



Assessment report to Sydney Central City Planning Panel

2017SWC127

Development application

DA number	SPP-17-00034	Date of lodgement	13 October 2017
Applicant	Department of Education C/- Urbis Pty Ltd		
Owner	Crown		
Proposed development	Construction of a new 2 storey school building at Riverbank Public School, minor internal refurbishment, removal of car parking and tree removal		
Street address	Lot 11 DP 1200915, 25 Wentworth Street, The Ponds		
Notification period	14 to 28 November 2017	Number of submissions	0

Assessment

Panel criteria (Schedule 7, SEPP (State and Regional Development) 2011	<ul style="list-style-type: none"> Capital Investment Value (CIV) > \$5M (CIV is \$11,458,000) Crown Development
Relevant section 4.15(1)(a) matters	Refer listing in Section 6
Report prepared by	Luma Araim
Report date	15 August 2018
Recommendation	Deferred commencement consent, subject to conditions in attachment 7.

Attachments

- Location map
- Aerial image
- Zoning extract
- Detailed information about proposal and DA submission material
- Development Application plans
- Assessment against planning controls
- Draft conditions of consent

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the assessment report?

Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

N/A

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

No

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

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1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are:
 - the need for a second pedestrian crossing on Wentworth Street due to the increase in school capacity
 - the need for demountable classrooms to be relocated to ensure car parking requirements are met
 - the inclusion of bushfire protection measures
 - the relocation, rather than removal, of 7 trees
 - our proposal to have the applicant demonstrate it can resolve the significant drainage issues in order to activate the consent.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by Council's technical departments has not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore satisfactory, subject to conditions, when evaluated against section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).
- 1.4 This report recommends that the Panel approve the application by granting a Deferred Commencement Consent subject to the recommended conditions listed in **attachment 7**.
- 1.5 Conditions may not be imposed on an application made by or on behalf of the Crown without the prior consent of the Crown. The Crown has not agreed to conditions relating to a second pedestrian crossing on Wentworth Street. We wish to press this issue as it is important for pedestrian safety.

2 Location

- 2.1 The site is located at 25 Wentworth Street, The Ponds.
- 2.2 The location of the site is shown at **attachment 1**.
- 2.3 The school is in a residential area adjacent to the newly established The Ponds residential estate.
- 2.4 A large public park, with mature native vegetation and a native vegetation retention area, is located to the east of the subject site. Undeveloped rural land, that is gradually transitioning to residential, is to the west.
- 2.5 Schofields railway station is approximately 2 kilometres to the west.

3 Site description

- 3.1 The land is legally known as Lot 11 in DP1200915.
- 3.2 The site is occupied by Riverbank Public School and The Ponds High School.
- 3.3 Riverbank Public School comprises 2 storey school buildings, library, hall, demountable classrooms and open space and sporting fields. On-site car parking for 124 cars is provided adjacent to the southern and eastern boundaries of the site.
- 3.4 An aerial image of the site and surrounding area is at **attachment 2**.

4 Background

- 4.1 The site is zoned R2 Low Density Residential and a small portion of the site located to the north-west is zoned SP2 Infrastructure. The proposed development is in the R2 zone.
- 4.2 Schools are permissible in the R2 zone.
- 4.3 The zoning plan for the site and surrounds is at **attachment 3**.

5 The proposal

- 5.1 The development application has been lodged by Urbis on behalf of the NSW Department of Education for Riverbank Public School.
- 5.2 The proposal includes the construction of a new 2 storey connected hub building, outdoor learning areas, landscaped areas, tree removal, signage and internal refurbishment of existing Block A, including meeting rooms and staff facilities.
- 5.3 The applicant initially proposed the removal of 19 existing car spaces to accommodate the new proposal. Since then the applicant has submitted an amended parking plan which provides a total of 165 car parking spaces, being the required 155 existing spaces plus 10 new spaces for this proposal.
- 5.4 Further details about the proposal are at **attachment 4**, including the list of plans and supporting documents submitted with the application. A copy of the development plans is included at **attachment 5**.

6 Assessment against planning controls

- 6.1 A full assessment of the Development Application against relevant planning controls is provided at **attachment 6**, including:
 - State Environmental Planning Policy (State and Regional Development) 2011
 - State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
 - State Environmental Planning Policy No. 55 – Remediation of Land
 - State Environmental Planning Policy No. 64 – Advertising and Signage
 - State Environmental Planning Policy (Sydney Region Growth Centres) 2006
 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
 - Central City District Plan 2018
 - Blacktown City Council Growth Centre Precincts Development Control Plan 2018

7 Key issues

- 7.1 **Additional pedestrian crossing on Wentworth Street not proposed by applicant**
 - 7.1.1 The submitted Traffic Report failed to assess safe crossing points at intersections.
 - 7.1.2 The applicant considered the provision of another pedestrian crossing on Wentworth Street to be unnecessary for the following reasons:
 - Wentworth Street already contains a pedestrian crossing between the existing driveway and the pedestrian entrance of Riverbank Public School (refer to page 3 of attachment 4).

- The existing pedestrian crossing is optimally placed north of the designated drop-off/pick-up zone on Wentworth Street (refer to page 1 of attachment 4).
- There are no existing pedestrian footpaths on the eastern side of Wentworth Street, along the frontage of the school between Tomah Crescent and Riverbank Drive.

7.1.3 Council's traffic engineer indicates that existing school users have requested an additional zebra crossing along the Riverbank Drive frontage of the school. Council's Traffic section is considering this at present.

7.1.4 The applicant concludes that the pedestrian crossing facilities for the Riverbank Public School are sufficient for the proposed development.

7.1.5 Considering the increase in school capacity from 890 to 1,020 students and from 64 to 72 staff, it is Council's traffic engineer's view that an additional pedestrian crossing to facilitate safe crossing points along the Wentworth Street frontage should be provided at no cost to Council. A condition is proposed to be included on the consent to this effect.

7.2 Demountable classrooms need to be relocated to meet the DCP car parking requirement

7.2.1 Blacktown Growth Centres DCP 2018 requires the provision of car parking at a rate of:

- 1 space per staff member plus 1 space per 100 students.

7.2.2 The school currently employs 64 fulltime staff and has approximately 890 enrolled students. It is to be noted that JRPP-13-369 approved 155 parking spaces, however there are only a total of 124 parking spaces in actual operation for the high school and public school. This is due to the number of demountable classrooms that have been located over 31 of the required parking spaces situated along Wentworth Street within the public school grounds. We have recommended a condition be included on the consent requiring these demountables to be relocated off the carpark so that the required parking is provided in accordance with condition 9.2.2 of the consent to JRPP-13-369.

7.2.3 The proposed addition of the new learning areas will enable the school to increase enrolment by 130 students to 1,020 and will provide an additional 8 teaching staff. An additional 10 spaces are needed to meet the required rate under the DCP.

7.2.4 Initially there were no additional spaces shown on the plans to be provided as part of the application, despite the loss of 19 parking spaces.

7.2.5 Our traffic engineer did not support the loss of car parking spaces.

7.2.6 The applicant has now submitted an amended site plan showing alternative locations for the displaced car parking spaces. Furthermore, the plan also shows the 10 additional parking spaces required under the DCP to cater for the new development. Now the required 165 car parking spaces can be provided on site.

7.2.7 After moving the demountables, and with the provision of the additional spaces, there will be the required 165 car parking spaces on site.

7.3 Bushfire protection measures will be included

7.3.1 Under section 4.44 of the *Environmental Planning and Assessment Act 1979*, the proposed development is not 'integrated development' as it is made by the Crown.

7.3.2 The site contains a bushfire buffer and is situated near bushfire prone land located to the east.

- 7.3.3 A Bushfire Hazard Assessment Report has been provided. The report indicates that the minimum required Asset Protection Zone (APZ) was determined from bushfire design modelling to be 29 m to the east. The proposed new works are greater than 29 m from the bushfire hazard to the east, satisfying the requirements for special fire protection purpose development.
- 7.3.4 The recommendations of the Bushfire Hazard Assessment Report will be included as conditions of the consent.

7.4 Tree relocation rather than removal

- 7.4.1 The applicant proposed to remove 7 trees. Consultation with our Tree Officer revealed that these trees can, in fact, be relocated. Our Tree Officer has inspected the site and provided conditions for their relocation.

7.5 Significant drainage issues need to be resolved before the consent is activated

- 7.5.1 The current school drainage and operation of water sensitive urban design (WSUD) measures are not to Council's standard. Our engineers have not been satisfied with the proposed water quality and water conservation treatment of the proposed development as submitted to date as it fails to meet our engineering requirements.
- 7.5.2 As a result, detailed drainage and WSUD conditions have been prepared and are included as a Deferred Commencement consent requirement.
- 7.5.3 We are reluctant to have these conditions included in the 'prior to work commencing requirements' as the applicant must be able to demonstrate that the water quality and water conservation targets have first been met before the consent can become active.

8 Issues raised by the public

- 8.1 The proposed development was notified to property owners and occupiers in the locality between 14 and 28 November 2017. The DA was also advertised in the local newspaper and a sign was erected on the site.
- 8.2 No submissions were received during the notification period.

9 External referrals

- 9.1 The DA was referred to the following external authorities for comment:

Authority	Comments
RMS (referred under Clause 57, Part 7 SEPP (Educational Establishments & Child Care Facilities) 2017	Referral category is traffic generating development for 50 or more additional students. Acceptable. No conditions are required.

10 Internal referrals

10.1 The DA was referred to the following internal sections of Council for comment:

Section	Comments
Traffic	Acceptable subject to conditions (included)
Engineering	Acceptable subject to deferred commencement condition (included)
Building	Acceptable subject to conditions (included)
Open space/biodiversity	Acceptable subject to conditions (included)

11 Conclusion

11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory subject to the applicant addressing Council's concerns about:

- removal of demountable structures
- providing appropriate water quality and water conservation treatment measures
- an extra pedestrian crossing
- the relocation of trees.

11.2 The site is considered suitable for the proposed development and approval of the DA is in the public interest.

12 Recommendation

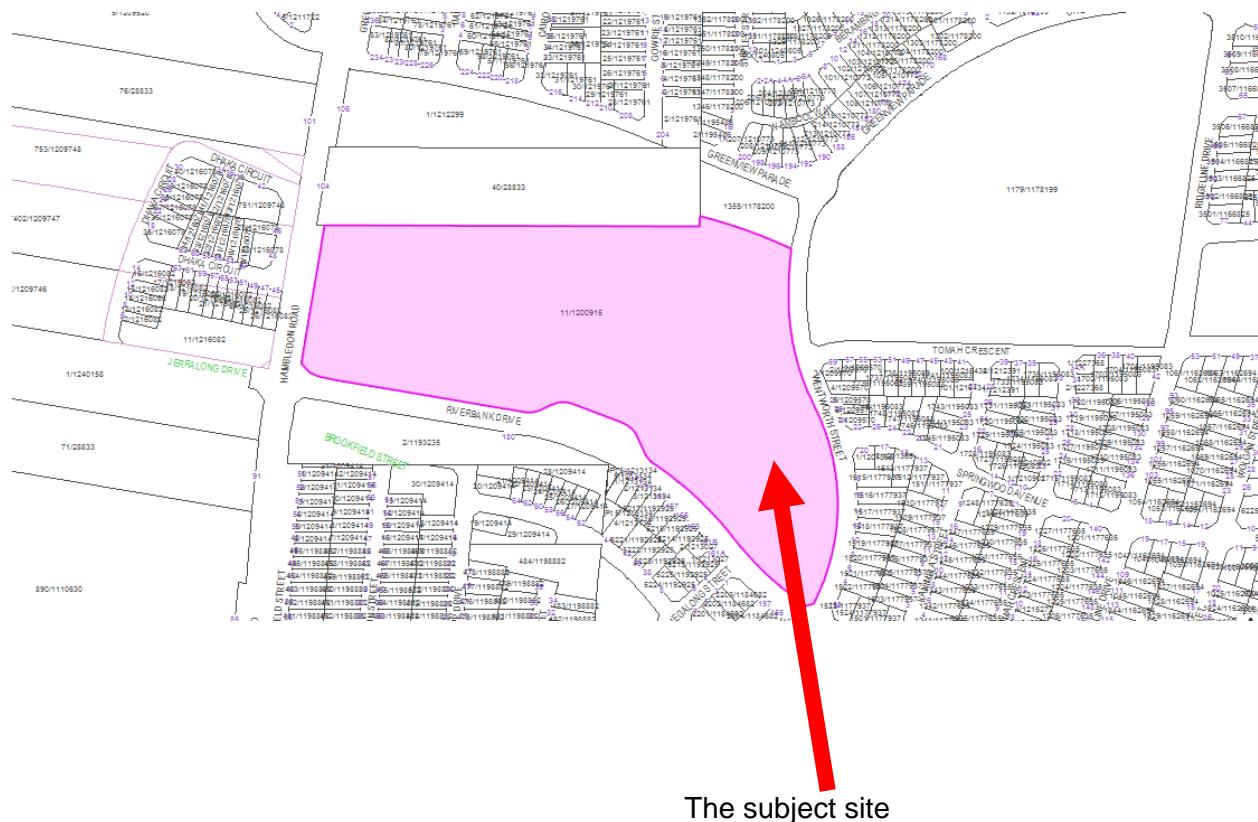
- The Development Application be approved by granting a Deferred Commencement Consent to address the drainage issue as outlined in this report and subject to the conditions listed in attachment 7.
- Council officers notify the applicant and submitters of the Panel's decision.

L. Araim
Luma Araim
Assistant Team Leader

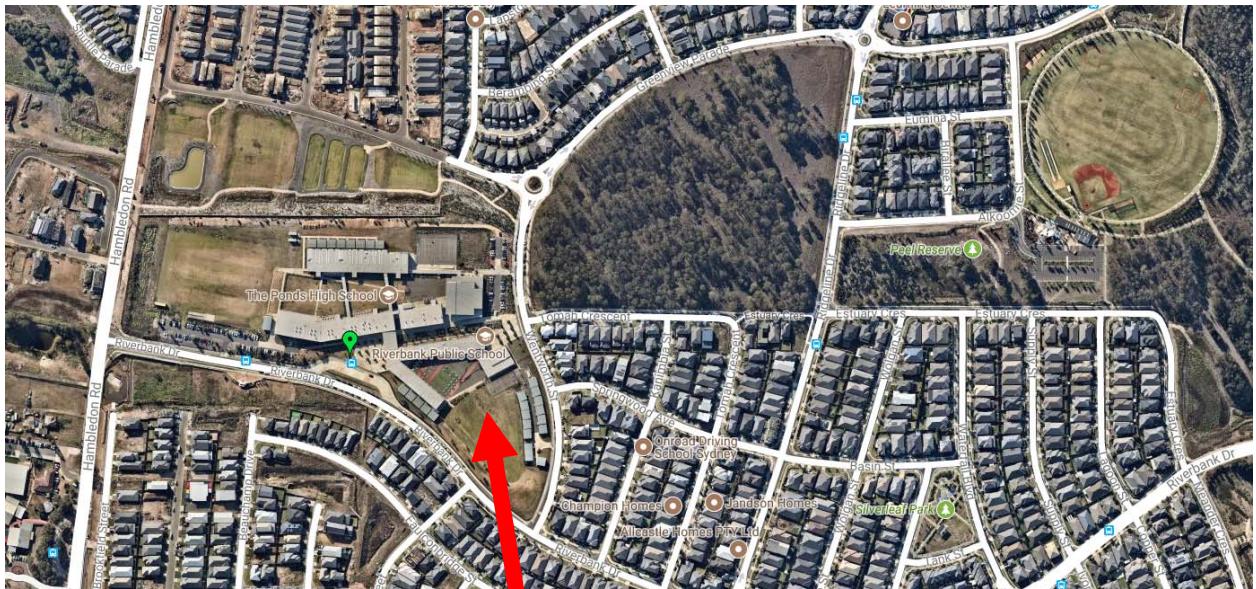
J. Portelli
Judith Portelli
Manager Development Assessment

G. James
Glennys James
Director Planning and Development

Location map



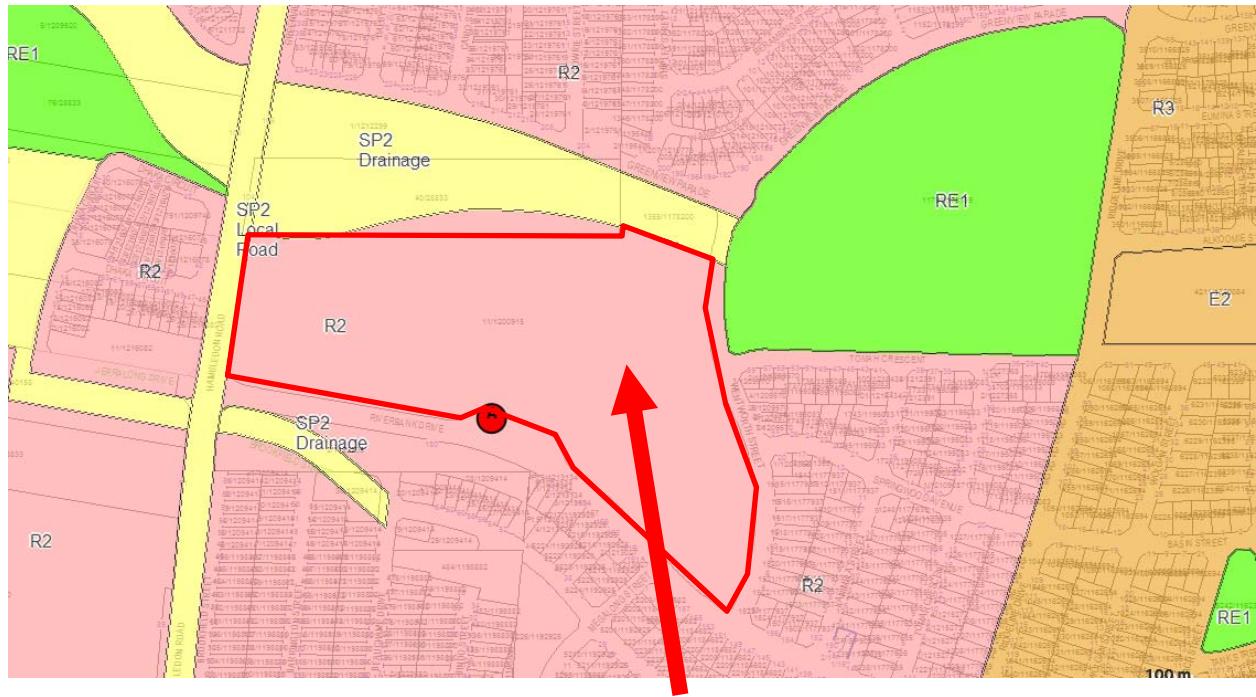
Aerial image (19 July 2018)



(Source: Nearmap)

The subject site

Zoning extract



The subject site

Detailed information about proposal and DA submission material

1 Overview

1.1 The Development Application (DA) was lodged by Urbis Pty Ltd on behalf of the Department of Education for the following works:

- minor internal refurbishment of existing Block A, including meeting rooms and staff facilities
- construction of a new 2 storey 'Connected Hub' building to house new classrooms, learning space, bathrooms and change room amenities
- construction of a covered outdoor learning area above the existing basketball court and sun shelters above the existing artificial turf area
- new landscaping around the new Connected Hub building, including productive garden and synthetic turfed and softball open play space
- 'kiss and drop' zone along Wentworth Street
- removal of 19 car parking spaces to accommodate the new building
- school signage
- tree removal.

The proposed site plan is provided at **Figure 1**.



Figure 1 Proposed Site Plan

1.2 The proposal was reviewed by Council at a pre-application discussion. Matters raised in the meeting relate to the proximity of the proposed new building to existing residences, car parking and how to manage street parking, and proposed setbacks to Wentworth Street. Other matters raised in the meeting relate to submission requirements.

1.3 The current application was submitted on 13 October 2017.

1.4 The application was accompanied by the following subconsultant reports:

- Architectural Plans – TKD Architects dated August 2016
- Statement of Environmental Effects – Urbis dated October 2017
- Acoustic Report – Wilkinson Murray dated 27 July 2017
- BCA Capability Statement – Design Confidence dated 25 August 2017
- Contamination Report (Preliminary Stage 1 Environmental Site Assessment Report) – Environmental Investigation Services dated 23 September 2016
- Geotechnical Report – JK Geotechnics dated 20 September 2016
- Access Design Assessment Report – Design Confidence dated 25 August 2017
- Landscape Concept Plans – Context Landscape Design dated 25 August 2017
- Traffic Impact Assessment – Traffix dated 12 October 2017
- Traffic Addendum – Traffix dated 3 February 2018
- Stormwater Management Report – Woolacotts Consulting Engineering dated 23 August 2017
- Stormwater Management Plans – Woolacotts Consulting Engineering dated February 2017
- Bushfire Hazard Assessment Report – Building Code & Bushfire Hazard Solutions dated 14 July 2017
- Waste Management Plan – Urbis dated 30 August 2017.

1.5 Vehicular access is available off Wentworth Street to the eastern carpark via a driveway. Pedestrian access is provided from a main entry on Wentworth Street for the primary school, and Riverbank Drive for the high school. No vehicle or pedestrian access is available from Hambleton Road. Access to the high school carpark (southern boundary) is located off Riverbank Drive.

1.6 Four of the existing demountable classrooms along the eastern boundary (Wentworth Street) will be removed to facilitate a 'Kiss and Drop' zone.

2 Internal refurbishment

2.1 The existing ground floor of Block A will be refurbished to include a meeting room, entry vestibule to improve circulation and staff room annexe (**Figure 2**).



Figure 2 Proposed alterations to Block A building

3 The Connected Hub

- 3.1 The new Connected Hub building is to be constructed along Wentworth Street joining Blocks A and D of the primary school. The 2 storey building will accommodate a number of learning spaces, amenities and core facilities for staff and students (**Figures 3 and 4**).
- 3.2 A new covered outdoor learning area (COLA) is proposed to wrap around the northern, western and southern faces of the existing school hall and will extend out to cover the existing basketball court.
- 3.3 New landscaped areas are also proposed, including screen planting along the Wentworth Street boundary, new entry forecourt to incorporate several landscaping features including a feature tree and low ground cover vegetation, raised seating and featured paving, new areas of synthetic turf and softfall open play spaces, and a productive garden on the southern end of the Connected Hub building (**Figure 5**).



