

## FINAL RECOMMENDATION & CONDITIONS OF CONSENT

<b>Panel Reference</b>	2016SWC001
<b>DA Number</b>	DA/1057/2016
<b>LGA</b>	City of Parramatta
<b>Proposed Development</b>	Section 96(2) modification to an approved primary school. The modifications include changes to the site levels by increasing fill by up to 1.2 metres
<b>Street Address</b>	Burroway Road, Wentworth Point

That the Sydney West Central Planning Panel as the consent authority, modify development consent to Development Application No. DA/410/2016 for the modification of an approved primary school at Burroway Road, Wentworth Point as shown on the plans submitted with the modification of determination, for a period of five (5) years from the date on the **original** Notice of Determination for physical commencement to occur subject to the following modifications:

**A. CONDITION 2 being modified to read as follows:**

**2. Approved Plans – Deferred Commencement**

The development is to be carried out generally in accordance with the following plans and documentation as indicated below, **except as modified by the deferred commencement condition of approval:**

Plan Number	Prepared By	Revision No.	Dated
Site plan DA01	Government Architects Office	-	31.07.5
Demolition and site plan DA02 As amended by Traffic Plan DA 17 Rev. A (area marked in red only)	Government Architects Office	-	5.08.15  9.03.16
<b>External works site plan S96-01</b>	<b>Collard Maxwell Architects</b>	<b>C</b>	<b>8.11.16</b>
<b>External works site plan S96-02</b>	<b>Collard Maxwell Architects</b>	<b>C</b>	<b>8.11.16</b>
<b>Ground Floor – Block A S96-03</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Ground Floor – Block B S96-04</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>First Floor – Block A S96-05</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Second Floor – Block B S96-06</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Elevations Block A – Administration &amp; Hall S96-07</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Elevations Block B – Library &amp; Learning S96-08</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>

<b>Elevations – Block B – Covered Walkway, Sunscreens &amp; Downpipes S96-09</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Covered Walkway, Sunscreens &amp; Balustrades Sections S96-10</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Sections – Block A – Administration S96-11</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Sections Block B – Learning &amp; Library S96-12</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Sections Block B – Learning &amp; Library S96-13</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>External Works Site Sections S96-14</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>8.11.16</b>
<b>Landscape Plan S96-L01</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Landscape Plan S96-L02</b>	<b>Collard Maxwell Architects</b>	<b>A</b>	<b>28.10.16</b>
<b>Civil and stormwater works plan - Cover sheet C1.01</b>	<b>Northrop</b>	<b>2</b>	<b>23.12.16</b>
<b>General Arrangement Plan C1.10</b>	<b>Northrop</b>	<b>1</b>	<b>28.10.16</b>
<b>Concept Sediment and Soil Erosion Control Plan C2.01</b>	<b>Northrop</b>	<b>1</b>	<b>28.10.16</b>
<b>Sediment and Soil Erosion Control Details C2.10</b>	<b>Northrop</b>	<b>1</b>	<b>28.10.16</b>
<b>Cut and Fill Plan C4.01</b>	<b>Northrop</b>	<b>2</b>	<b>25.11.16</b>
<b>Stormwater Drainage Plan – Sheet 1 C6.01</b>	<b>Northrop</b>	<b>2</b>	<b>23.12.16</b>
<b>Stormwater Drainage Plan – Sheet 1 C6.02</b>	<b>Northrop</b>	<b>2</b>	<b>23.12.16</b>
<b>Siteworks Grading Plan – Sheet 1 C9.01</b>	<b>Northrop</b>	<b>1</b>	<b>28.10.16</b>
<b>Siteworks Grading Plan – Sheet 1 C9.02</b>	<b>Northrop</b>	<b>2</b>	<b>23.12.16</b>
<b>Catchment Plan C9.10</b>	<b>Northrop</b>	<b>1</b>	<b>28.10.16</b>
<b>Details Sheet C10.01</b>	<b>Northrop</b>	<b>1</b>	<b>28.10.16</b>

