

DATE OF DETERMINATION	23 March 2023
DATE OF PANEL DECISION	23 March 2023
PANEL MEMBERS	Dianne Leeson (Chair), Stephen Gow, Michael Wright, Paul Amos and Sally Townley
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 28 February 2023.

MATTER DETERMINED

PPSNTH-182 – Coffs Harbour – PAN-146201 at Bonville Station Rd, Bonville – additions to existing school (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings, and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons given below and outlined in the Council Assessment Report.

- Under SEPP (Transport and Infrastructure) the proposal is permissible in the RU2 zone.
- The proposal, as conditioned by this approval, satisfies the relevant provisions of the applicable SEPPs.
- The site of the proposed development is suited to the intended use and is an extension of the existing school to the east. The land to be developed has been previously cleared and formed to match the gradients of the existing school (development consent 0352/20DA). A mature landscape buffer is in place between the site and the neighbouring agricultural property (blueberry farm) to mitigate potential dust, spray drift and visual impact.
- NSW RFS has provided a conditional bushfire safety authority.
- Stormwater, wastewater and water supply systems have been designed to adequately service the proposed development and approved school population (students and staff) of 1,266.
- Adequate parking, bus set down/pick up, and internal 'kiss and ride' carpark infrastructure is in place (development consent 0409/21DA).
- The proposal will provide social and economic benefits in the form of additional educational facilities, employment in both construction and operation, and greater expenditure in the region.
- Environmental impacts from the proposed development have been adequately assessed and will have no adverse impacts on the natural environment.
- The Panel has carefully considered the issues raised in submissions and believes they have been resolved by proposed management measures and/or conditions imposed by this approval. With respect to potential land use conflict with the neighbouring blueberry farm, the Panel notes the following: recent studies have confirmed tank water quality to be compliant with Australian Drinking Water Guidelines (NSW Health and CHCC 2019); the Applicant has established a mature vegetated buffer to mitigate airborne dust and spray drift; conditions have been imposed to

require a Water Quality Management Plan and soil sampling regime to test for potential pesticide traces; and compliance obligations of commercial agricultural activities under relevant legislation and regulations.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the Panel amending the following conditions as detailed in Annexure 1:

Condition 3 to include additional plans, drawings and other supplementary documents

Insert new Condition 4 to include reference to the Statement of Environmental Effects

Insert new Condition 5 to clarify any inconsistency between plans and conditions

Condition 6 (previously Condition 4) altered to include requirement for a Construction Certificate and Occupation Certificate for each stage

Renumbering of previous Condition 35 to Condition 7

Amend Conditions 9 (previously 6), 10 (previously 7), 11 (previously 8), 12 (previously 9), 13 (previously 10), 15 (previously 11), 16 (previously 12), 17 (previously 13), 18 (previously 14), 26 (previously 21), 27 (previously 22), 28 (previously 23), 29 (previously 24), 30 (previously 25), 31 (previously 26), 32 (previously 27), 33 (previously 28), 34 (previously 29), 36 (previously 31) to include references to staging

Insert new Condition 14 in regard to the submission of an erosion and sediment control plan at each relevant stage

Insert new Condition 23 in regard to erosion and sediment control measures during construction

Insert new Condition 35 in regard to a Fire Safety Certificate required for each relevant stage

Insert new Condition 37 in regard to assessment and registration of rainwater tanks

Amend Condition 38 to specify the total persons attending the school

Insert new Condition 41 in relation to Water Quality Testing requirements

Insert new Condition 42 requiring annual ground surface testing for all pesticides






Insert new Condition 43 in relation to the student travel plan, requiring development and updating prior to commencement of first day of the school year

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes there were no community or submitter registrations to address the Panel. The Panel notes that issues of concern included:

- Proposed development is incompatible with adjoining land uses

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that no new issues requiring assessment were raised during the public meeting. The Panel notes that in addressing these issues appropriate conditions have been imposed.

