space tree installations applicable to this Consent.

GPS location (MGA Zone 56, GDA 94);

Botanical name;

Common name;

Pot size;

Date planted;

Planted by:

The above information is to be supplied to Council in a MS EXCEL Format. The above information will be used by Council within its Asset Management System for the management and maintenance of Public Open Space trees and other Landscape features.

6. Environmental Management and Performance of the Library and Community Centre building – Prior to the issue of an occupation certificate the proponent shall prepare an operational management plan demonstrating how the overall sustainability performance of the building will be monitored. The plan shall outline how the building management proposes to engage with staff and the community on the features and performance of the building.

A report shall be submitted to Council within one year of the Occupation Certificate demonstrating how the development complies with the mandatory controls as set out in Part B1 of the Oran Park Development Control Plan 2007 and Oran Park Sustainability Development Control Plan.

7. Waste Management Plan - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.

8. Internal Noise Goals and Compliance – The internal noise goals identified in “Table 3 – Traffic Noise Criteria For All Spaces” contained within “Oran Park Library and Community Resource Centre: DA Acoustic Assessment: Prepared by Acoustic Logic, Dated 24/06/15.” must be achieved for all spaces / activity areas within the library and community resource centre. A compliance acoustic assessment of all internal space/s to determine noise levels must be undertaken by a qualified acoustic consultant. The assessment must be undertaken when all building mechanical plant is operational and include any recommendations for required noise mitigation in-order to achieve compliance where any non-compliance is identified.

9. Compliance Letter - Where the consent authority is not the Principle Certifying Authority (PCA) an additional inspection of the kitchen must be undertaken by the Consent Authority (involving an Environmental Health Officer from the Consent Authority) prior to the issuing of an Occupation Certificate. A letter is to be issued from the Consent Authority certifying that the kitchen complies with the Food Codes and Regulations.

10. Compliance Certificate Required – Once the installation of the mechanical ventilation system is completed, a Certificate of Compliance accompanied by details of tests carried out, must be submitted to the Consent Authority (ie Camden Council) from the Consulting Mechanical Engineer. Verification must be provided that the air handling system as installed, has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.

11. Works As Executed Plan - Works As Executed Plans shall be prepared and provided in accordance with Council's Engineering Specifications. Digital data must be in AutoCAD .dwg or .dxf format, and the data projection coordinate must be in (GDA94.MGA zone 56).

12. Defects and Liability Bond - The applicant is to lodge a defects and liability bond in the form of an unconditional bank guarantee or cash bond, being 10% of the value of civil works, with Council.

The bond covers any defects and liabilities of the public infrastructure.

F. Ongoing Use

1. 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.

2. External Mechanical Plant Noise Restriction – the noise level from the combined use and operation of all external mechanical plant must not exceed the following criteria when measured one meter inside the nearest affected residential boundary.

- a. *Intrusive Criterion: Day 55dB(A) LAeq 15 minutes, Evening 50 dB(A) LAeq 15 minutes, Night 45 dB(A) LAeq 15 minutes.
- b. *Amenity Criterion: Day 55dB(A) LAeq during use, Evening 45 dB(A) LAeq during use, Night 40 dB(A) during use.
- c. *Sleep Disturbance Criterion: Night 55 dB(A) Lmax.

3. Operation of Car park and Loading Dock – The loading dock is permitted to only operate during the day between 7.00am and 6.00pm Monday to Saturday and 8.00am to 6.00pm Sunday and public holidays. The car park is permitted to only operate between 7.00 am and 10.00 pm Monday to Saturday and 8.00am to 10.00 pm on Sundays and Public Holidays. Council “operational” vehicles may operate outside of these times as and when required.

4. Operation and Maintenance of Cooling tower – That the air cooling system is to be operated and maintained in accordance with AS 3666.2:2011, the Public Health Act 2010 and Public Health Regulation 2012.

5. Access to Cooling Tower – That access for maintenance must be provided in accordance with AS 3666.1:2011 and AS 3666.2:2011, (section 2.1.2 and 2.2.3 respectively). Access for maintenance shall also comply with WorkCover-Code of Practice for Safe Work on Roofs.