Typical civil details, sheet 1 C03	John Gan/NSW Public Works	B	11.02.16
Typical civil details, sheet 2 C04	John Gan/NSW Public Works	B	11.02.16
Stormwater management concept plan	John Gan/NSW Public Works	-	28.07.15
Stormwater and flood desktop study memo	John Gan/NSW Public Works	-	09.05.14
Site Audit Report – R01	Coffey Environments Australia P/L	-	17.06.15
Site Audit Statement NSW-0804-020 and auditors opinion	Coffey Environments Australia P/L	-	10.07.15
Hazardous Materials Survey and Scope of works report no. EM146421	Environmental Monitoring Services	-	12.05.14
Acoustic Services Report	Norman Disney & Young	3	23.07.15
Geotechnical investigation report no. 15-GS34A	NSW Public Works	-	June 2015
Additional Detailed Environmental Site Assessment Ref: E27299Krpt2	NSW Public Works	-	29.05.15
Crime risk analysis report – GAF-0414	NSW Public Works	Revised	13.05.15
Sewer and water connection points	NSW Public Works	-	24.07.15
Ausgrid network services off-site	NSW Public Works	-	24.07.15
Traffic and parking assessment report ref 14167	Varga Traffic Planning P/L	-	24.07.15
Accessibility report	Accessibility Solutions P/L	-	27.07.15
Fire engineering report S14203	Olsson Fire & Risk consulting engineers	FER 1.2	25.07.15
BCA 2015 report Ref 13247R04	Metro Building Consultancy	-	24.07.15

Reason:- to confirm and clarify the terms of Council's approval.  
**(Modified by DA/410/2016 and DA/1057/2016)**

**B. CONDITIONS 2A to 2E being added to read as follows:**

- 2A. The plans are to be modified in the following manner:
- (a) the wall between the main entry stairs and the ramp along Ferry Wharf Circuit is to be a maximum of 900mm high, with appropriate landscaping located behind
  - (b) the wall along Ferry Wharf Circuit between the main entry stairs and the Burroway Road intersection is to incorporate the following:
    - (i) a mural or art form, OR

- (ii) patterned block work or an appropriate construction treatment to minimise the visual impact of the wall,

in accordance with details to be submitted to, and approved by Council before the commencement of any fill works on the site.

Reason:- to minimise the visual impact of the retaining wall along Ferry Wharf Circuit.

**(Modified by DA/1057/2016)**

**CONDITION 2B being added to read as follows:**

- 2B. Any fill material, required by this consent, imported to the site is to be virgin excavated natural material (VENM) and is to be certified as such by a suitably qualified industry professional. The certification of each delivery is to be kept on site and produced for inspection if requested.

Reason:- to ensure the site does not become contaminated and appropriate compaction levels can be achieved.

**(Modified by DA/1057/2016)**

**CONDITION 2C being added to read as follows:**

- 2C. A geotechnical inspection and testing authority is to be engaged and shall manage the entire filling process including the selection of material, importation, placement, compaction, testing and approval. A level 1 inspection and testing procedure shall be adopted with the geotechnical authority providing a report and a certificate of compliance on completion. All works shall be in accordance with AS3798-2007.

A copy of the report and the compliance certificate shall be forwarded to Council upon completion. A survey of the finished surface levels is to be included in the WAE survey plan.

All filling shall be carried generally in accordance with the following plans: Cut & Fill Plan dwg:C4.01 Rev: 1 dated: 28/10/2016 -- Siteworks Grading Plan sheet 1 dwg:C9.01 Rev: 1 dated: 28/10/2016 sheet 2 dwg:C9.02 Rev:2 dated:23/12/2016.

Reason:- to ensure that records are kept and engineering standards are achieved.

**(Modified by DA/1057/2016)**

**CONDITION 2D being added to read as follows:**

- 2D. Stormwater drainage for the site shall be generally in accordance with the following plans: Stormwater Drainage Plans job no.150546 dwgs C6.01, C6.02, rev:2 dated:23/12/2016 – Catchment Plan dwg: C9.01 Rev: 1 dated:28/10/2016 – Stormwater Drainage Details dwg:C10.01 Rev: 1 dated: 28/10/2016.