Figure 3 Proposed ground floor of the Connected Hub building



Figure 4 Proposed first floor of the Connected Hub building



Figure 5 Proposed landscape design

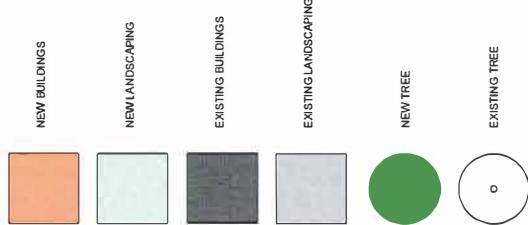
4 Traffic, parking, waste, noise and stormwater

- 4.1 Nineteen off-street parking spaces will be removed to allow for the new building, including 15 spaces from The Ponds High School and 4 from Riverbank Public School. Council's traffic engineer did not support the loss of car parking spaces. On 19 January 2018 a letter was sent to the applicant highlighting Council's traffic engineer's concerns. The applicant submitted an amended site plan showing alternative locations for the 19 parking spaces. In addition, the amended site plan shows 10 additional parking spaces to cater for the proposed development, in accordance with the requirements of Blacktown Growth Centres DCP 2018.
- 4.2 A 'Kiss and Drop' Zone is proposed by the applicant along Wentworth Street, to allow parents and caregivers to safely drop off students without stopping on the Wentworth Street main carriageway and impacting traffic flow.
- 4.3 A Waste Management Plan was submitted with the DA for the demolition, construction and operational phases of the development.
- 4.4 The Acoustic Report submitted with the DA confirms that the proposal is acoustically acceptable and will not impact adversely on nearby dwellings.
- 4.5 The applicant has submitted a Stormwater Management Plan aimed at developing a stormwater management system that should integrate into the existing charge system. It is also aimed at accommodating the flows from the new works in order to comply with Council's requirements.

Refer to Drawing No.
AR-SK-DMT.001 (Rev
B) dated 17 September
2018 for parking layout

ANVILS NSW	Edie
T: 02 8561 8287	F: 02 8561 8285
Cadence Australia	PROJECT MANAGER
11-16 2557 8666	QUALITY SURVEYOR
Arthur Page Kirkland	LANDSCAPE CONSULTANT
T: 02 8234 7311	TOURNAMENT FACILITY PLANNER
Context	STRUCTURAL & CIVIL CONSULTANTS
T: 02 8234 6800	MECHANICAL, ELECTRICAL, HYDRAULIC, TRANSPORTATION & LIFT CONSULTANTS
Urbis	ACOUSTIC CONSULTANT
T: 02 8233 9900	Winkinson Murray
Woodroffe's	NCBCA & ACSES CONSULTANT
T: 02 82119500	Design Confidence
Woolworths	T: 02 8211 3021
T: 02 8211 4411	TRAFFIC CONSULTANT
Woolworths	T: 02 8211 4411

SITE PLAN LEGEND



FISY Remained Architects: Robert Denton Reg #s: 5192, Alex Kiehle Reg. 16105 DO NOT DRAWINGS. Verify all dimensions on site. Notify architect if discrepancy		
Rev	Date	Description
A	24/08/17	Issued for DA Approval
B	14/09/17	Issued for DA Approval
C	3/10/17	Issued for DA Approval

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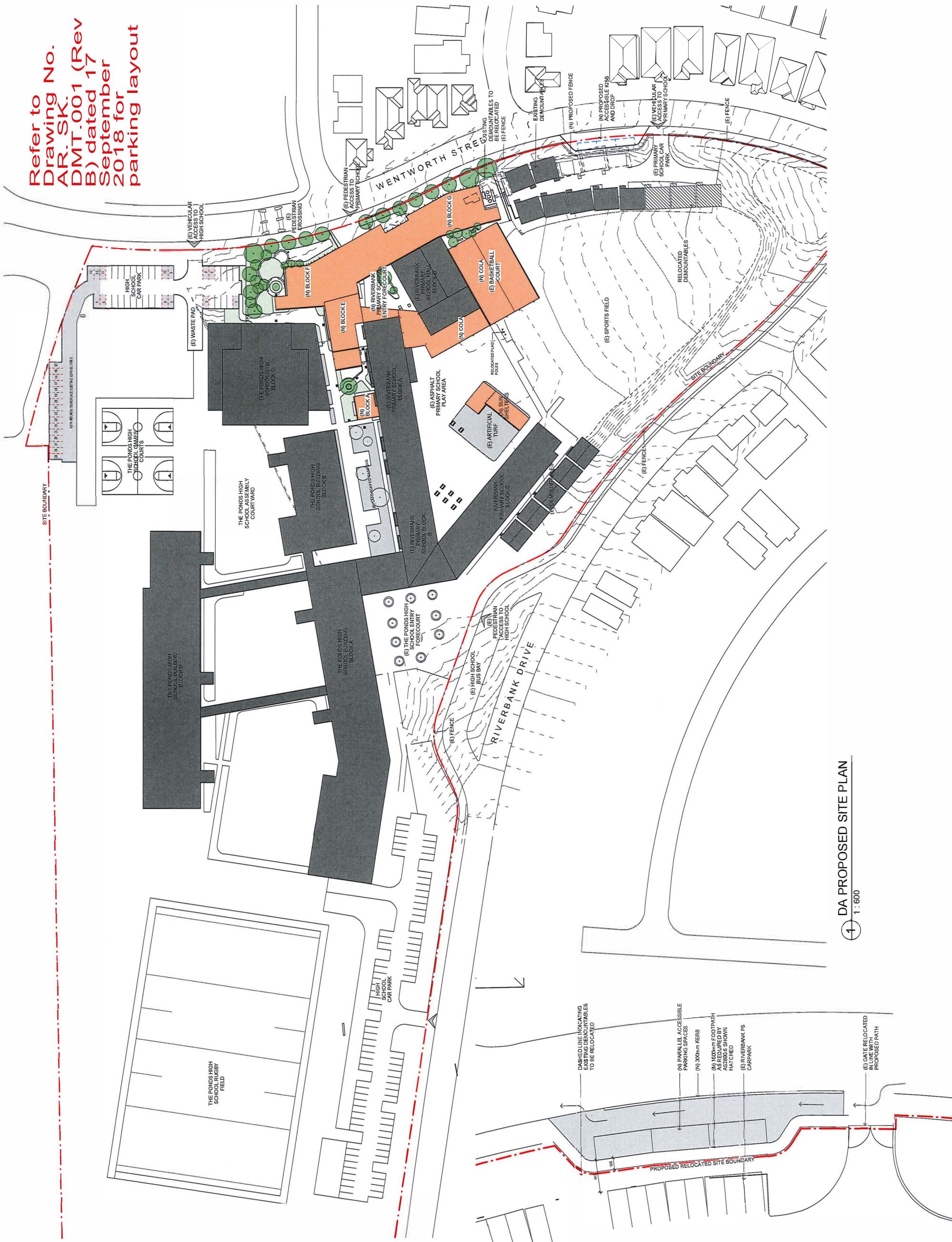
Project
Riverbank Public School

Proj. Dr	Proj. Arch	Drawn	
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Tanner & Kibble Denison Architects, Pvt. Ltd.

TKDArchitects
Tanner Kibble Denton

WWW.TKDARCHITECTS.COM



CLIENT
Department of EducationPROJECT MANAGER
Cadence Australia
T +61 2 9571 8866QUALITY SURVEYOR
Albus Pace Kintland
T +61 2 9583 3711LANDSCAPE CONSULTANT
Context

T +61 2 8444 5900

TOWN FACILITY PLANNER
Urbs

T +61 2 8533 9900

STRUCTURAL & CIVIL CONSULTANTS
Woolacotts

T +61 2 8444 5900

TECHNICAL, ELECTRICAL, HYDRAULIC,
TRANSPORTATION & LIFT CONSULTANTS
Shenefield Consulting Engineers

T +61 2 8444 5900

ACOUSTIC CONSULTANT
Wikinson Murray

T +61 2 9337 4911

NCBCB & ACCESS CONSULTANT
Design Confidence

T +61 2 46207 0422/910 256

TRAFFIC CONSULTANT
Traffic

T +61 2 8242 8700

NSW Environment Architects Robert Denton Reg 105, 5192, AB-Aust Reg 10, 2015
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Project
Riverbank Public SchoolDrawing Title
SITE DEMOLITION PLAN

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RD	SJ	Author	Author
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			Revision

B

Tanner Kibble Denton Architects Pty Ltd
PO Box 660 Darlinghurst NSW 1500 Australia
Level 12, 125 Liverpool Street, Sydney NSW 2000 Australia
F +61 2 9281 4337
www.tkd.com.au

TKDArchitects
Tanner Kibble Denton



CLIENT
Department of Education

Education

PROJECT MANAGER
Cadence Australia
T: 61 2 857 8866

QUALITY SURVEYOR
Alius Page KinMand
T: 61 2 923 731

LANDSCAPE CONSULTANT

Context

T: 61 2 614 5369

TOWNSHIP PLANNER

Urban

T: 61 2 923 9900

STRUCTURAL & CIVIL CONSULTANTS

Woolacotts

T: 61 2 624 9690

MECHANICAL, ELECTRICAL, HYDRAULIC,
TRANSPORTATION & LIFT CONSULTANTS

SheehanDines Consulting Engineers

T: 61 2 826 3021

ACOUSTIC CONSULTANT

Whanson Murray

T: 61 2 637 4611

RCBCA - ACCESS CONSULTANT

Design Confidence

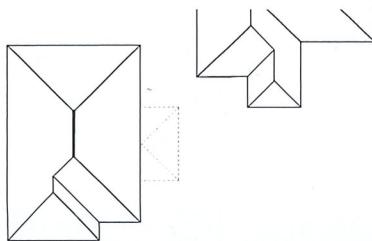
T: 045 149 027 / 0422 890 256

TRAFFIC CONSULTANT

Traffic

T: 61 2 623 8700

ADMINISTRATION
AMENITIES
COLA
HOMEBASE
LIFT/STAIR
SPECIAL EDUCATION
STORE
UTILITIES/SERVICES
Calculating...





CLIENT
Department of Education

Project No. 160711

T: 61 2 9261 8287
F: 61 2 9261 8285

PROJECT MANAGER

Cadence Australia

T: 61 2 957 8866

QUALITY SURVEYOR

Altus Page Kimball

T: 61 2 983 2111

DATA/SAFE CONSULTANT

Context

T: 61 2 844 6900

TOWN FACILITY PLANNER

Urbis

T: 61 2 823 9500

STRUCTURAL & CIVIL CONSULTANTS

Woolacotts

T: 61 2 824 0500

MECHANICAL, ELECTRICAL, HYDRAULIC,
TRANSPORTATION & I/F CONSULTANTS

Shepherdides Consulting Engineers

T: 61 2 845 2001

ACOUSTIC CONSULTANT

Wilkinson Murray

T: 61 2 937 4511

NCBCA & ACCESS CONSULTANT

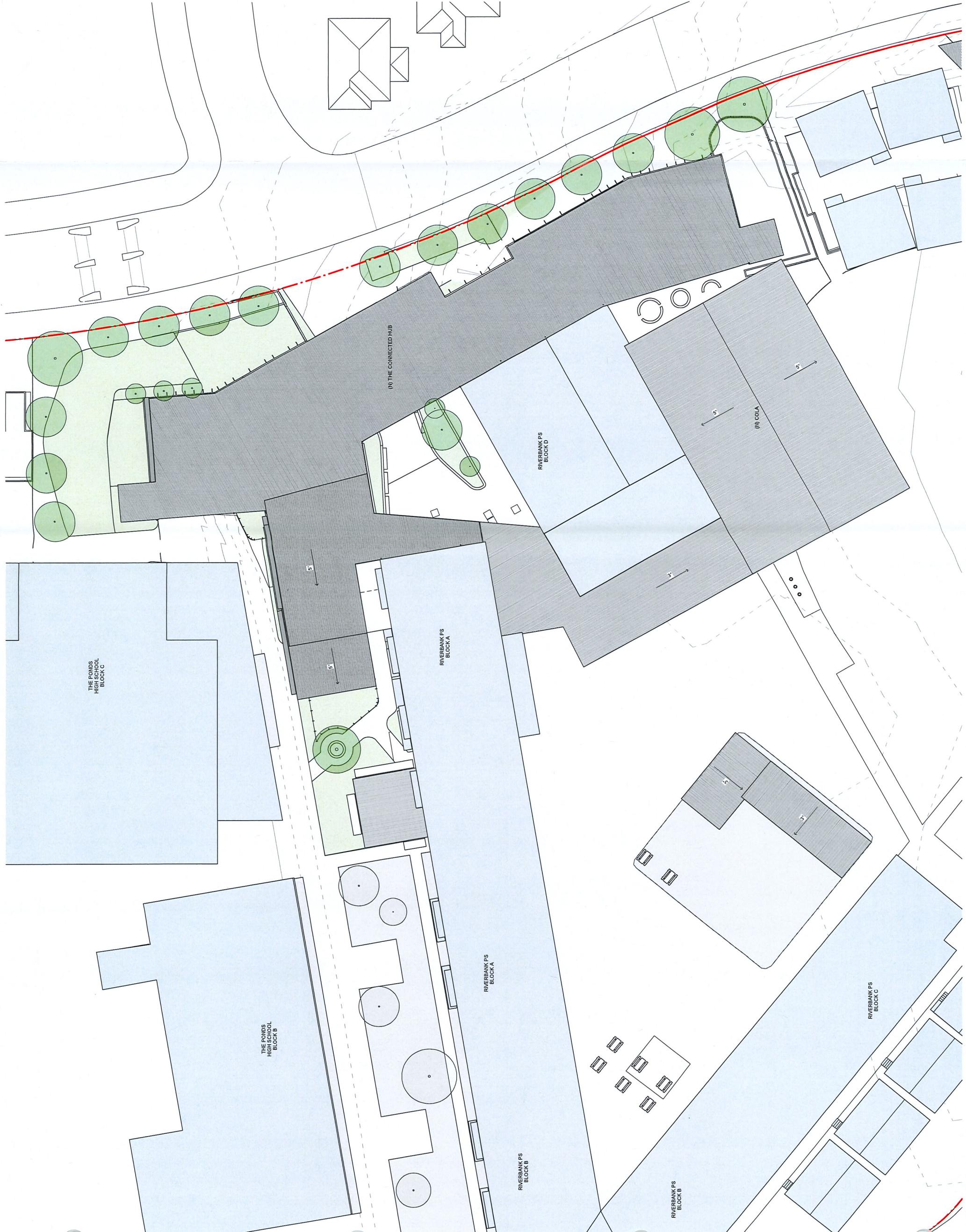
Design Confidence

T: 0425 549 027 / 0422 690 256

TRAFFIC CONSULTANT

Tatfix

T: 61 2 824 8700



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Project

Riverbank Public School

Drawing No.

AR-DA-2003

Revision

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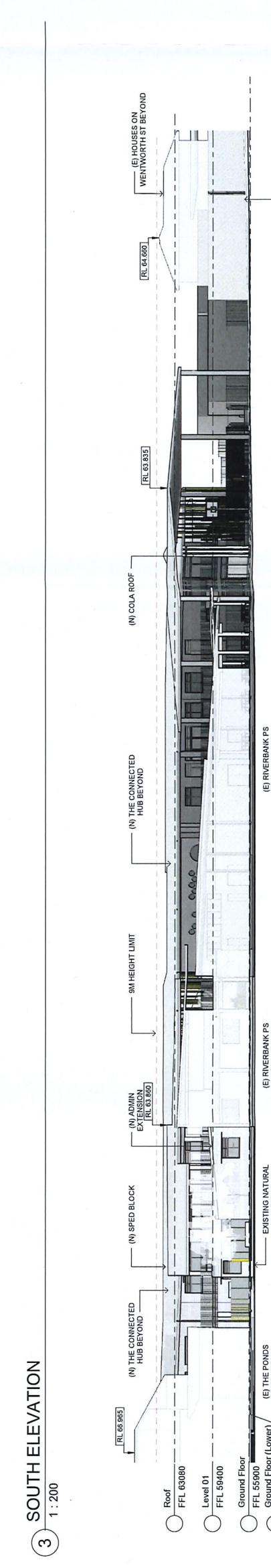
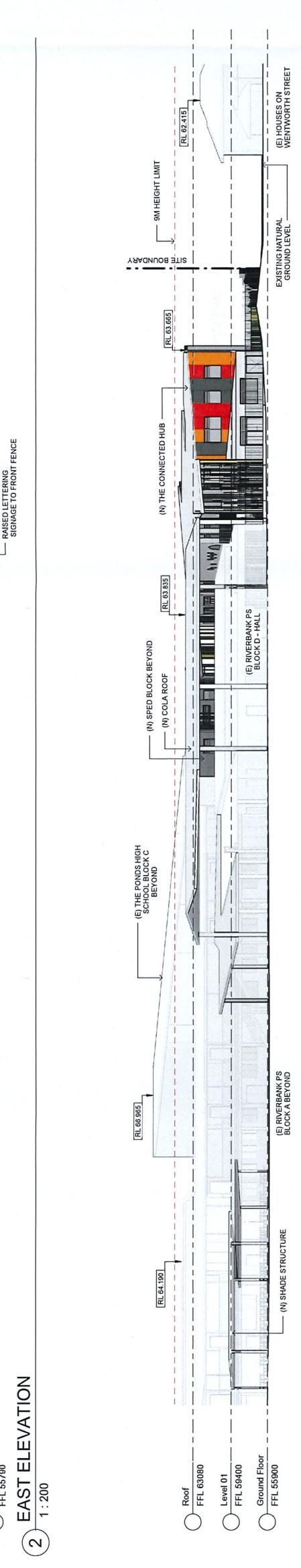
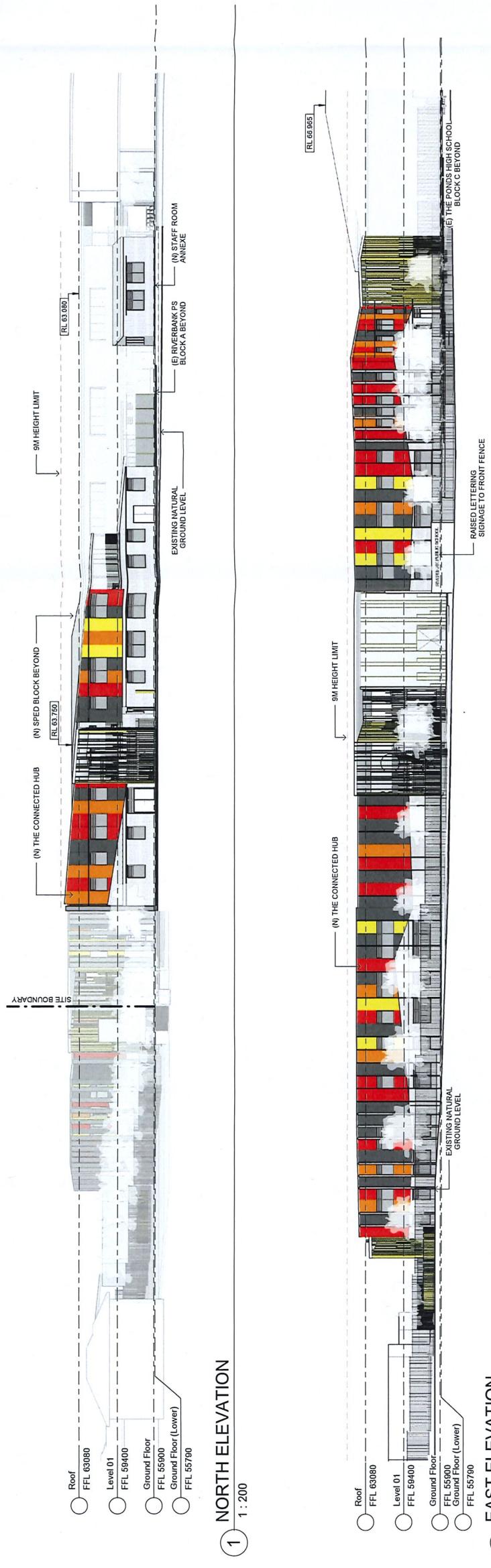
Drawing Title

ROOF PLAN

Tanner Kibble Denton Architects Pty Ltd
PO Box 650 Darlinghurst NSW 2010 Australia
Level 1, 100 Liverpool Street, Sydney NSW 2000 Australia
T: 61 2 9281 4359
F: 61 2 9281 4337
www.tkd.com.au



CLIENT	Department of Education
EDUCATION PROVIDER	 NSW Education
PROJECT MANAGER	PROJECT AUSTRALIA
PROFESSIONAL SERVICES	QUANTITY SURVEYOR Atlas Page Kilkland
CONSULTANTS	LANDSCAPE CONSULTANT Woolacotts STRUCTURAL & CIVIL CONSULTANTS Sheildmeadows Consulting Engineers
MANUFACTURER	TOWN FACILITY PLANNER Urbis
MANUFACTURER	MECHANICAL, ELECTRICAL, HYDRAULIC, TRANSPORTATION & LIFT CONSULTANTS AFC Acoustic Consulting Engineers
MANUFACTURER	ACOUSTIC CONSULTANT Witkinson Murray
MANUFACTURER	DESIGN CONFIDENCE NSC Group, Acference
MANUFACTURER	TRAFFIC CONSULTANT Traffic



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Riverbank Public School

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ELEVATIONS

Int No. Date Sent
RD SJ Author

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AR-DA-3001

PO Box 660 Darlinghurst NSW 11300 Australia
Level 1, 19 Foster Street, Surry Hills NSW

F +61 2 9281 4337
www.lkda.com.au

TKD

anner

CLIENT	Department of Education
NSW	Education
PROJECT MANAGER	Cadence Australia
QUANTITY SURVEYOR	Atlas Page Kynrand
LANDSCAPE CONSULTANT	Landscape 73711
Context	T: 61 2 9557 8866
URBIS	T: 61 2 9353 8900
Woolacotts	T: 61 2 9353 9900
STRUCTURAL & CIVIL CONSULTANTS	Mechanical, Electrical, Hydraulic, Transportation & Lift Consultants
Shielmeadows Consulting Engineers	T: 61 2 9353 3021
ACOUSTIC CONSULTANT	Wilkinson Murray
Design Confidence	T: 61 2 9357 4511
TRAFFIC CONSULTANT	TRAFIX
ADMINISTRATION	COLA
AMENITIES	HOMEBASE
STORE	LIFT/STAIR
SPECIAL PROGRAMS	SPECIAL EDUCATION
UTILITIES/SERVICES...	Calculating...