6. Operational Waste Management Plan – The management of operational waste for the development / business must be in accordance with the approved waste management plan. The waste management plan shall be kept on the premises.

7. Construction Waste Management Plan – The management of construction

waste for the development / business must be in accordance with the approved construction waste management plan. The waste management plan shall be kept on the premises.

8. Waste Storage – All waste materials or products must be stored in enclosed receptacles.

Advisory Notes

Component Certificates (where Council is PCA)

Where Council is appointed as the PCA for the development, the following component certificates, as relevant to the development, shall be provided prior to the issued of a final Occupation Certificate:

- a) Insulation installation certificates.
- b) Termite management system installation certificates.
- c) Smoke alarm installation certificate from installing licensed electrician.
- d) Survey certificate(s), prepared by a registered land surveyor, certifying that the building has been correctly and wholly located upon the subject allotment.
- e) Certification attesting that retaining walls have been constructed in accordance with Engineers details or manufacturers specifications as applicable.
- f) All certificates or information relating to BASIX compliance for the development.
- g) An 'Approval to Operate a Sewage Management System' issued by Council (for areas that are not serviced by a Sydney Water sewer).
- h) A certificate certifying that the wet areas have been waterproofed in accordance with the requirements of the Building Code of Australia.
- i) All certificates relating to salinity, as required by conditions of the Development Consent.
- j) Any other certificates relating to the development (for example, engineering certification for foundations, piers, reinforcing steel or hydraulic certification for all stormwater drainage works).

Where the appointed PCA is not Council, the matters listed in this condition should be regarded as advisory only.

Note: The above certification does not override any requirements of the *EP&A Act 1979* with respect to any required critical stage inspections.

Works in the Public Road Reserve

Public Road Activity approval

A Public Road Activity application shall be made to Council for the carrying out of any work that will impact upon a Public Road in such a manner that impact the normal

vehicle movement, peak hour and school zone traffic, or immediate residents enjoyment of local amenity or pedestrian thoroughfares. The following activities on a Public Road will require an approval:

- a) New footpath, gutter crossings or stormwater kerb adaptor;
- b) Roadworks;
- c) Hoarded Zones and Truck Zones;
- d) Surveying;

- e) Outdoor Cafés;
- f) Crane / Cherry Picker / Concrete Pump operation;
- g) Shoring / Ground Anchors / Formwork;
- h) Landscaping.

Most public road activities will require a Traffic Control Plan drawn up by a suitably qualified person. Activities involving temporary traffic control measures (e.g. diversion of traffic to alternative routes; changes to traffic control devices and on-street parking restrictions; potential impact on traffic operation of Regional and State Roads) shall be referred to Council at least two (2) months in advance of works for consideration and concurrence by the Camden Local Traffic Committee.

Public Road Activity application forms are available from Council's Customer Service Counter or downloaded from Council's website.

The Public Road Activity application shall include:

- a) Supporting information that details all proposed activities;
- b) A Certificate of Currency for an appropriate Public Liability Policy;
- c) A Traffic Control Plan prepared by a Roads and Maritime Services accredited person or organisation;
- d) Details of the notification process to be applied, for affected street residents.

Changes to Regulatory Signage, Line-Markings and Devices

Permanent changes to regulatory signage, line-marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads, and the Roads and Maritime Services on State roads.

Costs for Adjustment or Relocation of Public Utility Service

The cost of adjustment or relocation of any public utility service shall be borne by the owner/applicant. Where the finished levels of the new works will result in changes to the existing surface levels, the cost of all necessary adjustments or transitions beyond the above scope of works shall be borne by the owner/applicant.

AN6 - Securing Work Sites

If the approved work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public property to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence will be required to be erected between the work site and the public property.

It is noted that separate approval is required to erect a hoarding or temporary fence on public property. Approvals for hoardings and/or scaffolding on public land shall be obtained and clearly displayed on site for the duration of the works.

RECOMMENDED

That the Panel approves DA 1411/2015 for the construction of a two storey Council Branch Library and Community Resource Centre, including an at grade carpark (86 car spaces), landscaping, signage and site works within the civic precinct of the Oran Park Town Centre pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions above.