

Kim Holt

From: Jeremy Stott <jeremy.stott4@det.nsw.edu.au>
Sent: Thursday, 29 August 2019 2:36 PM
To: Joshua Daniel; 'Rachel Gray'
Cc: Bruce Litchfield; 'Oliver Klein'; Shaun Garland
Subject: RE: St Ives North Public School (DA0508/18) - Revised Conditions

Hi Josh

Thanks for the clarification, SINSW agree to the conditions.

Regards,

Jeremy Stott

Project Director | Capital Works Projects

M 0409 879 783



Education
School Infrastructure

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From: Joshua Daniel <jdaniel@kmc.nsw.gov.au>
Sent: Thursday, 29 August 2019 2:03 PM
To: Jeremy Stott <jeremy.stott4@det.nsw.edu.au>; 'Rachel Gray' <Rachel.Gray@tsamgt.com>
Cc: Bruce Litchfield <Bruce.Litchfield@det.nsw.edu.au>; 'Oliver Klein' <oliverklein1968@gmail.com>; Shaun Garland <sgarland@kmc.nsw.gov.au>
Subject: RE: St Ives North Public School (DA0508/18) - Revised Conditions

Thanks Jeremy, however in accordance with s4.33 of the Act, a consent authority (other than the Minister) is unable to impose a condition except with the approval of the applicant or the Minister. To this end, the below response is uncertain - we need to confirm the agreement to the conditions by SINSW.

Once this is confirmed the DA can be finalised for the SNPP. As below, this would need to occur today for the matter to be listed for the 11 September agenda.

Regards

Josh

Joshua Daniel | Executive Assessment Planner | Ku-ring-gai Council

P: 9424 0000 | F: 9424 0001

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From: Jeremy Stott [<mailto:jeremy.stott4@det.nsw.edu.au>]

Sent: Thursday, 29 August 2019 1:02 PM

To: Joshua Daniel; 'Rachel Gray'
Cc: Bruce Litchfield; 'Oliver Klein'; Shaun Garland
Subject: RE: St Ives North Public School (DA0508/18) - Revised Conditions

Hi Josh,

We generally accept most of these conditions, please place this DA on the agenda for the 11 September SNPP meeting for final determination.

Regards,

Jeremy Stott

Project Director | Capital Works Projects

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From: Joshua Daniel <jdaniel@kmc.nsw.gov.au>
Sent: Thursday, 29 August 2019 10:10 AM
To: 'Rachel Gray' <Rachel.Gray@tsamgt.com>; Jeremy Stott <jeremy.stott4@det.nsw.edu.au>
Cc: Bruce Litchfield <Bruce.Litchfield@det.nsw.edu.au>; 'Oliver Klein' <oliverklein1968@gmail.com>
Subject: RE: St Ives North Public School (DA0508/18) - Revised Conditions

Hi Jeremy

As discussed this morning, I am advised that the SNPP secretariat requires submission of the report today in order to meet the agenda for the 11 September meeting.

Accordingly, following your review, acceptance of the conditions is requested in order to finalise the report for today's deadline.

Thank you in advance

Regards

Josh

Joshua Daniel | Executive Assessment Planner | Ku-ring-gai Council

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From: Joshua Daniel
Sent: Wednesday, 28 August 2019 5:26 PM
To: 'Rachel Gray'; Jeremy Stott
Cc: Bruce Litchfield; Shaun Garland; Oliver Klein
Subject: RE: St Ives North Public School (DA0508/18) - Revised Conditions

Hi Rachel/Jeremy

Thank you for your response.

Please see attached revised conditions following review from specialist assessment staff with respect to your proposed changes. Where any requested changes have not been adopted please see below justification in response to respective condition numbers.

1 – Approved architectural plans and documentation (new development): plan references included.

7 – Work Zone: recommended to be retained.