THE CONNECTED HUB
9M HEIGHT LIMIT
EXISTING NATURAL
FOR CONTINUATION SEE SECTION 1
FOR CONTINUATION SEE SECTION 2
8'-310
(E) THE PONDS HIGH SCHOOL BLOCK C BEYOND
(B) THE PONDS HIGH SCHOOL BLOCK A BEYOND
Roof FFL 630900
Level 01 FFL 594900
Ground Floor FFL 559900
EXISTING NATURAL

Section 1
1:200

Section 2
2 1:200

2 Section 2
1:200

Section 3

1 : 200

Roof
FFL 63080

Level 01
FFL 59400

Ground Floor
Ground Floor (Lower)
FFL 55900

EXISTING NATURAL GROUND LEVEL

(E) RIVERBANK PS BLOCK A

(E) RIVERBANK PS BLOCK C

(E) THE PONDS HIGH SCHOOL BLOCK C

(N) SPEED BLOCK

(N) THE CONNECTED HUB

(N) THE SITE BOUNDARY

BEYOND

Roof
FFL 63080

Level 01
FFL 59400

Ground Floor
Ground Floor (Lower)

1.5M WIDE X 1.3M HIGH LED SIGN WITH SCHOOL LOGO OVER

(N) THE CONNECTED HUB

(E) RIVERBANK PS BLOCK A

(E) RIVERBANK PS BLOCK C

9M HEIGHT LIMIT

SITE BOUNDARY

3 Section 3 1:200

Section 4 1:200

Roof

FFL 63080

Level 01

FFL 59400

Ground Floor

(N) THE CONNECTED HUB

FOR CONTINUATION SEE SECTION 5

FOR CONTINUATION SEE SECTION 6

FOR CONTINUATION SEE SECTION 7

FOR CONTINUATION SEE SECTION 8

9M HEIGHT LIMIT

9M HEIGHT LIMIT

9M HEIGHT LIMIT

Ground 1 foot (Lower)
FFL 55790
Section 5

7

Do not take corrective actions in the body of a discrepancy			
Rev	Date	Description	Checked Auth.
A	24/08/17	Issued for DA Approval	SJ RD
B	28/08/17	Issued for DA Approval	SJ RD
C	14/09/17	Issued for DA Approval	SJ RD

NOT FOR CONSTRUCTION

Drawing Title **SECTIONS**

Proj. Dir	Proj. Arch	Drawn
RD	SJ	TP
Job No.	Date	Scale
160701	AUG 16	1:200 @ B1
		Revision
		C
Drawing No.		
AR-DA-3101		

Tamer Kubil Denton Architects Pty Ltd
 PO Box 65075, Farnham Park NSW 3300 Australia
 Tel: +61 2 9281 4359
 Fax: +61 2 9281 4339
 Email: info@tda.com.au
www.tda.com.au

TKDArchitects
Tanner Kibble Denton



CLIENT
Department of Education
T: 61 2 9511 6287
F: 61 2 9511 6255

PROJECT MANAGER
Cadence Australia
T: 61 2 957 8866

QUALITY SURVEYOR
Alius Page KimMand
T: 61 2 933 7211

LIAISONS/CONSULTANT
Context
T: 61 2 844 6900

TOWN FACILITY PLANNER
Urban
T: 61 2 933 9900

STRUCTURAL & CIVIL CONSULTANTS
Woolacotts
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TRANSPORTATION & LIFT CONSULTANTS
Shepherd's Consulting Engineers
T: 61 2 933 8201

ACOUSTIC CONSULTANT
Wilkinson Murray
T: 61 2 937 4911

NCBCBA & ACCESS CONSULTANT
Design Confidence
T: 02 5 46207 0422 590 556

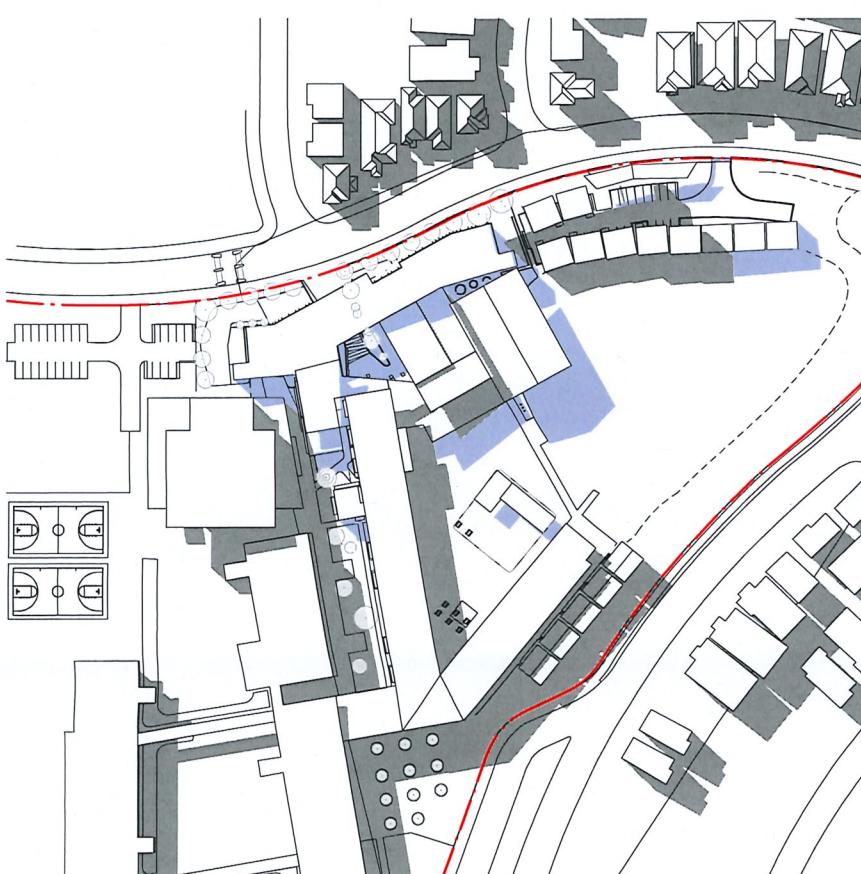
TRAFFIC CONSULTANT
Traffic
T: 61 2 824 8700

EXISTING SHADOWS

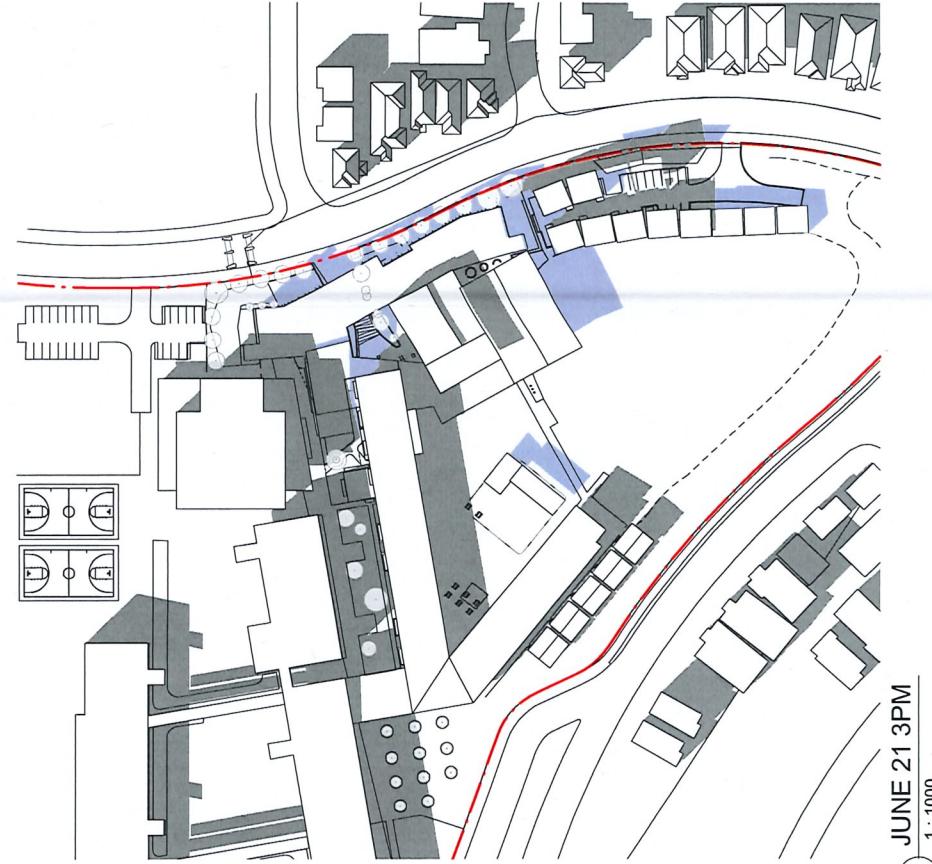
NEW SHADOWS



1 JUNE 21 9 AM
1:1000



2 JUNE 21 12 PM
1:1000



3 JUNE 21 3 PM
1:1000

NSW Government Archives Robert Dickson Reg No. 5757. Also see Reg No. 16
Do not circulate or copy. All dimensions on the drawing are in metres.
Rev Date Description Checked Auth.
A 24/06/17 Issued for DA Approval SJ RD
B 14/09/17 Issued for DA Approval SJ RD

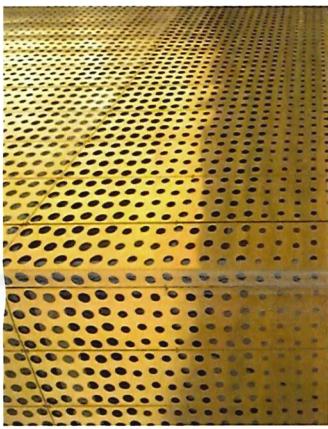
NOT FOR CONSTRUCTION
Project
Riverbank Public School
Drawing Title
SHADOW DIAGRAMS

Proj. Dr
RD
S.J.
Drawn
TP
Rev No.
160711
Date
AUG 16
Scale
1: 1000 @ B1
Drawing No.
AR-DA-7001
Revision
B

Tanner Ribble Denton Architects Pty Ltd
PO Box 660 Darlinghurst NSW 1500 Australia
Level 1, 100 Pitt Street, Sydney NSW 2000 Australia
T: 61 2 8281 4359
F: 61 2 8281 4337
www.tkd.com.au

TKD Architects
Tanner Ribble Denton

CLIENT	Department of Education
	T +61 2 8511 2287 F +61 2 8511 2255
PROJECT MANAGER	Cadence Australia T +61 2 8571 8866
QUALITY SURVEYOR	Allus Page Kimball
LANDSCAPE CONSULTANT	T +61 2 9243 2311 Context
TOWN FACILITY PLANNER	F +61 2 8441 5950
Urban	T +61 2 8531 9900
STRUCTURAL & CIVIL CONSULTANTS	STRUCTURAL & CIVIL CONSULTANTS
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Whitson Murray	T +61 2 8524 8700
NCBICA - ACCESS CONSULTANT	T +61 2 9397 4511
Design Confidence	TRAFFIC CONSULTANT
	T +61 2 8402 5901-256
Traffic	



PERFORATED METAL FENCE



FG - FIXED GLAZING



FC - FIBRE CEMENT (EQUITONE)



AB - ALUMINIUM BLADE LOUVRE



RC - REINFORCED CONCRETE WALL
BALUSTRADE



VIEW FROM NORTH WENTWORTH STREET



BKF/B BRICKWORK - FACE

NSW Department of Education, Research Division, Reg No. 15/2012, Aus of File Reg 16/2015 Drawing No. 10 30 40 50 Rev. Date Description Checked Auth.			
A 24/08/17	Issued for DA Approval	SJ	RD
B 14/09/17	Issued for DA Approval	SJ	RD

NOT FOR CONSTRUCTION			
Project Riverbank Public School			
Drawing Title EXTERNAL MATERIALS			

Proj. Dir	Proj. Arch	Drawn
RD	SJ	Author
Job No.	Date	Scale
160711	AUG 16	
		Revision No.
		AR-DA--7101

TKD/Architects Tanner Kibble Denton			
Po Box 1000, Darlington NSW 2300 Australia Level 1, 100 Pitt Street, Sydney NSW 2000 Australia T +61 2 8281 4339 F +61 2 8281 4337 www.tkda.com.au			



CLIENT
Department of Education
T +61 2 8511 8287
F +61 2 8511 8505

PROJECT MANAGER

Cadence Australia

T +61 2 9571 8866

QUANTITY SURVEYOR

Allus Pro Kt Hand

T +61 2 8531 7311

LANDSCAPE CONSULTANT

Context

T +61 2 8444 5900

TOWN/FACILITY PLANNER

Unis

T +61 2 8531 9900

STRUCTURAL & CIVIL CONSULTANTS

Wobacoffs

T +61 2 8531 9900

MECHANICAL, ELECTRICAL, HYDRAULIC,
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Sheehan Davies Consulting Engineers

T +61 2 9581 3021

ACOUSTIC CONSULTANT

Wilkinson Murray

T +61 2 9371 4511

NCBCBA ACCESS CONSULTANT

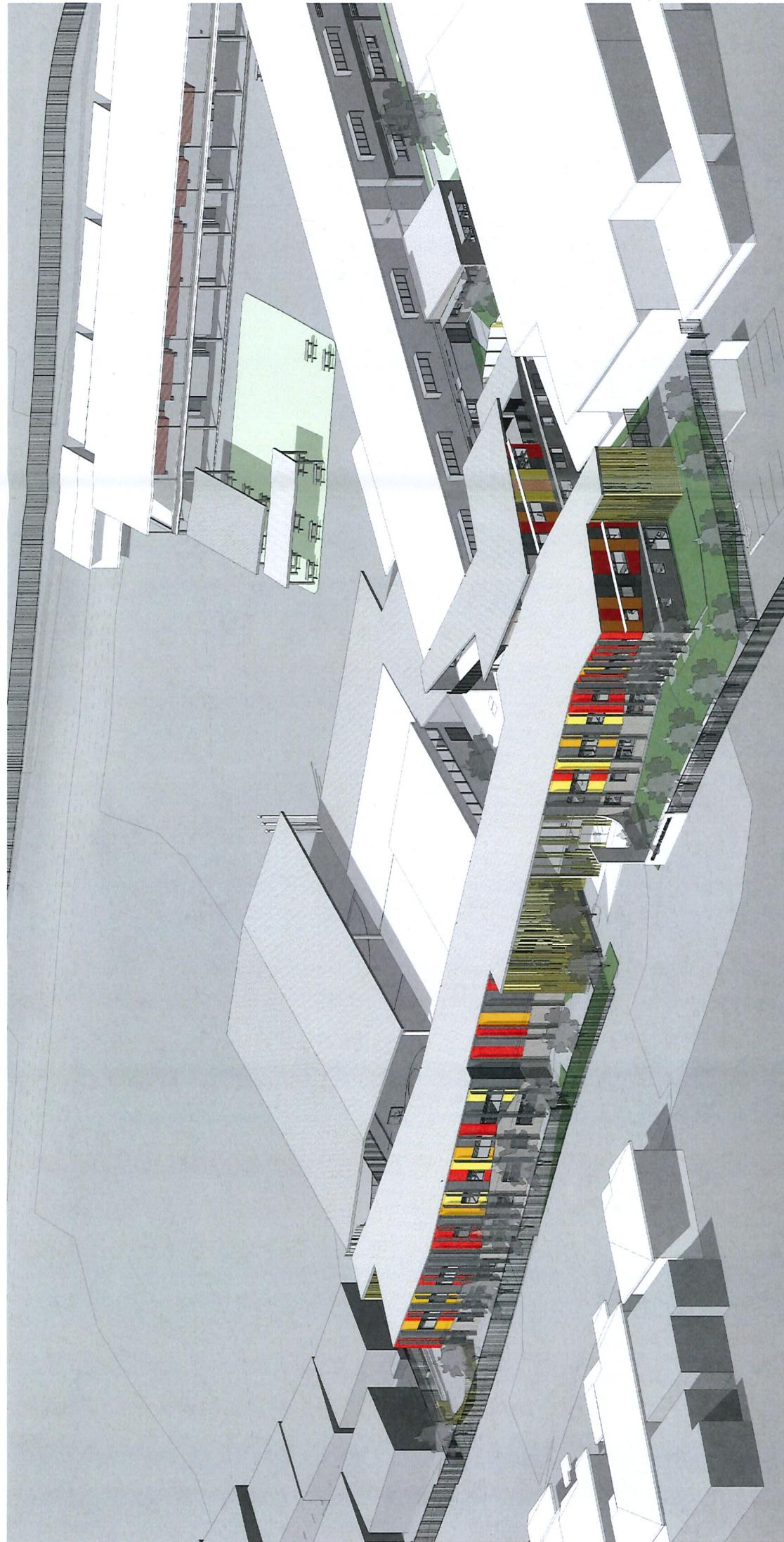
Design Confidence

T +02 546207 (02) 890 0256

TRAFFIC CONSULTANT

Traffic

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1 Aerial 3D View

NSW Narrabeen Architects Robert Denton Reg No. 15762. Any Visuals Reg No. 1015
Do not take drawing, verify all dimensions on site. Not a drawing of a discrete project
0 20 40 60 80
Rev Date Description Checked Auth.
16/07/11 AUG 16 SJ RD
A 24/08/17 Issued for DA Approval SJ RD
B 14/09/17 Issued for DA Approval SJ RD

NOT FOR CONSTRUCTION
Project
Riverbank Public School
Drawing Title
3D PERSPECTIVES 01

Proj. Dr
RD
Sj
TP
Drawn
TP
Job No.
160711
Date
AUG 16
Scale
Revision
Drawing No.
AR-DA--7201
B



2 View of Main Entrance

TKDArchitects
Tanner Kibble Denton

P.O. Box 660, Darlington NSW 1300 Australia
Level 1, 19 Folier Street, Surry Hills NSW 2010 Australia
T +61 2 8281 1339
F +61 2 8281 1337
www.tkda.com.au





CLIENT

Department of Education

PROJECT MANAGER

Cadence Australia

T: 61 2 867 8856

QUANTITY SURVEYOR

Allus Projects Kyneton

T: 61 2 933 7311

LANDSCAPE CONSULTANT

Content

T: 61 2 834 8920

TOWN FACILITY PLANNER

Urbs

T: 61 2 833 9900

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Woolacotts

T: 61 2 831 0500

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Shepherdson Consulting Engineers

T: 61 2 938 3021

ACOUSTIC CONSULTANT

Wilkinson Murray

T: 61 2 937 4611

TCC/CBC ACCESS CONSULTANT

Design Confidence

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TRAFFIC CONSULTANT

Traffic

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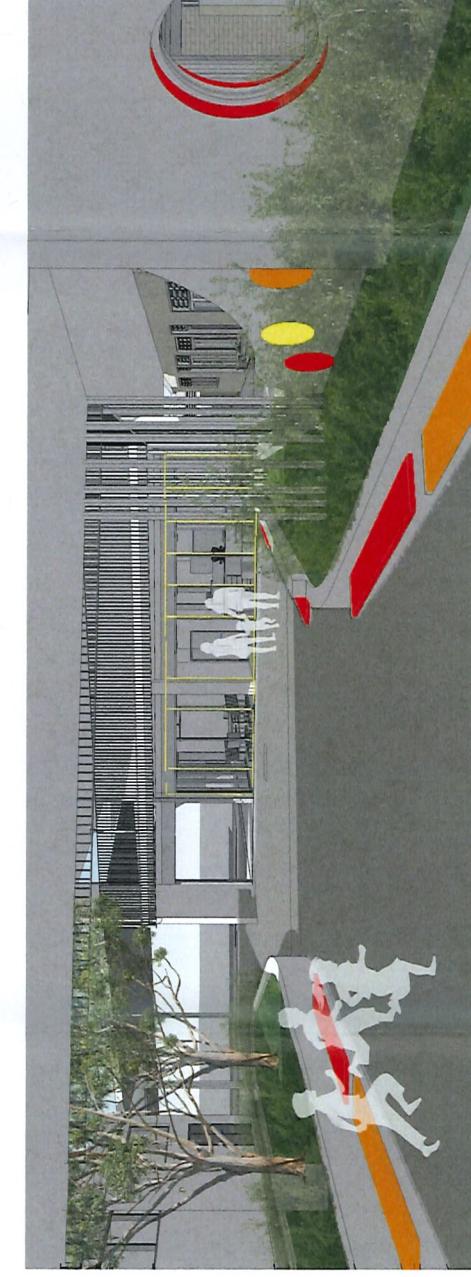
1 View of Main Entrance 02



2 View from South Wentworth Street



3 Level 1 Balcony



4 View of Reception Courtyard

NOT FOR CONSTRUCTION

Project

Riverbank Public School

Drawing Title

3D PERSPECTIVES 02

Drawing No.

AR-DA--7202

Revision

B

Proj. Dir

RD

Proj. Arch

SJ

Drawn

Author

N

Job No.

160711

Date

AUG 16

Scale

1:1

Rev Date

20/08/16

Description

Checked Auth.

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Rev Date

24/08/17

Description

A 14/09/17

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SJ

RD

Checked Auth.

B 14/09/17

Issued for DA Approval

SJ

RD

Tanner Kibble Denton Architects Pty Ltd

PO Box 660 Dinglehurst NSW 1300 Australia

Level 1, 19 Foster Street, Surry Hills NSW 2010 Australia

T: 61 2 8281 339

F: 61 2 8282 1433

www.tkd.com.au

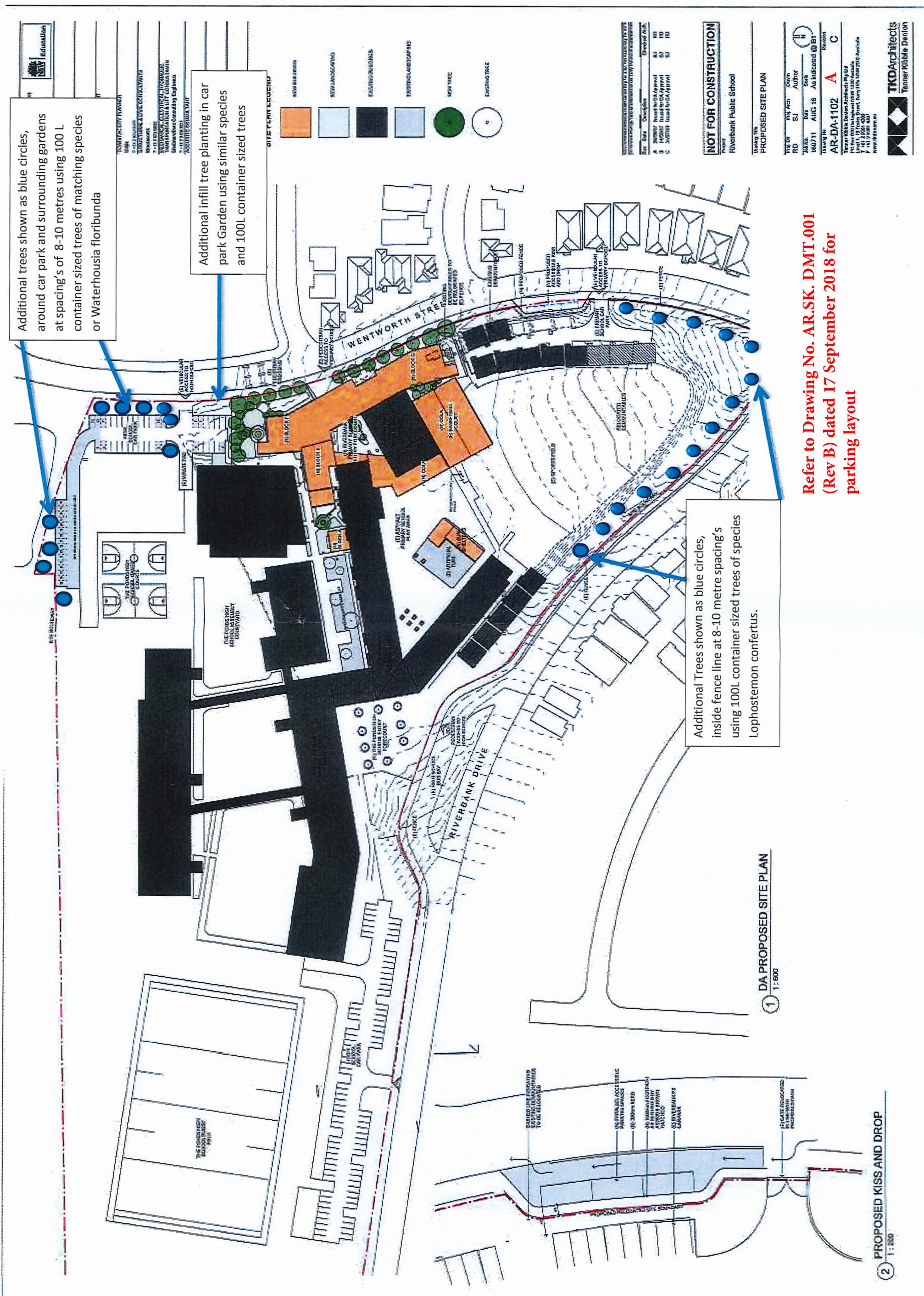
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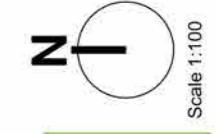
RIVERBANK PUBLIC SCHOOL

DEVELOPMENT APPLICATION



NOT FOR CONSTRUCTION

ISSUE DATE 25/01/17
DESCRIPTION DEVELOPMENT APPLICATION
A1 SHEET SIZE A1
PROJECT STAGE DA
DRAWING NUMBER L001
ISSUE A



DRAWING TITLE
COVER SHEET

PROJECT
RIVERBANK PUBLIC SCHOOL

CLIENT
DEPARTMENT OF EDUCATION

Context Landscape Design Pty Ltd Sydney NSW 2011
PO Box 28486 Sydney South NSW 1235
T: 61 2 8244 8900 F: 61 2 8244 8988
E: context@context.net.au W: www.context.net.au
ABN: 14 074 417 288

context

25 WENTWORTH ST, THE PONDS NSW 2769
16564.RPS.DA PACKAGE.wxx 15/01/17

LANDSCAPE VISION

"To create an attractive, functional and safe landscape that reflects a positive image of the school and encourages parents, students and the community to have pride and engage in their school"

1.