Stormwater drainage for the car park and vehicular access shall be carried out generally in accordance with the afore mentioned plan C6.02. An interim drainage pumpout system shall be employed to discharge water into the site's stormwater system via a bio-retention swale. To ensure a consistent ponding depth over the

swale area the ground surface shall be levelled with the pit intakes levelled at 200mm above.

The interim pumpout system shall only be employed up until the reconstruction of that section Burroway Road is complete. Construction drawings for the carpark must also include the permanent gravity drainage system connecting to the road drainage system within Burroway Road and shall include the approved design levels for Burroway Road. Details of the connection shall be included within the construction drawings. Water quality treatment shall form part of the permanent gravity drainage system, generally as illustrated on drawing C6.02.

*Reason:- to ensure the site does not become contaminated and appropriate compaction levels can be achieved.*

***(Modified by DA/1057/2016)***

**CONDITION 2E being added to read as follows:**

- 2E. A bio-retention swale shall be provided as indicated on drawing C6.02. Details showing the method of discharge from the raising main to the swale shall be provided to Council for approval prior to the works commencing. Upon the construction of the gravity drainage system the bio-retention swale shall become redundant and the water quality treatment transferred to the converted pumpout chamber.

*Reason:- to ensure the continuation of a water quality treatment system.*

***(Modified by DA/1057/2016)***

## AMENDMENTS TO THE RECOMMENDED CONDITIONS OF CONSENT

<b>Panel Reference</b>	2016SWC001
<b>DA Number</b>	DA/1057/2016
<b>LGA</b>	City of Parramatta
<b>Proposed Development</b>	Section 96(2) modification to an approved primary school. The modifications include changes to the site levels by increasing fill by up to 1.2 metres
<b>Street Address</b>	Burroway Road, Wentworth Point

CONDITION NO.	ORIGINAL CONDITION	AMENDED CONDITION	REASON FOR AMENDMENT
2.	List of approved documentation	List of approved documentation (revised)	Some plans were “doubled up” in the table and needed to be deleted.
2A.	<p>2A. The plans are to be modified in the following manner:</p> <p>(a) the wall between the main entry stairs and the ramp along Ferry Wharf Circuit is to be a maximum of 900mm high, with appropriate landscaping located behind</p> <p>(b) The wall along Ferry Wharf Circuit between the main entry stairs and the Burroway Road intersection is to be finished in patterned block work or a similar technique,</p> <p>in accordance with details to be submitted to, and approved by Council <u>before the commencement of any fill works on the site.</u></p> <p><u>Reason:-</u> to minimise the visual impact of the retaining wall along Ferry Wharf Circuit.</p> <p><b>(Modified by DA/1057/2016)</b></p>	<p>2A. The plans are to be modified in the following manner:</p> <p>(a) the wall between the main entry stairs and the ramp along Ferry Wharf Circuit is to be a maximum of 900mm high, with appropriate landscaping located behind</p> <p><b>(b) the wall along Ferry Wharf Circuit between the main entry stairs and the Burroway Road intersection is to incorporate the following:</b></p> <p><b>(i) a mural or art form, OR</b></p> <p><b>(ii) patterned block work or an appropriate construction treatment to minimise the visual impact of the wall,</b></p> <p>in accordance with details to be submitted to, and approved by Council <u>before the commencement of any fill works on the site.</u></p> <p><u>Reason:-</u> to minimise the visual impact of the retaining wall along Ferry Wharf Circuit.</p> <p><b>(Modified by DA/1057/2016)</b></p>	<p>The applicant initially requested the wall be finished in patterned blockwork, however has now advised this treatment may be too costly.</p> <p>The applicant contends that a mural or art form is a more appropriate and community beneficial treatment of the wall.</p> <p>The revised condition enables a choice of treatments to be employed.</p>