Notably, a work zone would not be required if the construction traffic management plan (CTMP) to be submitted (as per Condition 6) satisfactorily demonstrates that all truck movements related to construction activities can occur within the site. The work zones are required for the set down and pick up of materials and not for concrete pouring and pump activities as stated. This would require a 'Permit to stand plant' to be approved by Council.

16 – Stormwater retention requirements: recommended to be retained.

Council's engineer has advised that re-use being connected for irrigation only will not have sufficient draw-down on the collected stormwater and the tanks will frequently overflow. Consequently, re-use should be plumbed to toilet use as well as garden / oval irrigation. This will also enhance water conservation.

17 – Amendments to pedestrian entry gates and fence: recommended to be retained with amended wording for clarification.

This condition only relates to the security fencing and pedestrian gate adjacent to tree 25. T25 is a mature *Eucalyptus saligna* (Sydney Blue Gum) and is mapped as part of the critically endangered Blue Gum High Forest (BGHF) plant community. The primary threat to the community is development impact. The requirement of the condition effectively moves the gate and fence back in alignment with the perimeter boundary fence outside of the 3.5m radii specified. The security fence requires digging of pier holes within the structural root zone which may impact structural roots. There is no consequential impact to other trees or the development footprint as the condition only relates to Tree 25 (this has been clarified within amended wording).

20 – Outdoor Lighting: amendment accepted.

22 – Access for people with disabilities (commercial): deleted reference to Commercial development, however compliant access for people with disabilities required as per condition details.

24 – Utility Provider requirements: recommended to be retained.

It is considered prudent and reasonable that the applicant makes contact with the relevant utility providers whose services will be impacted upon by the development, prior to works commencing.

25 - Design and construction of food premises: recommended to be retained.

The proposed removal of reference to Australian Standard 4674 -2004 is not supported as the Food Act does not distinguish between a commercial kitchen and a canteen. The canteen will be providing food for sale as defined by the Food Act 2003, therefore compliance with the Food Standards Code is required. The objective of AS4674 – 2004 is to ensure food businesses are designed, constructed and fitted out in compliance with the requirements of the Australian Food Standards Code. Compliance with the Food Standards Code will not be possible without compliance with the relevant sections of the AS4674 – 2004.

Note: The attached guide may assist in understanding the required outcomes of the Food Standards Code.

31 – Hours of work: recommended to be retained.

The prescribed hours of work are set by resolution of council. Suggested amendments would need to be at the discretion of the SNPP.

53 – Canopy replenishment trees to be planted: recommended to be retained.

This is a standard condition placed on all DA's where tree replenishment planting is proposed to ensure their protection into the future. The proposal includes the planting of 16 trees to enhance the tree canopy on site and

improve landscape amenity for students and staff. The tree planting is appropriate and supported by Council's landscape officer. This condition relates to the landscape works for the site and is not related to the arborist report.

57 - Staff transport management – Green Travel Plan: recommended to be retained

Council understands that a green travel plan condition to this effect had been agreed to by the Department as per letter dated 7 May 2019, which states the following:

Green Travel Plan - Informative:

We agree to a Green Travel Plan for staff being adopted and we agree to this being condition in the DA consent, subject to reviewing the proposed wording. However, the development of this plan should not hold up the issuing of a Crown Certificate nor should it hold up the start of construction, therefore, we request that this is an administrative condition that does not hold up any construction works and is developed and implemented prior to the use/occupation of the building.

The condition meets the requested timing requirements (it requires the development of a plan only prior to the issue of an Occupation Certificate or Crown equivalent and as such will not hold up issuing a crown certificate or start of construction). Furthermore, whilst the School's approach to staff travel management would apply, a Green Travel Plan also has targets and monitoring provisions for student travel to reduce reliance of private vehicle travel and resultant congestion.

60 - Retention and re-use system maintenance: recommended to be retained as per Condition 16.

65 - Mechanical ventilation - commercial premises: deleted reference to commercial premises, however requirements for appropriate installation in accordance with the National Construction Code Part F remain.