STREETSCAPE AND ENTRIES

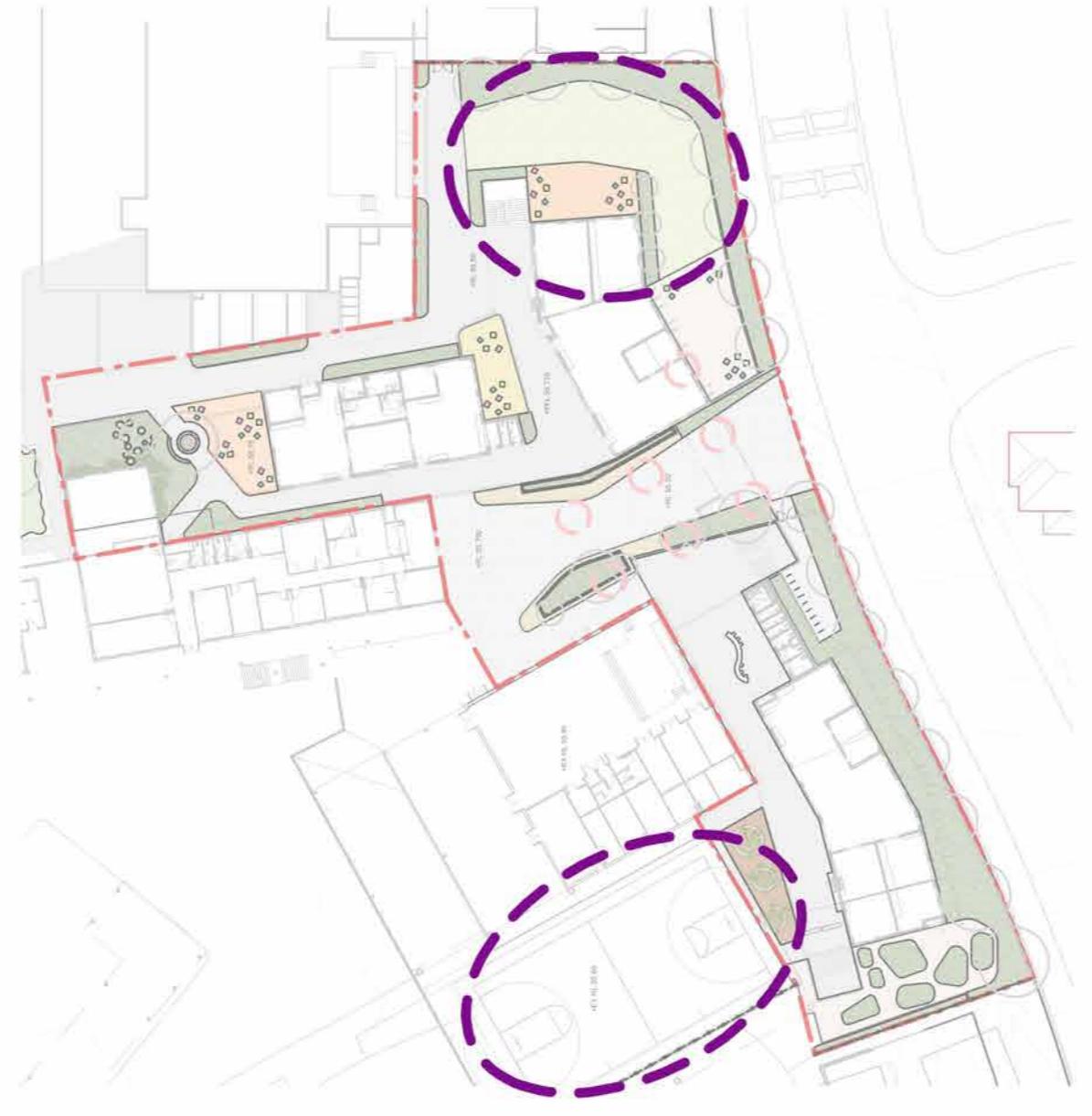
2.

LEARN AND GATHER

4.

CONNECTIVITY AND SECURITY

ACTIVE PLAY



1) Streetscape and Entries

- Ensure a sense of arrival at the main entrance from Wentworth Street
- Provide tree planting along the street frontage within the property boundary to help ameliorate the scale of the built form.
- Ensure trees planted within the APZ (adjacent to the streetscape) are adequately spaced and canopies are clear of the building. Tree species and planting within this zone are selected based on attributes which will assist in reducing bush fire attack i.e. high moisture content of leaves and smooth bark.
- Retain existing boundary fencing along Wentworth Street.

2) Learn and Gather

- A productive landscape encourages learning and participation. Time spent in these gardens will provide an understanding of seasonality and life-cycles whilst providing a sensory and engaging experience.
- A series of outdoor learning areas are provided and fitted with moveable furniture to allow for flexible gathering / learning spaces.

3) Connectivity and Security

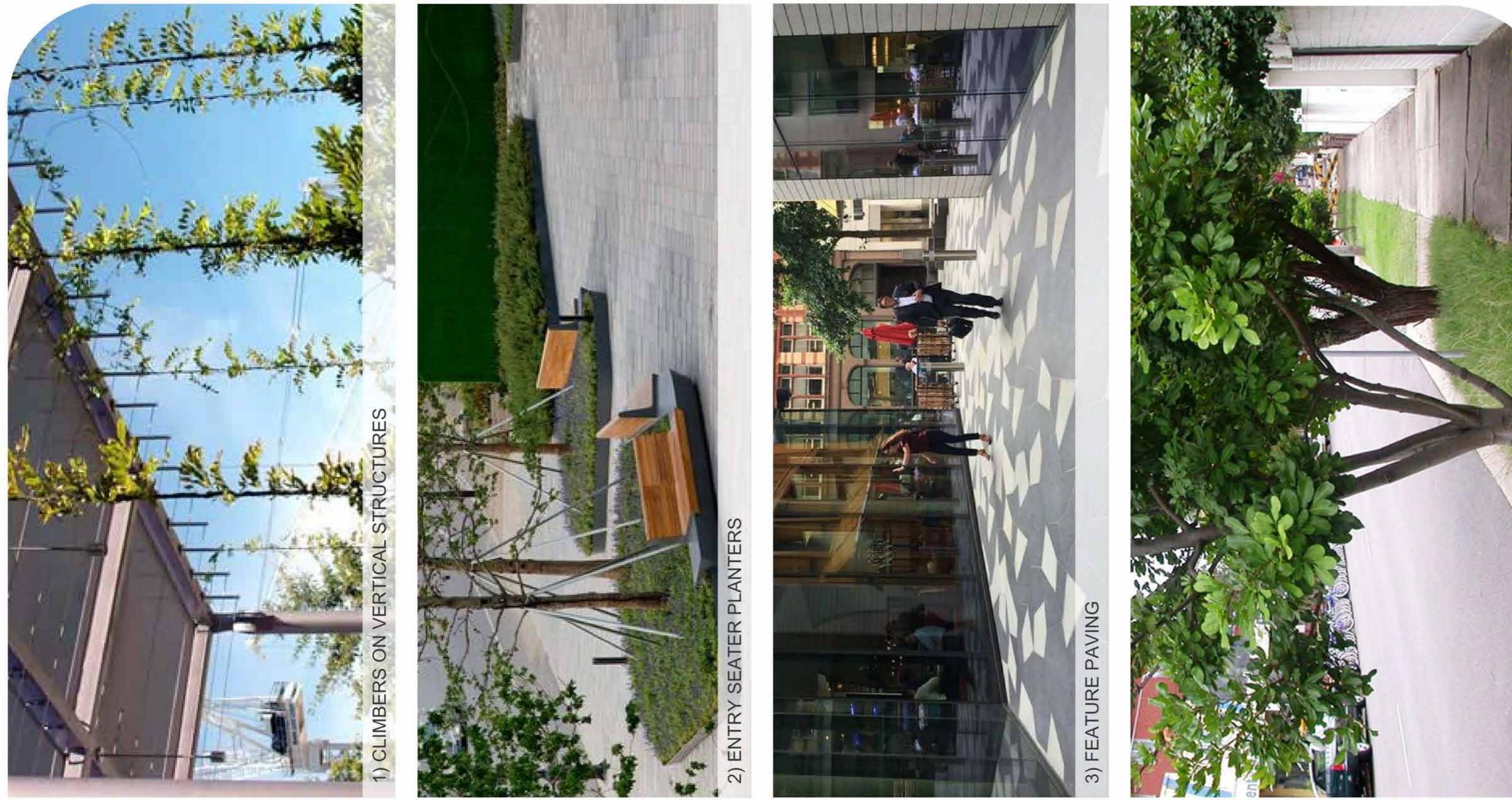
- Incorporate raised planters within the Entry Forecourt to ensure visitors are directed within sight of the Admin Office before continuing further into the school. Raised planters will incorporate seating opportunities and are to be planted with low vegetation to ensure sightlines from the Admin Office are maintained.
- Student connectivity between the north / south areas of the proposed school will be unrestricted; however the raised planters will ensure that movement is directed past the Admin Office as a means of additional surveillance.
- Provide feature paving within the entry forecourt to delineate this zone from student circulation paths beyond the entry.

4) Active Play

- An open turfed area provides a flexible play space. Play spaces are defined by perimeter planting ensuring a sense of protection.
- An opportunity exists to integrate handball on the wall of the adjacent high school building.
- The existing sports court is integrated into the new landscape works and the adjacent plaza planters provide seating opposite the court.

NOT FOR CONSTRUCTION

ISSUE DATE	15/06/17	PROJECT STAGE	DA
CHECKED DATE	25/06/17	HO	
PROJECT NUMBER	L102	DRAWING NUMBER	
ISSUE NUMBER	16564	SCALE	A1



DRAWING TITLE
DETAILED LANDSCAPE PLAN 1
STREETSCAPE AND ENTRIES

PROJECT
RIVERBANK PUBLIC SCHOOL
25 WENTWORTH ST, THE PONDS NSW 2769

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Context Landscape Design Pty Ltd Sydney NSW 2011
PO Box 284486 Sydney South NSW 1235
T: 61 2 8244 8900 F: 61 2 82449888
E: context@context.net.au W: www.context.net.au
ABN: 14 071 412 288

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16564.RPS.DA PACKAGE.wxx 15/06/17





1) SMALL SPACES FOR OUTDOOR LEARNING



2) EXTENSION OF EXISTING PRODUCTIVE GARDEN

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CREATED	DATE	CHECKED	PROJECT STAGE	SHEET SIZE
BA	15/06/17	HD	DA	A1
PROJECT NUMBER			DRAWING NUMBER	ISSUE
16564			L103	A

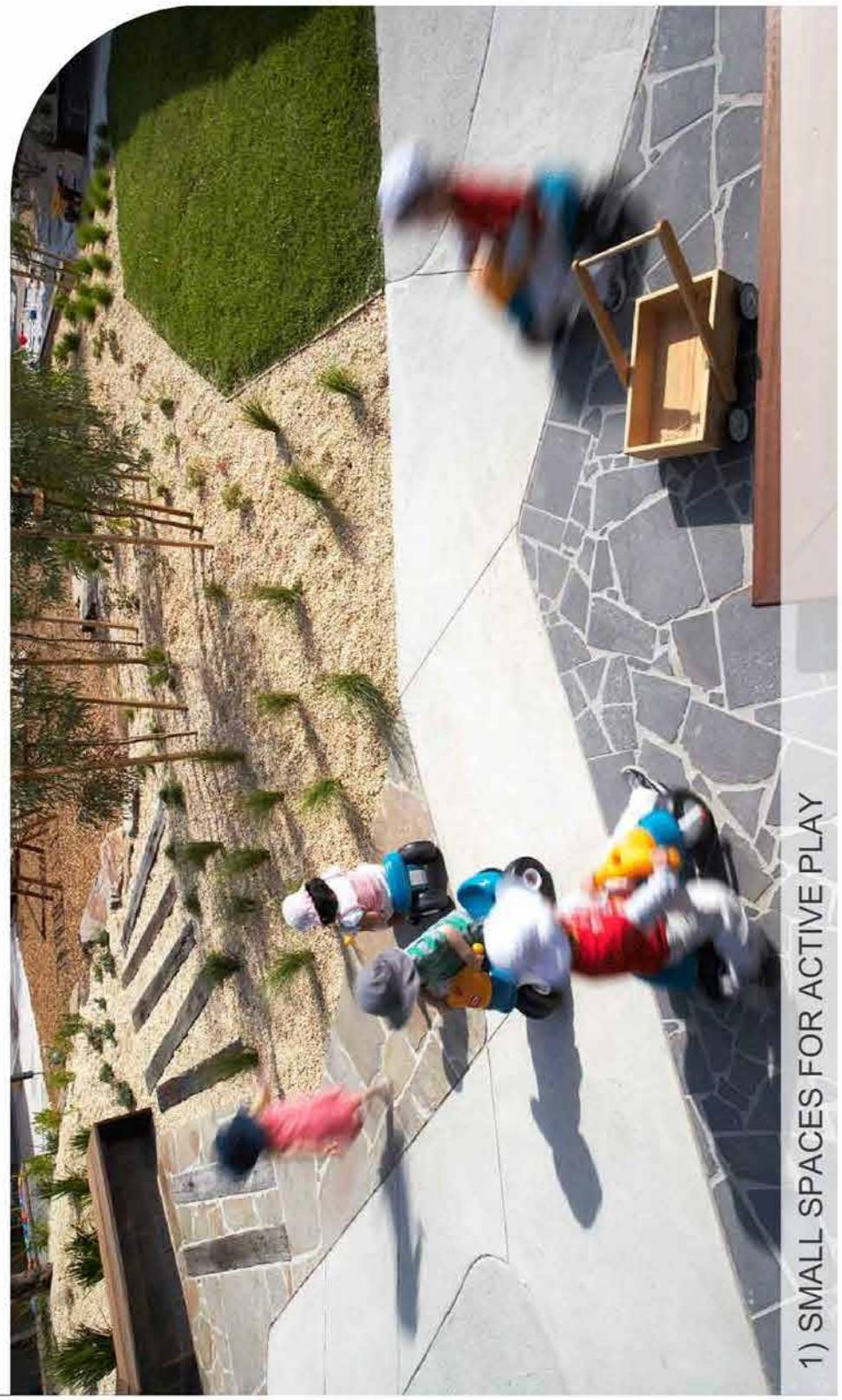
DRAWING TITLE **DETAILED LANDSCAPE PLAN 2** DRAWN AND SIGNED

PROJECT
RIVERBANK PUBLIC SCHOOL

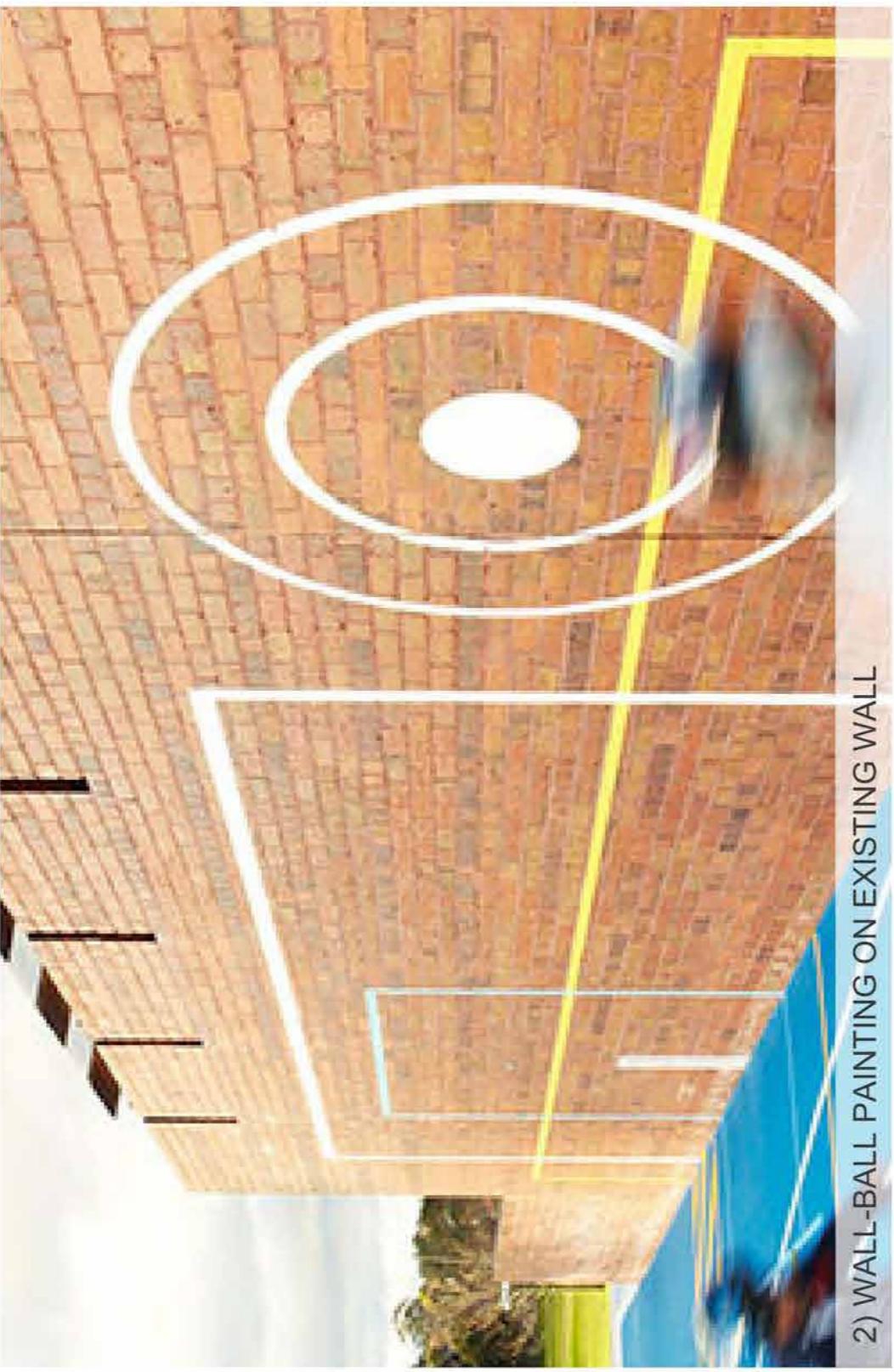
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Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
612 8244 8900 F 612 8244 8988
context@context.net.au W www.context.net.au
BN: 14 074 411 288

Context



1) SMALL SPACES FOR ACTIVE PLAY



2) WALL-BALL PAINTING ON EXISTING WALL



3) TURF OPEN SPACE

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE	CREATED	DATE	CHECKED	PROJECT STAGE
A	DEVELOPMENT APPLICATION	25/8/17	BA	15/06/17	HD	DA
						PROJECT NUMBER
						16564
						L104
						Scale 1:200

DETAILED LANDSCAPE PLAN 3
ACTIVE AND PASSIVE PLAY

PROJECT
RIVERBANK PUBLIC SCHOOL
25 WENTWORTH ST, THE PONDS NSW 2747

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Context Landscape Design Pty Ltd
Level 2, 52-58 William Street, East Sydney NSW 2011
PO Box A866 Sydney South NSW 1235
T. 61 2 8244 8900 F. 61 2 8244 8988
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DRAWING TITLE
SECTION

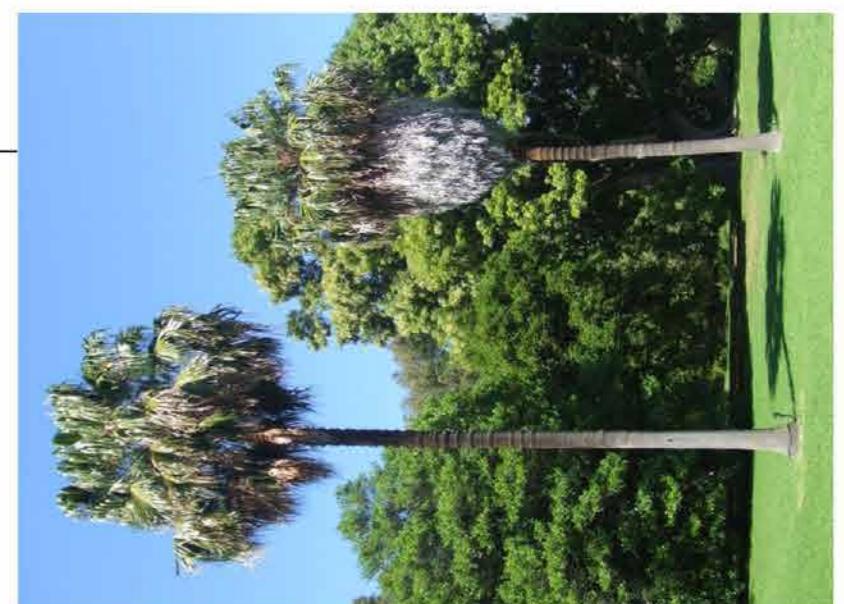
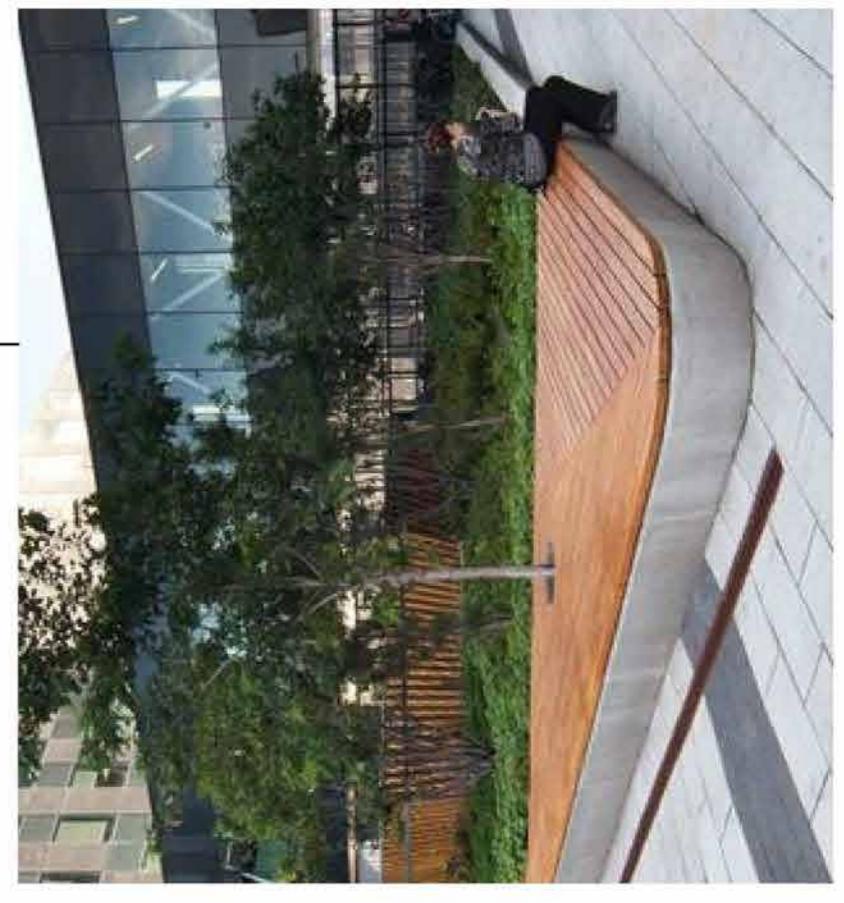
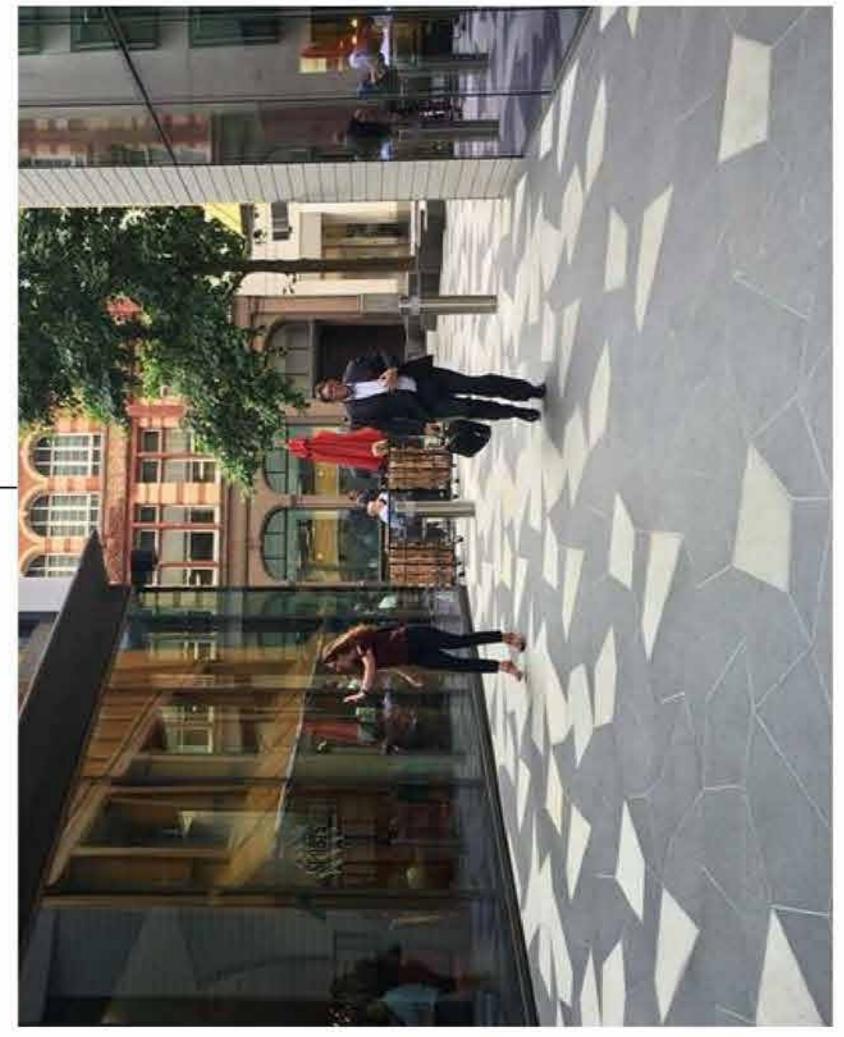
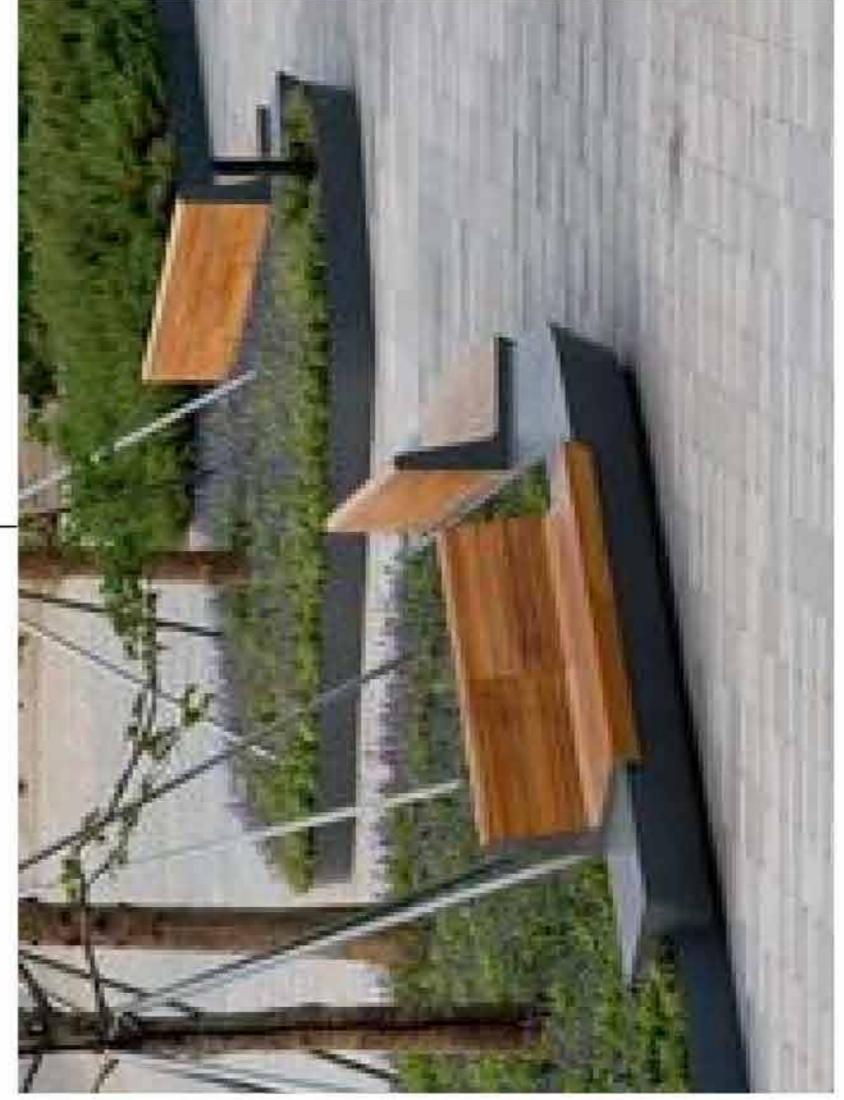
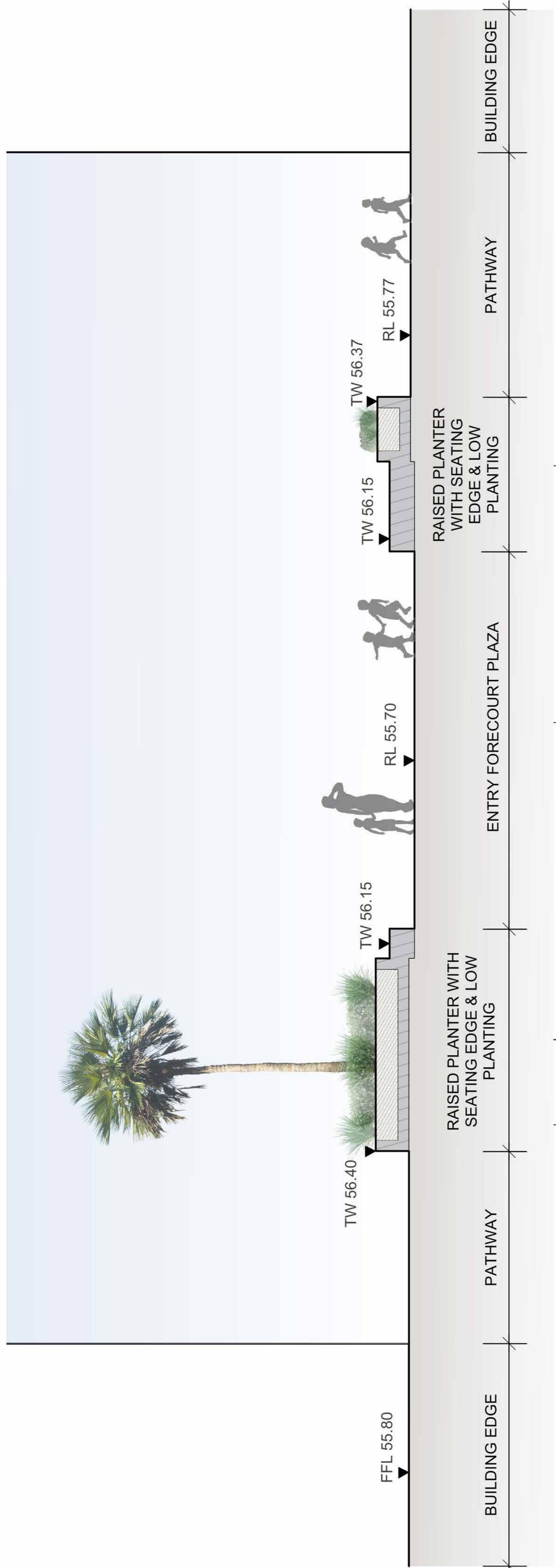
PROJECT
RIVERBANK PUBLIC SCHOOL

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DEPARTMENT OF EDUCATION

25 WENTWORTH ST, THE PONDS NSW 2769

Context Landscape Design Pty Ltd
1088 Station Street, South NSW 2325
PO Box 284488 Station Street NSW 2325
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E: context@context.net.au W: www.context.net.au
ABN: 14 074 417 288

ISSUE	DESCRIPTION	CREATED	DATE
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SECTION		BA	
NOT FOR CONSTRUCTION		DA	
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16564.RPS_DA.PACKAGE.wxx		SHEET SIZE	
16564.RPS_DA.PACKAGE.wxx		A1	
16564.RPS_DA.PACKAGE.wxx		ISSUE	



PLANTING SCHEDULE

All plants have been selected in relation to the Department of Education guidelines. The selected plants are low water use, low allergen rating, high drought tolerance and low maintenance. The selected plants will provide the school with microclimates that are adaptable through the seasons. All plants have been selected to work in harmony and enhance the plant species endemic to the local area.

TREE PLANTING



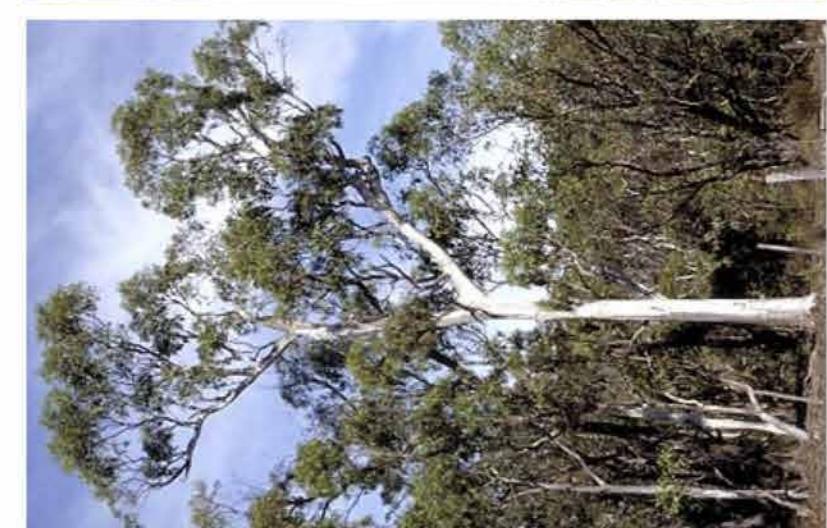
Tristaniopsis laurina
Water Gum



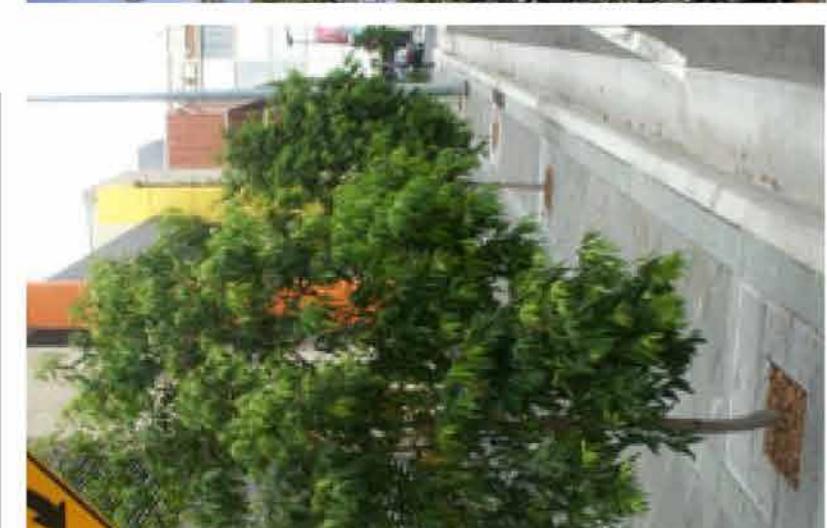
Melaleuca linariifolia
Snow in Summer



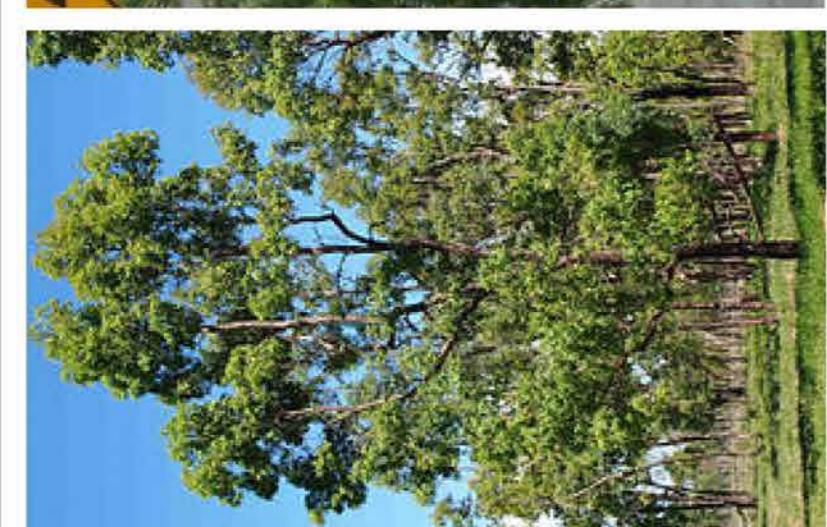
Eucalyptus tereticornis
Forest Red Gum



Eucalyptus amplifolia
Cabbage Gum



Angophora floribunda
Weeping Lilly Pilly

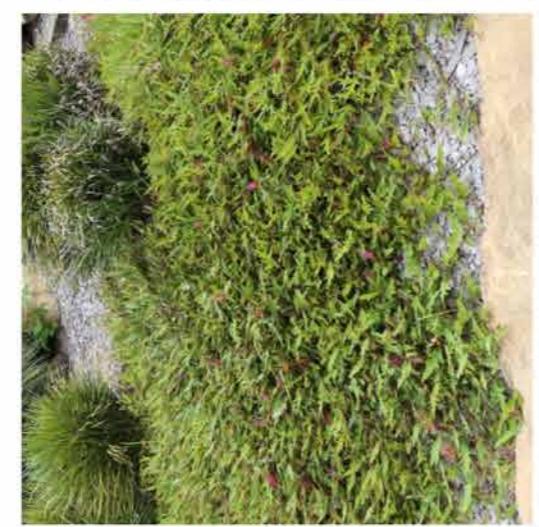


Angophora floribunda
Rough-barked Apple

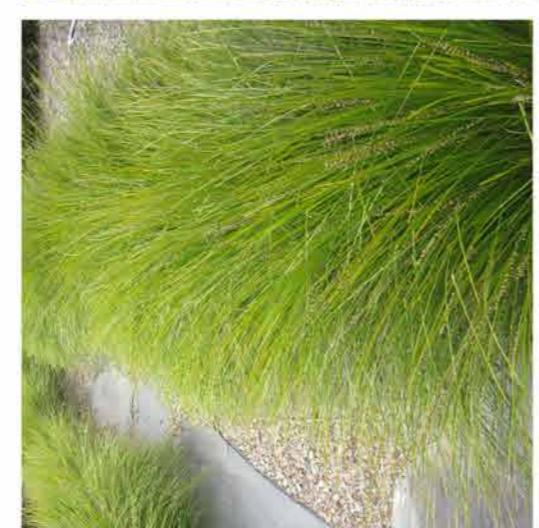
STREETSCAPE AND ENTRIES



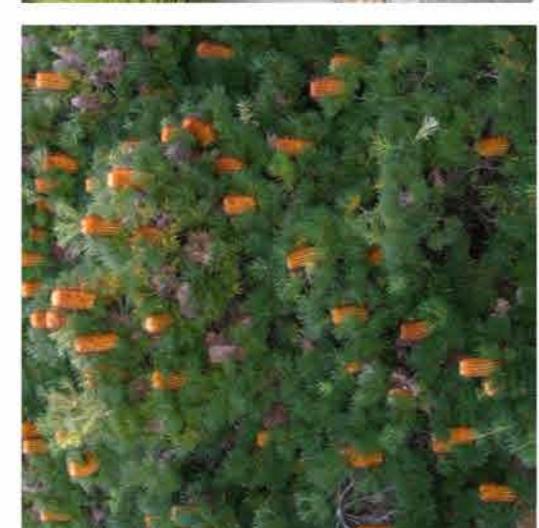
Acmena smithii 'Minor'
Sublime



Liriopis muscari
Evergreen Giant



Grevillea 'Bronze Rambler'
Grevillea Cultivar



Grevillea 'Royal Mantle'
Grevillea Royal Mantle



Cupaniopsis anacardioides
Tuckeroo

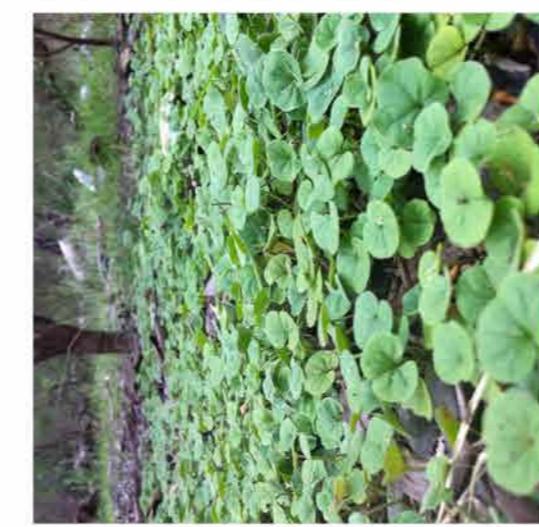
LEARN AND GATHER - PASSIVE OUTDOOR SPACES



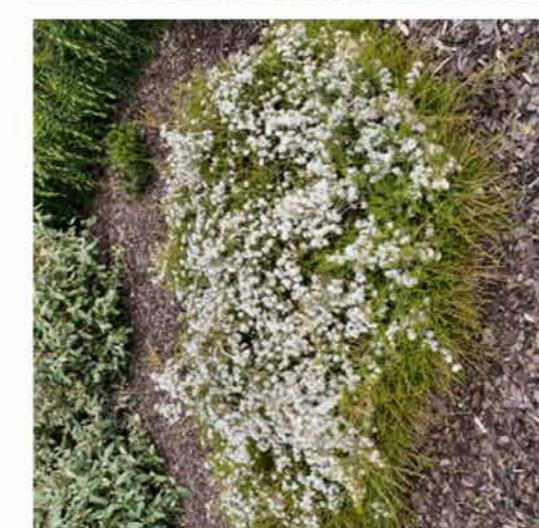
Viola hederacea
Ivy-leaved Violet



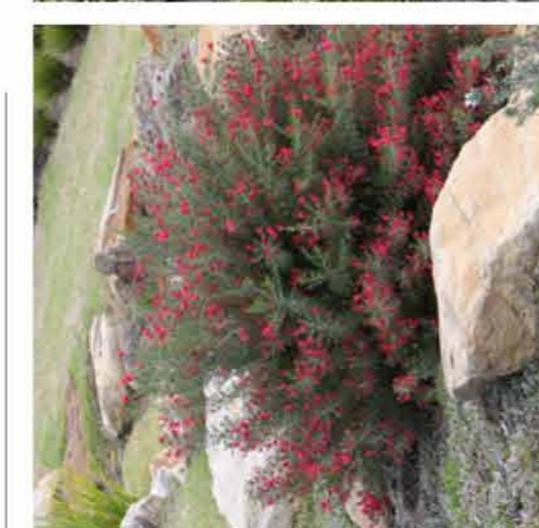
Westringia fruticosa 'Grey Box'
Coastal Rosemary