67 - Construction of food premises: recommended to be retained as per Condition 25 comments.

68 - Construction of mechanical ventilation: amendment accepted (deletion of second part of condition).

72 - Screening of air conditioning condenser units: amended to remove reference to AC units on the roof level but ensure adequate screening as intended.

I trust the above clarifies sufficiently, however please contact me if you have any further queries.

Regards

Josh

Joshua Daniel | Executive Assessment Planner | Ku-ring-gai Council

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From: Rachel Gray [<mailto:Rachel.Gray@tsamgt.com>]

Sent: Thursday, 22 August 2019 4:20 PM

To: Jeremy Stott; Joshua Daniel

Cc: Bruce Litchfield; Shaun Garland; Oliver Klein

Subject: RE: St Ives North Public School (DA0508/18) - Draft conditions

Hello Josh,

Please refer attached proposed changes to your drafted conditions of consent.

As always, please call to discuss any queries.

Cheers

Rachel Gray

Senior Project Manager



Level 15, 207 Kent Street, Sydney, NSW 2000
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rachel.gray@tsamgt.com
tsamgt.com

From: Jeremy Stott <jeremy.stott4@det.nsw.edu.au>

Sent: Wednesday, 21 August 2019 1:38 PM

To: Joshua Daniel <jdaniel@kmc.nsw.gov.au>

Cc: Rachel Gray <Rachel.Gray@tsamgt.com>; Bruce Litchfield <Bruce.Litchfield@det.nsw.edu.au>; Shaun Garland <sgarland@kmc.nsw.gov.au>

Subject: RE: St Ives North Public School (DA0508/18) - Draft conditions

Hi Josh

We are just finalizing our response to the draft conditions as we will be seeking some minor amendments to the conditions, we will be in a position to provide a response by COB tomorrow.

Regards,

Jeremy Stott

Project Director | Capital Works Projects

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From: Joshua Daniel <jdaniel@kmc.nsw.gov.au>

Sent: Wednesday, 21 August 2019 12:45 PM

To: Jeremy Stott <jeremy.stott4@det.nsw.edu.au>

Cc: 'Rachel Gray' (<rgray@tsamanagement.com.au>) <rgray@tsamanagement.com.au>; Bruce Litchfield <Bruce.Litchfield@det.nsw.edu.au>; Shaun Garland <sgarland@kmc.nsw.gov.au>

Subject: RE: St Ives North Public School (DA0508/18) - Draft conditions

Hi Jeremy

In order to finalise the report for the SNPP, are you able to please advise whether the draft conditions provided last Tuesday are accepted by the Department of Education?

Thanks in advance

Josh

Joshua Daniel | Executive Assessment Planner | Ku-ring-gai Council

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From: Joshua Daniel

Sent: Tuesday, 13 August 2019 5:55 PM

To: 'Jeremy Stott'

Cc: Rachel Gray (rgray@tsamanagement.com.au); Bruce Litchfield; Shaun Garland

Subject: RE: St Ives North Public School (DA0508/18) - Biodiversity zone/parking amendment

Hi Jeremy

The SNPP Secretariat has advised they have the matter listed for 11 September meeting.

Please see attached first draft condition set (plan/doc references TBA), noting these are subject to management review.

Regards

Josh

Joshua Daniel | Executive Assessment Planner | Ku-ring-gai Council

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From: Jeremy Stott [<mailto:jeremy.stott4@det.nsw.edu.au>]

Sent: Tuesday, 13 August 2019 12:31 PM

To: Joshua Daniel

Cc: Rachel Gray (rgray@tsamanagement.com.au); Bruce Litchfield; Shaun Garland

Subject: RE: St Ives North Public School (DA0508/18) - Biodiversity zone/parking amendment

Hi Josh

Thanks for this, can I confirm that we are now on the agenda for 11 September SNPP meeting and when we can expect to receive the draft conditions?

Regards,

Jeremy Stott

Project Director | Capital Works Projects

M 0409 879 783

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