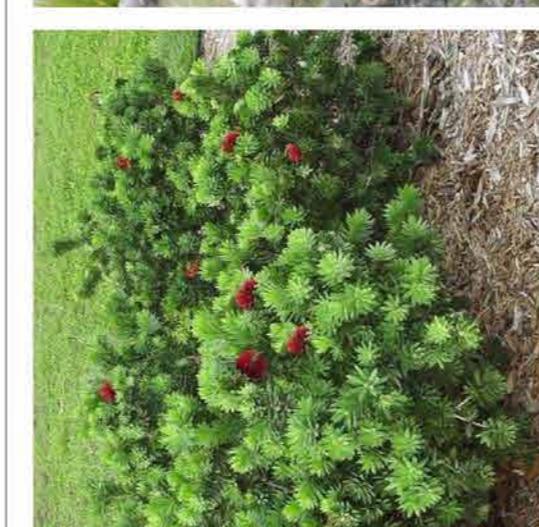
Lomandra longifolia 'Verday'
Lomandra



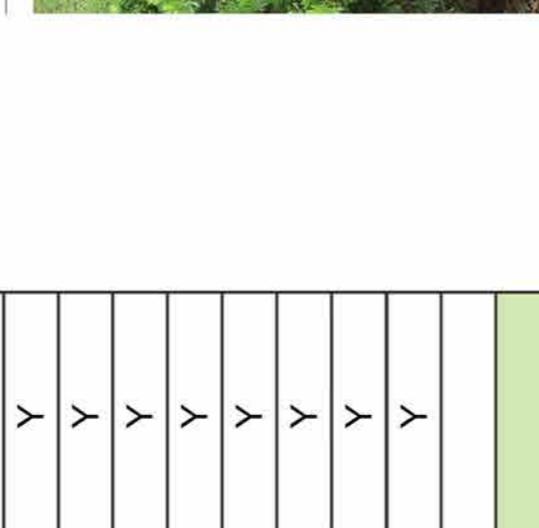
Acmena smithii 'Tanika'
Tanika



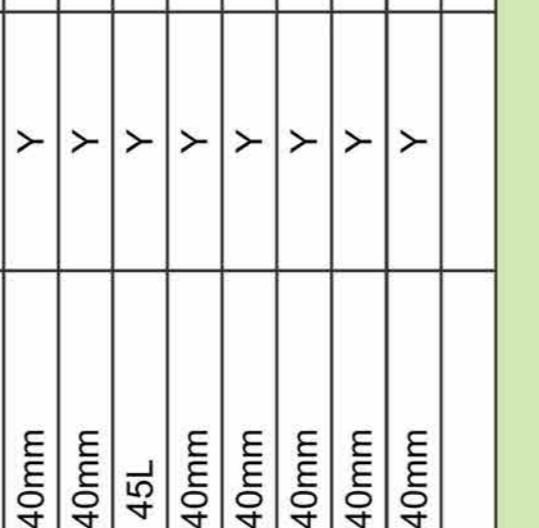
Grevillea 'Bronze Rambler'
Grevillea Cultivar



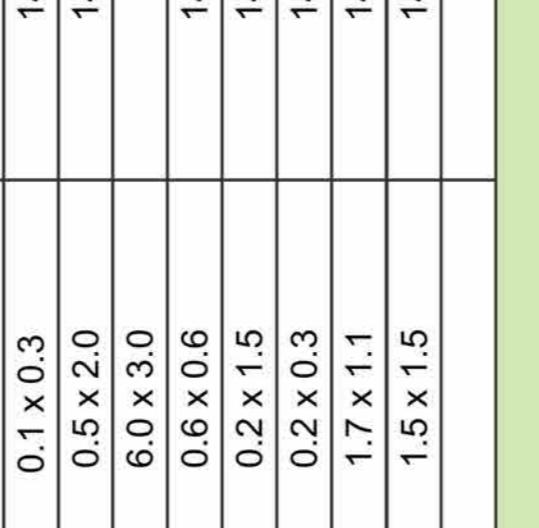
Banksia spinulosa
Hairypin Banksia



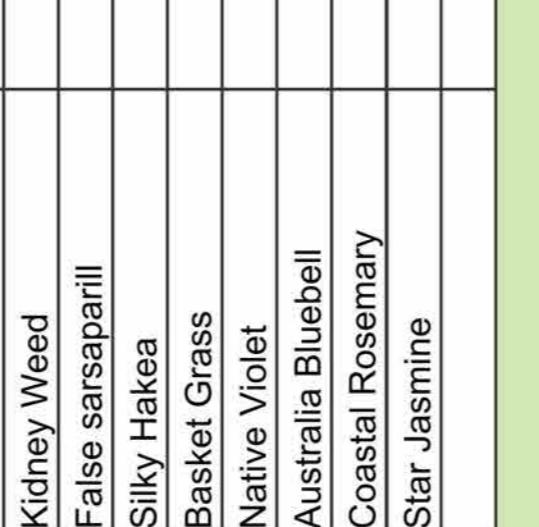
Callistemon 'Little John'
Little John



Kunzea ambigua
Tick Bush



Callistemon 'Crimson Villa'
Crimson Villa



Dichondra repens
Kidney Weed



Hardenberga violacea
Hardenbergia



Hakea sericea
Hakea

ACTIVE PLAY AREAS



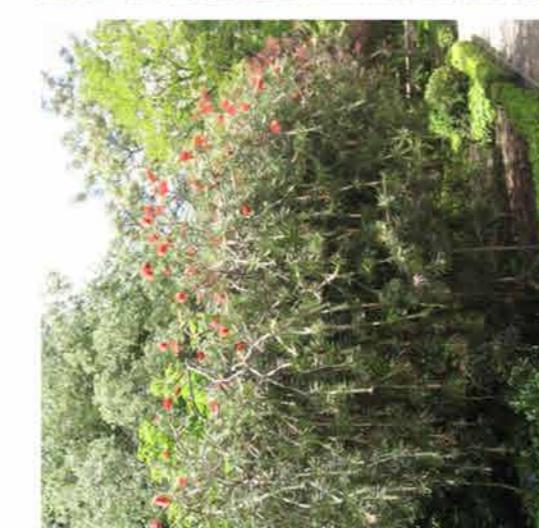
Dianella longifolia
Blueberry Flax Lily



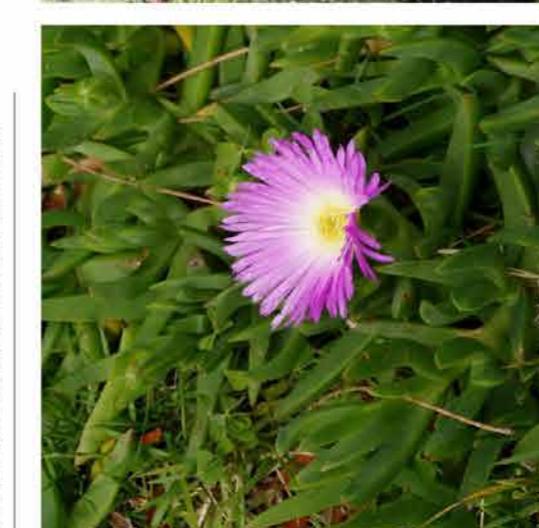
Lomandra longifolia 'Verday'
Basket Grass



Hardenberga violacea
Purple coral pea



Callistemon linearifolius
Narrow-leaved Bottlebrush



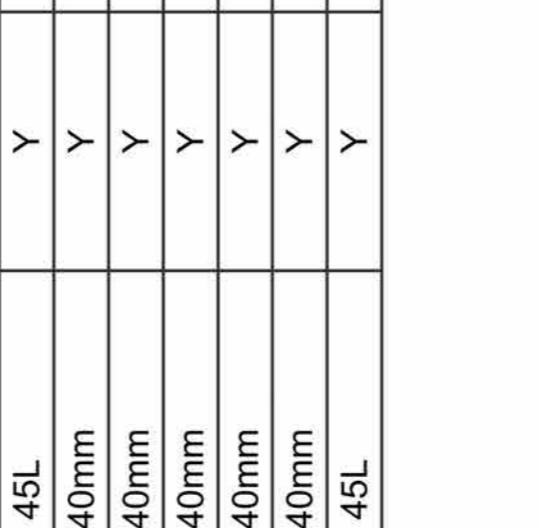
Banksia integrifolia
Coastal Banksia



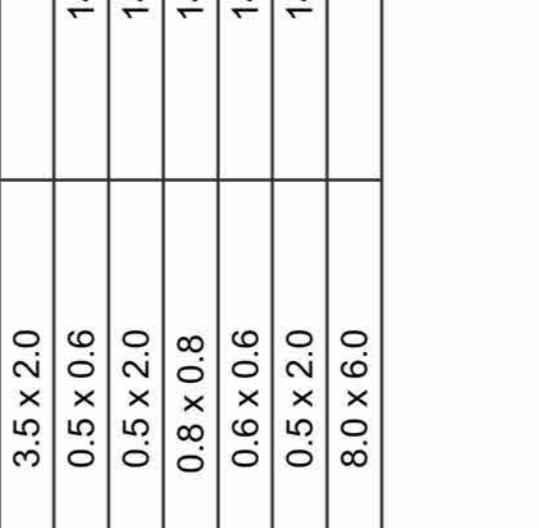
Caropbutus glaucescens
Pig Face



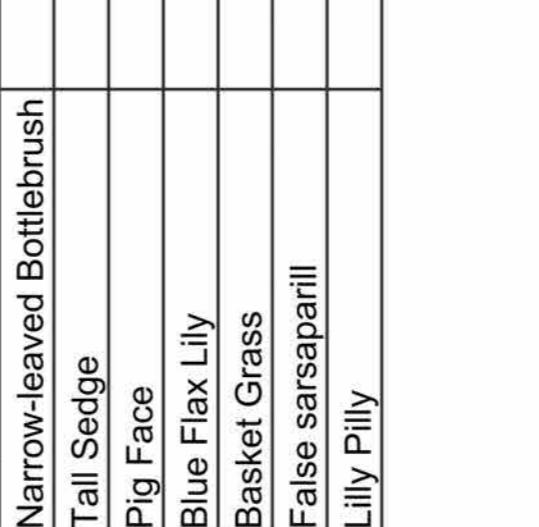
Callistemon linearifolius
Narrow-leaved Bottlebrush



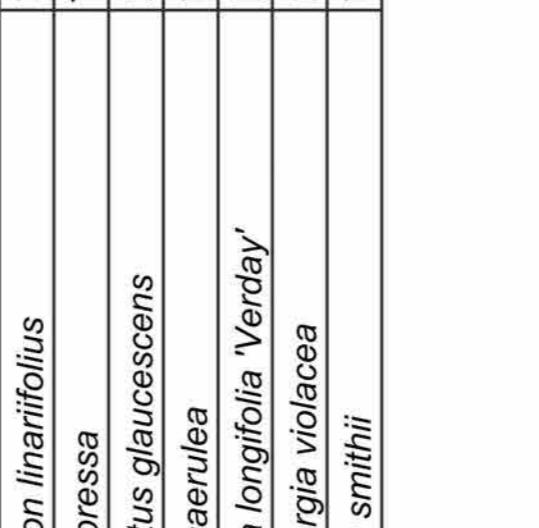
Carpobrotus glaucescens
Pig Face



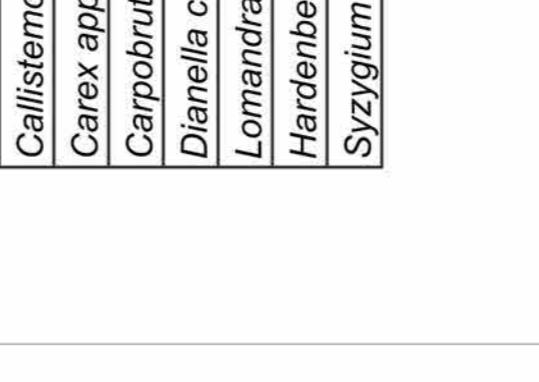
Dianella caerulea
Blue Flax Lily



Lomandra longifolia 'Verday'
Basket Grass



Hardenberga violacea
Purple coral pea



Syzygium smithii
Lilly Pilly

NOT FOR CONSTRUCTION

INDICATIVE PLANTING PALETTE

PROJECT RIVERBANK PUBLIC SCHOOL
CLIENT DEPARTMENT OF EDUCATION
DRAWING TITLE 25 WENTWORTH ST, THE PONDS NSW 2769

Context Landscape Design Pty Ltd
2/888 Station St, NSW 2725
T: 61 2 8244 8900 F: 61 2 8244 8988
E: context@context.net.au W: www.context.net.au
ABN: 14 071 411 288

ISSUE DATE	DESCRIPTION	PROJECT STAGE	DATE
A	DEVELOPMENT APPLICATION	DA	25/8/17
DATE	CHECKED	DA	25/8/17
DATE	15/6/17	HD	25/8/17
CREATED	16564	DRAWING NUMBER	L301
ISSUE	A	SCALE	1:100
SHEET SIZE	A1	PROJECT NUMBER	16564
ISSUE	A	DATE	25/8/17



Assessment against planning controls

1 Environmental Planning and Assessment Act 1979

The development satisfies the matters for consideration under section 4.15 of the Act as detailed below.

Heads of Consideration s4.15	Comment	Complies
a. The provisions of:		
(i) any environmental planning instrument (EPI)	<p>The proposal is considered to be consistent with the relevant EPIs, including SREP No. 20 – Hawkesbury- Nepean River, SEPP (State and Regional Development) 2011, SEPP No. 55 – Remediation of Land, SEPP (Educational Establishments and Child Care Facilities) 2017, SEPP No.64 (Advertising and Signage), SEPP (Sydney Region Growth Centres) 2006, and the Central City District Plan 2018.</p> <p>The proposed development is a permissible form of development in the R2 Low Density Residential zone and satisfies the zone objectives outlined under the Alex Avenue and Riverstone Precinct Plan 2010 of the Growth Centres SEPP 2006.</p>	Satisfactory
(ii) any proposed instrument that is or has been the subject of public consultation under this Act	<p>There are no draft instruments relevant to the DA.</p>	Not applicable
(iii) any development control plan (DCP)	Blacktown City Council Growth Centre Precincts DCP 2018 applies to the site. The proposed development is compliant with the relevant controls established under the DCP.	Yes
(iv) the regulations	There are no applicable relevant provisions.	Yes
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	<p>It is considered that the likely impacts of the development, including traffic, parking and access, design, bulk and scale, overshadowing, noise, privacy, waste management, contamination and stormwater management have been satisfactorily addressed subject to detailed conditions.</p> <p>A site analysis was undertaken to ensure that the proposed development will have minimal impacts on surrounding properties.</p> <p>In view of the above, it is considered that the proposed development will not have any unfavourable social, economic or environmental impacts. The proposed works will enhance the utility of the existing school without introducing any detrimental impacts.</p>	Yes
		Yes
		Yes

Heads of Consideration s4.15	Comment	Complies
c. The suitability of the site for the development	<p>The subject site is zoned R2 Low Density Residential and schools are permissible in the zone with development consent.</p> <p>The site has an area and configuration that is suited to this form of development. The design solution is based on sound site analysis and responds positively to the existing development on and adjoining the site.</p>	Yes
d. Any submissions made in accordance with this Act, or the regulations	The application was advertised for comment for a period of 14 days. No submissions were received during the notification period.	Satisfactory
e. The public interest	It is considered that no adverse matters relating to the public interest arise from the proposal. The proposal provides additional high quality learning and administration space for the school to meet the needs of the school and the local community.	Yes

2 Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River

A consent authority must take into consideration the general planning considerations set out in Clause 5 of Sydney Regional Environmental Plan No. 20 and the specific planning policies and recommended strategies in Clause 6.

The proposal will not have any adverse environmental impacts on environmentally sensitive areas, areas of high scenic quality, wetland areas, and areas of high cultural heritage or impact on the water quality of the Hawkesbury-Nepean River.

The planning policies and recommended strategies under this Plan are considered to be met through the development controls of the Growth Centres SEPP. The development complies with the development standards and controls established within the Growth Centres SEPP, to enable the orderly development of the site. Therefore, the proposal is considered to satisfy Clause 5 of SREP 20.

3 State Environmental Planning Policy (State and Regional Development) 2011

The Sydney Central City Planning Panel (SPP) is the consent authority for Crown Development with a capital investment value (CIV) of over \$5 million. The proposed development has a CIV of \$11,468,000. As such, Council is responsible for the assessment of the DA and determination of the application is to be made by the Sydney Central City Planning Panel.

4 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 aims to 'provide a State wide planning approach to the remediation of contaminated land'. Clause 7 requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, prior to the granting of development consent.

A Stage 1 Site Contamination Report prepared by Environmental Investigation Services (EIS) was submitted with the application. The report confirmed that the site is considered to be suitable for the proposed use subject to conditions of consent which have been incorporated in **attachment 7**.

The key findings and results are as follows:

- The extent of contamination has been identified.
- One zinc result in the fill soil was above the ecological criterion.
- The contaminants do not pose a risk to site receptors.
- No further investigation will be required.
- Based on the scope of work undertaken, EIS is of the opinion that Areas of Environmental Concern identified in the Conceptual Site Model pose relatively low risk to the site receptors.
- The site is considered to be suitable for the proposed school development.
- A contingency plan should be prepared to address any unexpected finds during earthworks.

In the event unexpected conditions are encountered during development, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue.

5 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

This SEPP aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State and establishes Design Quality Principles for consideration. The table below provides an assessment of the 7 design principles of the Design Guide for Schools as they apply to the DA.

5.1 Design quality principles

The development satisfies the 7 design principles.

Principle	Control	Town Planning comment
1. Context built form and landscape	<p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage.</p> <p>The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p>	<p>The built form of the proposal is suitable for the site and will involve alterations to the existing Block A building, construction of a 2 storey Connected Hub and associated landscaping.</p> <p>The design and layout of the proposed works is appropriate to existing school buildings and landscaping and will not result in any negative or detrimental impacts.</p> <p>The proposal will not exceed the maximum building height of 9 m outlined in the Alex Avenue and Riverstone Precinct Plan 2010 of the Growth Centres SEPP and is considered an appropriate scale for the surrounding residential context.</p>

Principle	Control	Town Planning comment
	<p>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</p>	N/A
2. Sustainable, efficient and durable	<p>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</p> <p>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</p>	<p>The proposal adopts a range of ESD initiatives including connecting new roof areas to the existing rainwater tank and a new raingarden to replace the swale, and provide treatment to the new paved areas.</p> <p>The proposal will provide social and economic benefits through job creation and additional student opportunities and facilities in the absence of any detrimental impacts.</p>
3. Accessible and inclusive	<p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</p> <p>(Note: Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space)</p> <p>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</p>	<p>The proposed development is capable of meeting the Access Design Assessment Report as confirmed in the Accessibility Review Report submitted with the application.</p>
4. Health and safety	<p>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</p>	<p>CPTED measures have been incorporated into the design of the new building to ensure a high level of safety and security for students and staff. The redesign of the school entry will improve surveillance. The new buildings include passive surveillance of Wentworth Street.</p>
5. Amenity	<p>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</p> <p>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</p>	<p>The proposal contains state of the art facilities, spaces and equipment for the use of students and staff. The new buildings will provide an enhanced learning environment.</p> <p>N/A</p>

Principle	Control	Town Planning comment
	Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.	A series of COLA are proposed at ground floor and first floor levels. Outdoor learning areas are also proposed which provide great learning environments and student amenity as alternate learning spaces. The new Connected Hub building and extension to the Block A building will have good access to light and ventilation and provide the requisite ancillary storage and service areas in the new buildings.
6. Whole of life, flexible and adaptive	School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.	The proposed new building is designed to ensure longevity. ESD principles have been incorporated, with the use of rainwater tanks.
7. Aesthetics	<p>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements.</p> <p>Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</p> <p>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</p>	<p>The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials, finishes and colours and reflect the use, internal design and structure of the buildings.</p> <p>The proposal is an appropriate scale and form for the residential context.</p> <p>The proposed development achieves an appropriate built form that has good proportion and a balanced composition.</p>

5.2 Traffic generating development

Clause 57 requires traffic generating development to be referred to the RMS for the purpose of an 'educational establishment' with 50 or more additional students and with an access to any road. The application was referred to RMS and no objections were raised to the proposal.

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

Appendix 4 of the SEPP, Alex Avenue and Riverstone Precinct Plan, applies to the site.

The tables below provides a summary assessment of the General and Precinct specific development standards established within the Growth Centres SEPP and the proposal's compliance with these standards.

6.1 General applicable controls within main body of the SEPP

SEPP requirement	Complies
2 Aims of Policy	
<ul style="list-style-type: none"> (a) To co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre and the Wilton Priority Growth Area. (b) To enable the Minister from time to time to designate land in growth centres as ready for release for development. (c) To provide for comprehensive planning for growth centres. (d) To enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity. (e) To provide controls for the sustainability of land in growth centres that has conservation value. (f) To provide for the orderly and economic provision of infrastructure in and to growth centres. (g) To provide development controls in order to protect the health of the waterways in growth centres. (h) To protect and enhance land with natural and cultural heritage value. (i) To provide land use and development controls that will contribute to the conservation of biodiversity. 	The proposal is consistent with these aims.

Part 4 Development controls – general

Cl. 18 Water recycling and conservation	Sydney Water's <i>Growth Servicing Plan July 2014 to June 2019</i> indicates that developers are responsible for funding and delivering all reticulation works as part of the Section 73 compliance certificate process. This includes any recycled water reticulation works for schemes regulated by the Independent Pricing and Regulatory Tribunal (IPART). Recycled water will therefore be dealt with at the Section 73 certificate stage.	Yes
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Part 5 Development controls – flood prone and major creek land

Part 6 Development controls – vegetation

Part 7 Development controls – cultural heritage landscape area

Cl.19 Development on flood prone and major creeks land—additional heads of consideration	A portion of the site on the northern boundary is identified as low risk flood prone land. The proposed development is not located in the flood prone land.	Yes
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6.2 Applicable controls within Appendix 4 – Alex Avenue and Riverstone Precinct Plan 2010 of the SEPP

SEPP requirement	Complies	
1.2 Aims of Precinct Plan		
<ul style="list-style-type: none"> (a) To make development controls for land in the Alex Avenue and Riverstone Precincts within the North West Growth Centre that will ensure the creation of quality environments and good design outcomes. (b) To protect and enhance the environmentally sensitive and natural areas and the cultural heritage of those Precincts. (c) To provide for recreational opportunities within those Precincts. (d) To provide for multifunctional and innovative development in those Precincts that encourages employment and economic growth. (e) To promote housing choice and affordability in those Precincts. (f) To provide for the sustainable development of those Precincts. (g) To promote pedestrian and vehicle connectivity with adjoining Precincts and localities and within the Alex Avenue and Riverstone Precincts. (h) To provide transport infrastructure to meet the needs of the community. (i) To provide for the orderly development of the Riverstone Scheduled Lands. 	The proposal is consistent with the aims of the Precinct Plan.	
Part 2 Permitted or prohibited development		
Objectives of zone	<ul style="list-style-type: none"> (a) To provide for the housing needs of the community within a low density residential environment. (b) To enable other land uses that provide facilities or services to meet the day to day needs of residents. (c) To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours. (d) To support the well being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment. 	The proposal is consistent with the objectives of the zone.
2.1 Zoning and Land use tables R2 Low Density Residential zone	<p><u>Educational Establishment:</u></p> <p>Educational establishment is permissible with consent in the R2 Low Density Residential zone.</p> <p>The proposal meets the objectives of the zone by providing additional learning areas and administration facilities to enable an increase in student numbers at the school.</p> <p>The proposal will have no adverse impact on neighbouring properties.</p>	Yes
2.6A Demolition	Demolition is proposed. Demolition plans have been included in the application and a Waste Management Plan has been provided.	Yes

SEPP requirement	Complies	
Part 4 Principal development standards		
4.3 Height of buildings Maximum 9 m	The building height development standard is 9 m as shown on the building height map. The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	Yes Proposed: 8 m
Part 5 Miscellaneous provisions		
5.9 Preservation of trees or vegetation	(1) The objective is to preserve the amenity of the area through the preservation of trees and other vegetation. (2) This clause applies to species or kinds of trees or other vegetation that are prescribed for the purposes of this clause by a DCP. (3) A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such DCP applies without development consent or permit granted by Council. (4) The refusal by Council to grant a permit to a person who has duly applied for the grant of the permit is taken for the purposes of the Act to be a refusal by the Council to grant consent for the carrying out of an activity for which a permit was sought. (5) This clause does not apply to a tree or other vegetation that the Council is satisfied is dying or dead and is not required as the habitat of native fauna. (6) This clause does not apply to a tree or other vegetation that the Council is satisfied is a risk to human life or property. (7) A permit under this clause cannot allow any ringbarking, cutting down, topping, lopping, removal, injuring or destruction of a tree or other vegetation (a) that is or forms part of a heritage item, or (b) that is within a heritage conservation area. (8) This clause does not apply to or in respect of: (a) the clearing of native vegetation that is authorised by a development consent or property vegetation plan under the <i>Native Vegetation Act 2003</i> or that is otherwise permitted under Division 2 or 3 of Part 3 of that Act, or (b) the clearing of vegetation on State protected land (within the meaning of clause 4 of Schedule 3 to the <i>Native Vegetation Act 2003</i>) that is authorised by a development consent under the provisions of the <i>Native Vegetation Conservation Act 1997</i> as continued in force by that clause or (c) trees or other vegetation within a State forest, or land reserved from sale as a timber or forest reserve under the <i>Forest Act 1916</i> , or	The proposal requires the removal of 7 trees from the site to accommodate the additional learning building and associated outdoor learning areas. No objections are raised to the removal of those trees provided the trees are relocated. A condition is proposed to be imposed on the consent to this effect. The proposal includes planting trees along the boundary of Wentworth Street and on school grounds. The site is not identified as having native vegetation retention areas. However, protected vegetation areas are located adjacent to the site toward the north and north-east. The proposed development will not impact these protected vegetation areas.

SEPP requirement	Complies
	<p>(d) action required or authorised to be done by or under the <i>Electricity Supply Act 1995</i>, the <i>Roads Act 1993</i>, or the <i>Surveying Act 2002</i>, or</p> <p>(e) plants declared to be noxious weeds under the <i>Noxious Weeds Act 1993</i>, or</p> <p>(f) native vegetation to which clause 6.4 of this Precinct Plan applies, or</p> <p>(g) existing native vegetation to which clause 6.5 of this Precinct Plan applies.</p>
<p>5.10 Heritage conservation</p> <p>The objectives of this clause are:</p> <p>(a) to conserve the environmental heritage of the Alex Avenue and Riverstone Precincts, and</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and</p> <p>(c) to conserve archaeological sites, and</p> <p>(d) to conserve places of Aboriginal heritage significance.</p> <p>The consent authority must before granting consent under this clause consider the effect of the proposed development on the heritage significance of the item or area concerned.</p>	<p>The subject site is not identified as a heritage item or located in a heritage conservation area.</p>

Part 6 Additional local provisions

<p>6.1 Public utility infrastructure</p>	<p>The site is currently serviced with connections for sewer, water, stormwater and electricity.</p> <p>The provision of services will be conditioned appropriately.</p>	<p>Yes</p>
<p>6.4 and 6.5 Native vegetation</p>	<p>The site is not identified on the Native Vegetation Protection Map or on the Riparian Protection Area Map.</p>	<p>N/A</p>

7 Central City District Plan 2018

Whilst the *Environmental Planning and Assessment Act 1979* does not require consideration of District Plans in the assessment of Development Applications, an assessment of the Central City District Plan has been undertaken.

Outlined below is where the Development Application is consistent with the overarching planning priorities of the *Central City District Plan 2018*:

Liveability

- Improving access to jobs and services
- Contributing to the provision of services to meet communities' changing needs.

8 State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 64 - Advertising and Signage applies to the site. The following table outlines the proposal's compliance with the SEPP.

Schedule 1 Assessment Criteria

Control	Proposed	Complies
1. Character of the area <ul style="list-style-type: none"> • <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i> • <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i> 	The proposal includes 2 school identification signs including 1 illuminated sign. The proposed signs are compatible with the current land use and will not detract from the streetscape.	Yes
2 Special areas <ul style="list-style-type: none"> • <i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i> 	The proposal does not detract from the amenity and visual quality of any environmental sensitive areas, heritage, open space, waterways, rural landscape or residential areas. The proposed signage will not adversely impact on other signage within the surrounding area.	Yes
3 Views and vistas <ul style="list-style-type: none"> • <i>Does the proposal obscure or compromise important views?</i> • <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> • <i>Does the proposal respect the viewing rights of other advertisers?</i> 	The signage is affixed at a low level above the ground and will not obscure or compromise important views, dominate the skyline or reduce the quality of vistas.	Yes
4 Streetscape, setting or landscape <ul style="list-style-type: none"> • <i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i> • <i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i> • <i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i> • <i>Does the proposal screen unsightliness?</i> • <i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i> • <i>Does the proposal require ongoing vegetation management?</i> 	The proposed signage is compatible with the scale of the site. The signage is designed to incorporate quality materials and finishes.	Yes
5 Site and building <ul style="list-style-type: none"> • <i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i> • <i>Does the proposal respect important features of the site or building, or both?</i> 	The proposed signage is compatible with the scale, proportion and other characteristics of the site.	Yes

<ul style="list-style-type: none"> • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 		
6 Associated devices and logos with advertisements and advertising structures <ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	The sign will integrate the existing school logo and a LED screen to display messages and achievements.	Yes
7 Illumination <ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	The illuminated sign uses LED lights. The illumination is unlikely to affect the safety of pedestrians, vehicles or aircraft.	Yes
8 Safety <ul style="list-style-type: none"> • Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? 	The signs are fixed to concrete walls at the school entrance and will not impact the path of vehicles, cyclists or pedestrians.	Yes

9 Blacktown City Council Growth Centre Precincts Development Control Plan 2018 (Growth Centre DCP)

The Growth Centre DCP applies to the site. The table below outlines the proposal's compliance with the controls established in the DCP.

Compliance with BCC Growth Centre Precincts DCP 2018		
Part 4.0 - Development in the Residential Zones (from main body of DCP)		
Other development in residential areas (Section 4.4)		
Control/Requirement	Proposal	Complies
Objectives	The proposed non-residential use is consistent with these objectives.	Yes
a. To establish appropriate controls to minimise the adverse effects of non-residential development on surrounding residential development.		

<p>b. To maintain consistency in development standards between non-residential and residential land uses and ensure that buildings are similar in height, bulk and scale to surrounding buildings.</p> <p>c. To ensure that non-residential development is appropriately located.</p> <p>d. To avoid concentrations of non-residential uses in any particular area where the cumulative impact on residential amenity would be unacceptable.</p>		
<p>Controls</p> <p>1. Non-residential development on residential zoned land is to comply with the requirements of Section 4.1 and Clauses 4.2.9 to 4.2.10 of this DCP in relation to residential amenity and sustainable building design.</p>	<p>The proposed non-residential use is consistent with these clauses. The development complies with Clause 4.29 visual and acoustic privacy. An acoustic report has been submitted, which meets the requirements of the clause. A landscaping plan has been provided which is suitable for providing a degree of privacy to adjoining residential development.</p>	<p>Yes, condition recommended to be imposed to meet maximum levels of noise emission.</p>
<p>2. For all non-residential development, the controls relating to lots with frontages greater than 15 metres in the following clauses of the DCP apply Clauses 4.2.3 front setbacks; Clause 4.2.4 side and rear setbacks</p>	<p>The proposal generally complies with the 4.5 m front setback with the exception of minor non compliance of 80 mm at a single point of the building. The side and rear setbacks are not altered by the proposal.</p>	<p>Yes</p>
<p>3. Maximum site coverage of buildings is 60% of the total site area.</p>	<p>The site will have a site coverage of 11.1%</p>	<p>Yes</p>
<p>4. Minimum landscaped area for non-residential development is 20% of the total site area of the allotment</p>	<p>The site will have 64% landscaped area.</p>	<p>Yes</p>
<p>5. Provision of car parking for non-residential uses will be assessed by Council on an individual basis but must be sufficient to meet demand generated by staff and visitors.</p>	<p>Provision of an additional 10 car parking spaces satisfies the requirements for the educational establishment.</p>	<p>Yes</p>
<p>6. Council will consider whether:</p> <ul style="list-style-type: none"> • the proposed development will be out of character with surrounding residential development, particularly in relation to the height and/or scale of any proposed buildings 	<p>The proposal is consistent with the height and scale of the desired future character of this Precinct.</p>	<p>Yes</p>

<ul style="list-style-type: none"> the proposed development will contribute to an undesirable clustering of that type of development, or non-residential uses in general, in the area 	<p>The proposed development is consistent with the existing development on site. The predominant land use in the surrounding area is residential.</p>	Yes
<ul style="list-style-type: none"> an undesirable effect on the amenity of the surrounding area will be created 	<p>The proposed alterations and additions to the educational establishment has considered the impact on the amenity of the surrounding area.</p>	Yes
<ul style="list-style-type: none"> the proposed use will draw patronage from areas outside of the surrounding neighbourhood, and the extent to which that patronage might impact on the amenity of residents through factors such as traffic generation, noise or the overall scale of the non-residential use 	<p>The proposed alterations and additions to the educational establishment is expected to draw patronage from families living or working in the surrounding neighbourhood and further afield.</p> <p>The overall scale of the use is consistent with that expected in the R2 Low Density Residential zoning of the Alex Avenue Precinct. The existing road network is capable of accommodating the traffic generation from the development with provision of 165 car parking spaces provided on-site for both the High School and the Public School located on the eastern, northern and southern sides of the site.</p> <p>The submitted Acoustic Report has demonstrated that the design and operation of the school is appropriate to manage potential additional noise impacts.</p>	Yes Yes, subject to conditions
<ul style="list-style-type: none"> a noise nuisance will be created 	<p>The submitted Acoustic Report has demonstrated that the design and operation of the school is appropriate to manage potential additional noise impacts.</p>	Yes
<ul style="list-style-type: none"> the development will generate traffic out of keeping with the locality 	<p>The existing road network is capable of accommodating the additional traffic generation.</p>	Yes
<ul style="list-style-type: none"> adequate provision is made for access by disabled persons. 	<p>An Access Design Assessment Report has been provided and is considered satisfactory.</p>	Yes
7. Non-residential development in residential zones should be similar in bulk, scale, height and siting to the surrounding buildings.	<p>The proposal will not exceed the 9 m maximum height limit. The bulk, scale and height are appropriate in the residential context, with the development reaching a maximum height of approximately 8 m.</p>	Yes
8. Finishes, materials, paving and landscaping are to be consistent with those of surrounding residential development.	<p>The finishes, materials and landscaping are in keeping with the existing school buildings.</p>	Yes

4.4.3 Educational Establishment and Places of Worship

<p>Council will consider the following:</p> <ul style="list-style-type: none"> The privacy and amenity of adjoining developments; The need and adequacy for provision to buffer zones to surrounding residential 	<p>The proposal is consistent with the existing school's character and amenity.</p> <p>The school is separated from residential properties by Wentworth Street to the east. This provides an adequate separation distance to ensure privacy levels are</p>	Yes
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<ul style="list-style-type: none"> development; Urban design; Location; The size of the land where the development is proposed; Traffic generation and the impacts of traffic on the road network and the amenity of nearby residents; The availability of parking; The scale of building and their capacity; and hours of operation and noise impact. 	<p>maintained at the interface between the school buildings and surrounding residential properties.</p> <p>In order to minimise privacy impact on adjoining residential properties, window openings on the proposed building are elevated from street level and covered with sunshades. Landscaping along Wentworth Street is provided to minimise privacy impact on residential properties in the vicinity of the subject site.</p> <p>Traffic and parking is addressed below.</p>	
<p>A traffic and transport report/statement is to accompany the Development Application addressing the impact of the proposed development on the local road system and defining car parking requirements.</p> <p>Car parking spaces shall be provided at the rate of 1 space per staff member plus 1 space per 100 students.</p>	<p>The DA is accompanied by a Traffic and Parking Assessment. A Traffic addendum was submitted in response to Council's concerns.</p> <p>Parking and traffic issues have been addressed in those documents and are now considered acceptable.</p> <p>Educational Establishments are required to have a minimum of 1 space per staff and 1 space per 100 students, therefore 10 additional parking spaces are required. The proposal provides the additional parking spaces to the east and north of the subject site and therefore comply.</p> <p>Council's traffic engineer recommended construction of a second wombat crossing along Wentworth Street. A condition has been included in the consent.</p>	Yes, subject to conditions
A landscape plan and associated documentation is to be submitted with the Development Application identifying existing vegetation and community plant species and/or existing design elements of the site layout, and the proposed landscaping treatment of the development.	A landscape plan has been provided which includes additional landscaping along Wentworth Street.	Yes

Compliance with BCC Growth Centre Precincts DCP 2018
Schedule 1 – Alex Avenue Precinct (precinct specific controls)

Section 3 – Relevant figures

Control	Comment
Figure 2.1 Precinct Indicative Layout Plan	The proposal is consistent with the ILP.
Figure 2.2 Key elements of the water cycle management and ecology strategy	The site is clear of these systems.
Figure 2.3 Flood prone land	A portion of the site on the northern boundary is identified as low risk flood prone land which is not located near the proposed works. Therefore, the proposed new buildings are not affected by flooding.

Figure 2.4 Areas of potential salinity and soil aggressivity risk	N/A
Figure 2.5 Aboriginal Cultural Heritage Sites	The site is not identified as containing potential Aboriginal heritage values.
Figure 2.6 Bushfire risk and Asset Protection Zone requirements	A Bushfire Hazard Assessment Report has been provided. The Bushfire Prone Land Map identifies the site as partially containing the 100 m buffer zone from Category 1 Vegetation. The vegetation identified as being the hazard is located to the east within a vegetated Council reserve. The proposed new works will be located >29 m from the hazard to the east and greater than 140 m from any other hazard interface. The recommendations of the report will be included as conditions of the consent.
Figure 2.7 Residential structure	The proposal is consistent with the existing low density residential structure of the area.
Figure 2.8 Precinct road hierarchy	No new roads are proposed.

Draft Conditions of Consent

Proposed Development:

Construction of a 2 storey school building at Riverbank Public School at 25 Wentworth Street, The ponds, minor internal refurbishment, removal of 19 car parking spaces, tree removal and new signage

1 Deferred commencement matters

1.1 Under section 4.16(1)(3) of the *Environmental Planning and Assessment Act 1979*, this development consent is not to operate until such time as the requirements set out in Conditions 1.1.1 - 1.1.5 are satisfied.

1.1.1 Stormwater management plans by Woolacotts Consulting Engineers Job Number 16-257 Drawing Number SW1 Amendment A dated February 2017 shall be amended to the satisfaction of the Manager Asset Design to address the following:

- (a) Provide a scale bar to assess areas on the drawing.
- (b) Increase the text size for the existing 'levels' and ensure it is legible.
- (c) Provide additional information for the existing combined bioretention basin and OSD basin. Show cross sections and levels for review.
- (d) All pits must be numbered.
- (e) Provide for all new pits, sizes, surface and invert levels on the plan. Clearly identify which pits have Enviropods
- (f) Enviropods treating only surface flows require a minimum clear depth of 500 mm below the grate to any inlet or outlet pipe obvert. Enviropods treating surface flows and upstream pipe flows require a minimum clear depth of 500 mm from the invert of the upstream pipes to be treated, to the obvert of the outlet pipe. Where these pits are treating upstream pipe flows the inverts of all pipes in and out of the pit are to be shown.
- (g) All Enviropods are to be clearly notated as "200 micron Enviropods".
- (h) Provide additional details for the new raingarden including pit layout, levels and sections.
- (i) Provide a detail of a subsoil riser for flushing and maintenance of the subsoil collection pipe. The riser is to include two 450 bends with a short section of un-slotted straight (minimum 300 mm) in between. The vertical riser is to be sealed with a removable screw cap.
- (j) Provide a section for the new raingarden media. The bioretention profile is to be amended to provide 400 mm of filter media, a 350 mm transition layer and a 200 mm gravel layer. Provide a saturated zone in accordance with the control shown on Council's Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M Detail 12 or 13.
- (k) The un-socked subsoil drains within the saturated bioretention filter bed can be laid flat, however any non-slotted collection c the subsoil flows away from the basin, are to have a minimum grade of 0.5 %. Where subsoil lines connect with a larger subsoil collection pipe, the subsoil pipes are to connect via two 45 degree bends with a minimum 300 mm straight section between to allow for

rodding. The collection pipe is to have its own rodding point. Provide details of sizing to ensure a minimum of twice the capacity based on both pipe capacity and flow through the slots.

- (l) Provide a Raingarden Sediment Pit as part of the scour protection for the piped outlets to the bioretention basins. This pit is to include a minimum 400 mm deep silt trap to protect the filter material from clogging. The concrete top of pit is to be set to the filter media level with a surcharge style grate over or surrounded by railings. The subsoil seepage drainage is to be directed through the side to the bioretention filter media, or transition layer, but not to the gravel layer.
- (m) For the overland flow calculation allow for a minimum Mannings n generally of 0.05 and a Mannings n of 0.025 for hard paved areas and roadways.
- (n) It is unclear as to the location of the proposed swale. This must be indicated on the plan. Allow for Mannings n = 0.05 and provide a minimum 50 mm freeboard to the top of the swale. Calculations and section details are to be provided to justify the swale capacity. Note when calculating travel times the maximum length using the kinematic wave equation is 50 m, otherwise use Manning's Equation to assess velocity and travel time through the upstream properties. Finished levels within the swale are to be provided at frequent intervals for the length of the swale.
- (o) Set the floor levels at a minimum of 225 mm above the finished ground level.
- (p) All pits within the proposed development must comply with the following. Pits 600 * 600 mm are limited to 600 mm maximum depth, pits 600 * 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 * 900 mm.
- (q) Provide a detail of the overflow pit for the raingarden and the bioretention basin. The grate is to be a raised park or surcharge style to minimise blockage. The pit size is to be increased such that depth of weir flow into the pit for the 1 in 20 year ARI event is a maximum of 100 mm. Provide a detail of a subsoil riser for flushing and maintenance of the subsoil collection pipe. The riser is to include two 450 bends with a short section of un-slotted straight (minimum 300 mm) in between. The vertical riser is to be sealed with a removable screw cap.
- (r) Provide a MUSIC catchment plan for the existing and proposed development showing clearly any areas of bypass.
- (s) Provide an on-site detention catchment plan for existing and proposed development showing clearly the areas draining to the detention basin and clearly show areas of bypass including any upstream swale areas. The one plan shown as part of the Stormwater Management Report in appendix B with the label "Catchment of detention basin 2" shows a different catchment to the pipes shown on the stormwater management plan.
- (t) Provide details of filtration and UV treatment to ensure the non-potable water obtained from the existing rainwater tank is fit for purpose and contact with people. Based on Drawing SW1(A) and the MUSIC model significant surface flows are directed to the rainwater tank in addition to roof areas. This could result in substantial contamination and risk to staff and students and appropriate treatment is required.
- (u) A new independent rainwater tank is to be provided to collect only roofwater from the new buildings and use this for flushing of toilets in the new buildings.

1.1.2 Amend the Stormwater Management Report to incorporate all the amendment to the plans and modelling as detailed in this consent.

1.1.3 Survey plans by Hill and Blume Consulting Surveyors Drawing Number 58574001A to 58574010A dated 18/08/2016 shall be amended to address the following:

- (a) A survey plan is to be provided of the same area that is shown in the stormwater management plan in order to compare the pre development to post development proposed for the site.
- (b) The survey plan is provided over 10 pages, provide an overall site plan to indicate where the areas belong.

1.1.4 Amended XRAFTS models 16257 Exist.xp and 1625 Propo.xp are required to the satisfaction of the Manager Asset Design to address the following:

- (a) RFTS modelling is to include the 2 year ARI data.
- (b) Refer to table 10.2 of Council's Engineering Guide for development for the inputs required for XP-Rafts.
- (c) The catchments need to be shown for the existing and proposed scenarios. Catchments for roof, pervious, road and impervious need to be shown draining into the detention basin.
- (d) The subcatchment data for the detention basin for existing and proposed scenario should only have the area of the basin inputted.

1.1.5 Revised MUSIC modelling including the submission of the electronic model is to be provided to the satisfaction of the Manager Asset Design to meet the requirements under Council's DCP Part J 2015. The amended model must address the following issues:

- (a) A minimum of 80% of the non-potable water uses on site is to be met through rainwater. This is to be assessed using the node water balance in MUSIC. Allow for a 20% loss in rainwater tank size volume in MUSIC to that shown on the design plans below the overflow invert to allow for anaerobic zones, mains water top up levels and overflow levels.
 - i. The rainwater tank should only collect roof water. The model has field, play 1, garden 2 and car 1 directed to the rainwater tank. These potentially contaminated surfaces should not be connected to the rainwater tank without appropriate treatment.
 - ii. The allocated 3.3KL/day for internal rainwater reuse is excessive. Internal use refers to daily use such as toilet flushing. Allow for internal rainwater reuse of 0.55 KL/day per toilet/urinal based on 5 days a week and 40 weeks a year.
 - iii. The rainwater tank does not allow for landscape watering as annual demand. Provide details and calculations.
 - iv. Provide an additional rainwater tank collecting roofwater off the new building and used for toilet flushing within the new additions. Allow for a 20% loss in rainwater tank size volume in MUSIC to that shown on the design plans to allow for anaerobic zones, mains water top up levels and overflow levels to achieve the 80% reuse target.
 - v. For raingarden 1, amend to reflect the correct areas draining to it. Currently roofwater (Roof 2) is directed straight to the basin when it should be going to the rainwater tank.
 - vi. In Raingarden 1 the 'Surface Area' is too high and must be measured at half the extended detention depth.

1.2 Compliance Timeframe

1.2.1 All of the requirements listed in the above condition must be completed within 12 months of the date of this 'deferred commencement' consent. Should these matters not be completed to Council's satisfaction within this time period, this 'deferred commencement' consent will lapse.

2 Advisory notes

2.1 Terminology

2.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

2.2 Scope of Consent

2.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

2.3 Other Approvals

2.3.1 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

- (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development, and
- (c) demolition of any existing buildings and associated structures in accordance with the requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

2.4 Services

2.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Recognised Energy provider
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to:

www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

Sydney Water may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

2.4.2 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

2.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

2.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

2.5 **Identification Survey**

2.5.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

2.6 **Engineering Notes**

2.6.1 All works requiring approval under the *Roads Act 1993* or *Local Government Act 1993* must be approved PRIOR to the Commencement of works.

2.7 **Health Notes**

2.7.1 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.

2.7.2 If any food or public health related commercial activities are proposed, then a referral to Environmental Health for the use and fit out of the premises is required to provide conditions plans and ensure compliance with the requirements of;

- i. *Food Act 2003* and Regulations there under
- ii. *Australian Standard 4674-2004 Design, construction and fit-out of food premises.*

2.8 **Other Matters**

2.8.1 Access driveway, ramps, circulation aisles and parking arrangements shall be in accordance with AS 2890.1, AS 2890.2 and AS 2890.6.

2.8.2 Adequate sight distance shall be made for both pedestrian and vehicular movement at all driveways in accordance with Section 3.2.4 AS 2890.1 and Figure 3.2 of AS 2890.1

3 General

3.1 Scope of Consent

3.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Job Number	Drawing No.	Drawing Title	Dated
160711	AR-DA-1102 Revision C	Proposed Site Plan	31/07/18
160711	AR-DA-1201 Revision B	Site Demolition Plan	14/09/17
160711	AR-DA-2001 Revision C	Ground Floor Plan	14/09/17
160711	AR-DA-2002 Revision B	First Floor Plan	14/09/17
160711	AR-DA-2003 Revision B	Roof Plan	14/09/17
160711	AR-DA-2501 Revision B	GFA	14/09/17
160711	AR-DA-3001 Revision C	Elevations	14/09/17
160711	AR-DA-3101 Revision C	Sections	14/09/17
160711	AR-DA-4001 Revision B	External Signage Details	14/09/17
160711	AR-DA-7101 Revision B	External Materials	14/09/17
16564	L101 Issue A	Landscape Masterplan	25/08/17
16564	L102 Issue A	Detailed Landscape Plan 1	25/08/17
16564	L103 Issue A	Detailed Landscape Plan 2	25/08/17
16564	L104 Issue A	Detailed Landscape Plan 2	25/08/17
16564	L201 Issue A	Section	25/08/17
16564	L301 Issue A	Indicative Planting Palette	25/08/17

* Subject to any conditions of this consent.

3.2 Tree Assessment

3.2.1 The removal of 7 Waterhousia floribunda trees located in the school entrance on Wentworth Street shall be assessed by an Arborist with AQF level V qualifications for transplanting into garden areas of the school.

3.2.2 Additional tree planting using minimum 100L container sized stock shall be undertaken around car park areas to meet Council's DCP guidelines of providing 50% of shade at 10 year tree maturity. (DCP, Part A, 6.4.9).

3.2.3 Additional trees shall be planted around the boundary of the site along the south-east side of Wentworth Street and continuing on Riverbank Drive and stopping before the existing demountable at Riverbank Drive.

3.3 Suburb Name

3.3.1 The land the subject of this consent is known to be located in the following suburb: This suburb name shall be used for all correspondence and property transactions:

Suburb: The Ponds

4 Prior to construction work commencing (General)

4.1 DA Plan Consistency

4.1.1 Construction works shall only commence when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

5 Prior to construction work commencing (Planning)

5.1 Aesthetics/Landscaping

5.1.1 Details of any proposed lighting to assist in crime prevention at night shall be submitted to Council for approval prior to any construction works commencing.

5.1.2 The reflectivity index of glass used in the external facade of the building is not to exceed 20%.

5.1.3 Any bathroom, WC or laundry window in the external wall of the building shall be fitted with translucent glazing.

5.1.4 The development approval is to be constructed in accordance with the schedule of materials, finishes and colours.

5.2 Access/Parking

5.2.1 All new internal driveways and other new paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

5.2.2 Pedestrian access to parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

5.3 Site Contamination

5.3.1 Should any remediation works be required, then a Remediation Action Plan (RAP) shall be prepared by a suitably qualified environmental consultant and be submitted to Council for approval. Any required remediation works shall be undertaken during the course of the engineering work. Final validation of the site for every aspect of these works shall be submitted for Council's approval prior to works commencing.

5.4 Engineering Matters

5.4.1 Design and Works Specification

5.4.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- (d) Blacktown City Council Growth Centre Precincts Development Control Plan
- (e) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (f) Blacktown City Council On Site Detention General Guidelines and Checklist
- (g) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook FOURTH Edition December 2005.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council prior to works commencing.

NOTE: Any variations from these design requirements must be separately approved by Council.

5.5 Other Necessary Approvals

5.5.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Vehicular Crossing
- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

5.5.2 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site in perpetuity including the approved bioretention plant species:

Required percentage reductions in post development average annual load of pollutants

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

5.5.3 Each year by the first business day on or after 1 September the registered proprietor/lessee is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the stormwater quality improvement devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer.

5.6 **Other Matters**

5.6.1 Any future substation, temporary drainage works or other utility installation required to service the approved subdivision/development shall not be sited on future or existing Council land, including road reservations and/or public reserves.

6 **Prior to construction work commencing (Building)**

6.1 **Site Works and Drainage**

6.1.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under an environmental planning instrument, together with any associated groundwater drainage system, shall be designed by an appropriately qualified person.

6.1.2 Stormwater drainage from the site shall be designed to satisfactorily drain rainfall intensities of 159mm per hour over an average recurrence interval of 20 years. The design shall:

- be in accordance with Australian Standard 3500.3, and
- provide for drainage discharge to an existing Council drainage system, and
- ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

6.1.3 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy.

7 **Prior to construction work commencing (Engineering)**

7.1 **General**

7.1.1 Construction plans shall be generally in accordance with the following drawings:

Prepared By	Job No.	Drawing No.	Sheet No.	Revision	Dated
Woolacotts Consulting Engineers Pty Ltd	16-257	SW1		A	22.08.17

7.1.2 Approval from Council shall be obtained for the design and location of the 'kiss and drop' area.

7.2 **Roads Act Requirements**

7.2.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve

- Vehicular crossings

The above requirements are further outlined in this section of the consent.

7.3 Other Engineering Requirements

- 7.3.1 Submit a detailed estimate of costs for the engineering works. If this detailed estimate is \$25,000 or greater then a long service levy payment is required. Provide proof of this payment to Council.
- 7.3.2 Any ancillary works undertaken shall be at no cost to Council.
- 7.3.3 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

7.4 Roads

- 7.4.1 Submit a traffic management plan (TMP) including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer.

7.5 Drainage

- 7.5.1 Drainage from the site must be connected into Council's existing drainage system.
- 7.5.2 Submit a certificate from a registered engineer (NER) certifying the building has been designed to withstand the forces of floodwaters and the impact of any flotsam likely to be carried by such floodwaters.
- 7.5.3 Stormwater management plans by Woolacotts Consulting Engineers Job Number 16-257 Drawing Number SW1 shall be amended to address the following:
 - (a) Provide Floodway Warning Signs for the above ground detention areas and bioretention systems in accordance with Plan A(BS)114S from Council's Engineering Guide for Development 2005.
 - (b) Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tank and in accordance with Council's Engineering Guide for Development 2005.
 - (c) The eaves roof gutters are to be designed to collect the minimum of the 20 year ARI storm. Any box gutters are to be designed to collect the minimum of the 100 year ARI storm. Details of gutter and downpipe designs are to be provided.
- 7.5.4 A civil engineer, registered with NER, is to certify that the on-site detention basin has been designed to mitigate all post developed flows from the site to not exceed pre developed rural catchment flows for all storm events from 1 in 2 year ARI to 1 in 100 year ARI. The pre-developed initial pervious loss is 15 mm, compared to a post developed pervious loss of 5 mm at 85% impervious. In DRAINS consider the Kinematic Wave Equation for pre-development with $n^* = 0.4$. Provide a separate pre-developed DRAINS or RAFTS model. The bioretention extended detention depth is to be considered as dead storage or ignored in the model. This design is to be supported by electronic modelling that complies with the requirements of the Council's Engineering Guide for Development 2005 and account for any bypass of the detention basin along the roads or elsewhere that cannot drain to the basin.

7.5.5 Provide details for permanent coloured interpretive signage minimum A0 size to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail is to be approved by Council.

7.5.6 Revised landscape plans are required in accordance with the Council's WSUD Standard Drawings A(BS)175M Sheet 12 that include appropriate species for the bioretention system for the 400 mm deep filter media. Planting within the filter area should incorporate several growth forms, including shrubs and tufted plants and be densely planted (tufted plants at a minimum of 10 plants per square metre) to ensure plant roots occupy all parts of the media. To ensure diversity and disease resistance a minimum of 8 different species is required planted as a matrix. All plants within the filter area are to be planted with tubestock, or virotube and not pots. No mulch is permitted over the bioretention, although jutemat is accepted. Where the banks of the basin are turfed a minimum 200 mm wide concrete mowing strip is required adjacent to the bioretention to minimise grass intrusion into the bioretention.

7.5.7 Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

- i. 5 star dual-flush toilets;
- ii. 3 star showerheads;
- iii. 6 star taps (for all taps other than bath outlets and garden taps);
- iv. 3 star urinals; and
- v. Water efficient washing machines and dishwashers are to be specified.

7.5.8 An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses for the new additions to the site including all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:

- i. a first flush or pre-treatment system (typically 0.2 litres/m² of roof area going to the tank),
- ii. a pump with isolation valves and a warning light to indicate pump failure;
- iii. a mains water direct tank top up with air gap for landscape watering,
- iv. a solenoid controlled mains water bypass for toilet flushing only;
- v. flow meters on the mains water tank top-up line, the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage;
- vi. a timer and control box for landscape watering, allowing for seasonal variations;
- vii. ensuring all the rainwater reuse pipes are coloured purple;
- viii. an inline filter and preferably an automatic backwash inline filter.
- ix. fitting rainwater warning signs to all external taps using rainwater.

7.6 **Erosion and Sediment Control**

7.6.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

7.7 Earthworks

- 7.7.1 Proposed lots must be filled so that the ground levels behind the building are a minimum of 500 mm above the designed 100-year average recurrence interval flood level.
- 7.7.2 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.
- 7.7.3 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.
- 7.7.4 Retaining walls shall be a maximum single height of 1.2 m (600 mm cut + 600 mm fill). Where a retaining wall is proposed that is more than 1.2 m in height, a terraced solution shall be provided. Terraces should not exceed 900 mm in height (each). Note that the lower terrace is to be inside the lower lot, and the upper terrace on the boundary. Terraces should have a minimum separation distance equal to the height of the terrace. Retaining walls shall be of masonry construction.

7.8 On-Site Detention

- 7.8.1 Provide an on-site detention system in accordance with Council's Engineering Guide for Development and Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook FOURTH Edition December 2005.
- 7.8.2 The engineering drawings approved under this consent are not to be used for construction.
- 7.8.3 Submit the following certificates which are to be prepared by a registered engineer (NER):
 - Certification that the structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
 - Certification that the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements.
- 7.8.4 The following documents shall be submitted to accompany the on-site detention design in accordance with the design and construction specification:
 - Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.
 - OSD detailed design submission and calculation summary sheet
 - A maintenance schedule that is signed and dated by the designer

7.9 Stormwater Quality Control

- 7.9.1 Provide a stormwater quality treatment system in accordance with Council's Engineering Guide for Development and Development Control Plan Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 7.9.2 The engineering drawings approved under this consent are not to be used for construction.

- 7.9.3 Provide a maintenance schedule for the stormwater quality device that is signed and dated by the designer.
- 7.9.4 Bio-retention basins to be designed in accordance with "Stormwater Biofiltration Systems. Adoption Guidelines. Planning, design and implementation. Version 1 June 2009. Facility for Advancing Water Bio-filtration", as a lined, standard biofiltration system.

7.10 **Vehicular Crossings**

- 7.10.1 Construct a rural vehicular crossing to Council's standard A(BS)127S.

7.11 **Pedestrian Crossing**

- 7.11.1 A second pedestrian crossing shall be constructed along Wentworth Street. The final location of the pedestrian crossing should be determined in consultation with the school principal.
- 7.11.2 A separate approval from Council will be required for the second pedestrian crossing.

8 Prior to construction work commencing (Environmental Health)

8.1 Acoustic Assessment Recommendations

- 8.1.1 The recommendations provided in the acoustic report shall be implemented.
- 8.1.2 The recommendations provided in the *Preliminary Stage 1 Environmental Site Assessment, prepared by Environmental Investigation Services, report REF: E29696KDrpt, dated 23 September 2016* shall be implemented.
- 8.1.3 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:
 - (a) does not exceed an L_{Aeq} sound pressure level of 5dB (A) above the ambient background noise level when measured
 - at the most effected point on or within any residential property boundary or
 - at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.
 - (b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10 pm and 7 am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

9 Prior to development works

9.1 Safety/Health/Amenity

9.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

9.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

9.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

9.1.4 All soil erosion and sedimentation control measures shall be installed prior to the commencement of development works.

9.1.5 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

- 9.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.
- 9.1.7 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
 - (a) shall be preserved and protected from damage, and
 - (b) if necessary, shall be underpinned and supported in accordance with structural design details, and
 - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

9.2 Notification to Council

- 9.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

9.3 Tree Protection

- 9.3.1 Any tree not approved for removal or more than 3m from the perimeter of any building (existing or proposed) is to be effectively protected against damage.

9.4 Sydney Water Authorisation

- 9.4.1 Sydney Water Corporation's approval shall be obtained to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

10 During construction (Building)

10.1 Safety/Health/Amenity

- 10.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 10.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulation 2000 indicating:
 - (a) the name, address and telephone number of the principal certifying authority for the work, and

- (b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

10.1.3 Should the development work:

- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involves the enclosure of a public place,

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

10.1.4 All measures to control soil erosion and sedimentation shall be maintained throughout development works.

10.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided.

10.1.6 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

10.1.7 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.

10.1.8 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

10.2 **Building Code of Australia Compliance**

10.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

10.3 **Nuisance Control**

10.3.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

10.3.2 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

10.4 **Stormwater Drainage**

10.4.1 Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:

- (a) the floor level being a minimum 225 mm above the adjoining finished ground level, and/or
- (b) being drained to an effective drainage system.

10.5 **Waste Control**

10.5.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

10.6 **Tree Protection**

10.6.1 The measures required to effectively protect trees on the land shall be maintained throughout the development works.

10.7 **Construction Inspections**

10.7.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):

- (a) After excavation for, and prior to placement of, any footings; and
- (b) Prior to pouring any in-situ reinforced concrete building element; and
- (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
- (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
- (e) Prior to covering any stormwater drainage connections; and
- (f) After the building work has been completed and prior to occupation of the building.

The critical stage inspection "(f)" must be carried out by the Principal Certifying Authority.

10.8 **Bush Fire Prone Land**

10.8.1 The proposed development shall comply with the site plan by TDK Architects, Job No. 160711, Drawing No. AR.DA.1102 Revision C.

10.8.2 Any new landscaping shall comply with Appendix 5 "Landscaping and Property Maintenance" under Planning for Bush Fire Protection 2006.

- 10.8.3 New construction shall comply with section 3 and 5 BAL 12.5 under Australian Standard AS3959 - 2009 "Construction of Buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection".
- 10.8.4 The existing Bush Fire Evacuation Plan shall be updated in accordance with NSW Rural Fire Service guidelines for emergency management plans.

11 **During construction (Engineering)**

11.1 **Insurances**

- 11.1.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000.00 Indemnity and Workers Compensation.

11.2 **Service Authority Approvals**

- 11.2.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

11.3 **Tree Protection and Preservation**

- 11.3.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

11.4 **Soil Erosion and Sediment Control Measures**

- 11.4.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 11.4.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.
- 11.4.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

11.5 **Filling of Land and Compaction Requirements**

- 11.5.1 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind-blown dust.
- 11.5.2 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.

11.6 **Inspection of Engineering Works - Roads Act 1993**

11.6.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 7 am – 8 am and 12.30 pm - 1.30 pm, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

11.7 **Public Safety**

11.7.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

11.8 **Site Security**

11.8.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

11.9 **Traffic Control**

11.9.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2002.

12 **During construction (Environmental Health)**

12.1 **Environmental Health**

12.1.1 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act (NSW) 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014).

12.1.2 All areas potentially/contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;

- i. NSW Environment Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites* (1997)
- ii. NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995).
- iii. Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites* (1992).

12.1.3 The recommendations provided in *Riverbank Public School Noise Report for DA*, prepared by Wilkinson Murray Pty Limited, report NO. 17175-S-DA, dated 27 July 2017 shall be implemented.

12.1.4 Any asbestos material is to be handled and treated in accordance with the WorkCover document “*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*” dated March 2008.

13 Prior to occupation

13.1 Road Damage

13.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

13.2 Compliance with Conditions

13.2.1 The building shall not be occupied until such time as all conditions of this consent, other than “Operational” conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than “Operational” conditions, may render the applicant/developer liable to legal proceedings.

13.3 Engineering Matters

13.3.1 Surveys/Certificates/Works As Executed plans

13.3.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council.

13.3.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Council.

13.3.1.3 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.

13.3.1.4 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.

13.3.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.

13.3.1.6 The submission to Council of construction inspection reports required by this consent for engineering works. A final inspection report is to be included noting that all works are complete.

When Council has been nominated or defaulted as the nominee for engineering compliance. Final inspections can be arranged through Council's Coordinator of Engineering Approvals contactable on (02) 9839 6263. A final inspection checklist must be completed by the applicant prior to the final inspection.

13.3.1.7 A Chartered Civil Engineer registered with NER, is to certify that:

- (a) all the requirements of the approved drainage plan have been undertaken.
- (b) the bioretention system has been installed with a minimum total design filter media area clear of pits and scour protection.
- (c) the bioretention basin is enclosed with a minimum 1 mm HDPE or equivalent liner.
- (d) the bioretention subsoil lines are un-soaked slotted PVC laid at minimum 0.0% with a minimum 50 mm gravel cover.
- (e) there is no geotextile between the layers of the bioretention basin.
- (f) the minimum detention storage has been provided below the 100 year storage level.
- (g) the orifice size matches the approved construction certificate plans.
- (h) the rainwater tanks have been provided as per the approved construction.
- (i) certificate plans collecting all of the roof area from the new additions.
- (j) all the signage and warning notices have been installed.
- (k) the interpretative water quality sign has been correctly installed.
- (l) any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.

13.3.1.8 A registered surveyor is to provide a works-as-executed plan of the detention basin and certify that the available storage volumes (ignoring the volume within the bioretention) are at or exceed the design volumes in the 1 in 100 year ARI events.

13.3.1.9 A plumber, licensed with NSW Fair Trading, or experienced hydraulic engineer registered with NER, is to certify that all the non-potable water uses for the new additions are being supplied by rainwater and that all the requirements of the detailed Non-Potable Water Reuse Plan have been installed and are working correctly. Provide a copy of the certification and a signed, works-as-executed Non-Potable Water Reuse Plan to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au .

13.3.1.10 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings are:

- i. 5 star dual-flush toilets
- ii. 3 star showerheads
- iii. 6 star taps (for all taps other than bath outlets and garden taps)
- iv. 3 star urinals
- v. 3 star Water efficient washing machines and dishwashers have been used.

13.3.1.11 Provide a Restriction to User and Positive Covenant over the Stormwater Quality Improvement Devices and Rainwater Tanks in accordance with the requirements of Council's Engineering Guide for Development 2005. The covenant requirements are to include the submission of an annual report on water treatment by the first business day on or after 1 September each year. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services prior to occupation.

13.3.1.12 Provide a Restriction to User and Positive Covenant over the On-Site Detention System in accordance with the requirements of Council's Engineering Guide for Development 2005. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services.

13.3.1.13 A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. For systems with a filter area greater than 50 m², an extra test point should be added for every additional 100 m² or part thereof. Points are to be spatially distributed. Where the hydraulic conductivity of the soil differs from the rate specified in MUSIC of 100 mm/hr (tolerance 0 % to +400%), remediation works will be required over the filter area to restore the conductivity and the test repeated until the hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify that in accordance with Practice Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is within tolerance to the rate specified in MUSIC for each of the bioretention systems. A copy of the test results and certification is to be provided to Council.

13.3.1.14 After the hydraulic conductivity has been certified by the Geotechnical Engineer, a horticulturalist that has relevant tertiary qualifications and technical knowledge with a minimum of 5 years demonstrated experience is to certify that the planting within the bioretention area including bank areas, is of the same quality in type and quantity as per the construction certificate approved landscape plans, that any plants lost have been replaced and that any areas of scour or disrepair have been restored.

13.3.1.15 Provide written evidence that the registered owner/lessee has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the raingarden, rainwater tank and enviropods. Forward a copy of the signed and endorsed contract(s) and maintenance contractor(s) details to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au . This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

13.4 Easements/Restrictions/Positive Covenants

13.4.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
- (b) The standard format for easements and restrictions as accepted by NSW Land Registry Services.

13.4.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the on-site detention storage areas and outlet works.

13.4.3 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the Stormwater Quality Control devices/system and outlet works.

13.4.4 Restrictions and/ or positive covenant must be endorsed by Council and lodged with NSW Land Registry Services over the overland flow-path.

13.5 Fire Safety Certificate

- 13.5.1 An interim or final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).
- 13.5.2 A final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

13.6 Traffic Management

- 13.6.1 The applicant shall provide a Green Travel Plan and Operational Traffic Management Plan for the day-to-day running of the school.

14 Prior to occupation (Environmental Health)

14.1 Environmental Health

- 14.1.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

15 Operational (Planning)

15.1 Access/Parking

- 15.1.1 All required off-street car parking spaces and internal driveways shall be maintained to a standard suitable for the intended purpose.
- 15.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.
- 15.1.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

15.2 General

- 15.2.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 15.2.2 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 15.2.3 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.
- 15.2.4 No goods, materials or trade wastes are to be stored at any time outside the building on either the internal vehicular driveway, car parking area, landscaping or footpath, other than in approved garbage receptacles.
- 15.2.5 No nuisance or interference with the amenity of the area shall be created by reason of any process or operation on the land causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Note: The Protection of the Environment Operations Act 1997 requires Council to investigate complaints where only one person complains.

15.3 Use of Premises

- 15.3.1 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.
- 15.3.2 The development shall not be used or converted for use for any purpose other than that:
 - (a) Granted consent by Council's Notice of Determination, or
 - (b) Which is "Exempt Development", "Complying Development" or "Development without Consent" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other environmental planning instrument.
- 15.3.3 The hours of operation shall be in accordance with Condition 12.2.7 of Determination No. JRPP-13-369

16 Operational (environmental health)

- 16.1 The recommendations provided in the acoustic report shall be implemented.
- 16.2 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the NSW Environment Protection Authority's Noise Policy for Industry (2017) and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.
- 16.3 A post commissioning report produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the centre operating to validate the Acoustic reports findings.
- 16.4 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 16.5 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 16.6 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 16.7 To minimise the noise impact of the development on the surrounding environment, the collection and delivery of goods and materials (including garbage and recycling waste) from and to the premises shall not take place between the hours of 10 pm and 7 am.