PANEL MEMBERS	
 Dianne Leeson (Chair)	 Michael Wright
 Stephen Gow	 Sally Townley
 Paul Amos	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSNTH-182 – Coffs Harbour – PAN-146201
2	PROPOSED DEVELOPMENT	Educational Establishment (additions to existing school)
3	STREET ADDRESS	Bonville Station Rd, Bonville
4	APPLICANT OWNER	Mr GP Benson Coffs Harbour Christian Community School Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Coffs Harbour Local Environmental Plan 2013 Coffs Harbour Development Control Plan 2015 Draft environmental planning instruments: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	(1) Council Assessment Report: 3 February 2023 (2) Addendum Council Assessment report received: 13 March 2023 (3) Written submissions during public exhibition: one (1)
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	(4) Site inspection: 10 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson, Stephen Gow and Michael Wright <u>Council assessment staff</u>: Gary Cheney <u>Applicant representatives</u>: Andrew Lynn and Paul Wray <u>Note</u>: Applicant attendance was requested to provide the Panel with clarification (5) Final briefing to discuss council's recommendation: 14 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Paul Amos and Sally Townley <u>Council assessment staff</u>: Gary Cheney, Brad Ventura and Luke Perry <u>Department staff</u>: Carolyn Hunt, Louise Agyare and Lisa Foley (6) Applicant Briefing: 14 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Dianne Leeson (Chair), Stephen Gow, Michael Wright, Paul Amos and Sally Townley <u>Council assessment staff</u>: Gary Cheney, Brad Ventura and Luke Perry <u>Department staff</u>: Carolyn Hunt, Louise Agyare and Lisa Foley <u>Applicant representatives</u>: Andrew Lynn, Paul Wray, Greg Benson, Warwick Appleton and Lia MacKenzie <u>Note</u> : Applicant briefing was requested to respond to the recommendation in the council assessment report

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Addendum Council Assessment Report

SCHEDULE 2

ADMINISTRATIVE CONDITIONS

Development Description:

- Development consent is granted only to carrying out the development described in detail below:
 - Educational Establishment (additions to existing school)***

Prescribed Conditions:

- The proponent shall comply with the prescribed conditions of development approval under Clauses 69-75 of Environmental Planning and Assessment Regulation 2021 as are of relevance to this development.

Development is to be in accordance with approved plans:

- The development is to be implemented in accordance with the plans, drawings and other supplementary documents set out in the following table except where modified by any conditions of this consent (Development Consent No. 0326/22DA).

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
Project No. 20033, Dwg: DA-S-A050, S-Overall Site Plan	2	DRA Architects	6/9/22
Project No. 20033, Dwg: DA-S-A051, S-Site Plan Stage 1	2	DRA Architects	6/9/22

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
Project No. 20033, Dwg: DA-S-A052, Site Perspective Views 1 and 2	1	DRA Architects	25/6/21
Project No. 20033, Dwg: DA-S-A150, Overall Site Roof Plan	1	DRA Architects	25/6/21
Project No. 20033, Dwg: AD-A100, Administration Plan and Perspective View	1	DRA Architects	18/6/21
Project No. 20033, Dwg: AD-A400, Administration Elevations and Section	1	DRA Architects	18/6/21
Project No. 20033, Dwg: L-A100, Library Plan and Perspective View	1	DRA Architects	25/6/21
Project No. 20033, Dwg: L-A400, Library Elevations and Sections	1	DRA Architects	25/6/21
Project No. 20033, Dwg: S-A400, Site Sections	1	DRA Architects	25/6/21
Project No. 20033, Dwg: DA-S-A054, Bus Bay Plan	1	DRA Architects	6/9/22
Project No. 20033, Dwg: J1-A100, Junior 1 Plan and Perspective View	1	DRA Architects	25/6/21
Project No. 20033, Dwg: J1-A400, Junior 1 Elevations and Sections	1	DRA Architects	25/6/21
Project No. 20033, Dwg: DA-M1-A100, Middle 1 Plan	2	DRA Architects	2/9/22
Project No. 20033, Dwg: DA-M1-A400, Middle 1 Elevations	2	DRA Architects	2/9/22
Project No. 20033, Dwg: M2.LK9-A400, Middle 2 Elevations and Section and Link 9	1	DRA Architects	25/6/21

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
Project No. 20033, Dwg: M3-A100, Middle 3 Plan and Perspective View	1	DRA Architects	25/6/21
Project No. 20033, Dwg: M3-A400, Middle 3 Elevations	1	DRA Architects	25/6/21
Project No. 20033, Dwg: DA-PM-A100, Pump House Plan, Elevations and Section	2	DRA Architects	6/9/22
Project No. 20033, Dwg: DA-CN-A100, Canteen Plans	2	DRA Architects	2/9/21
Project No. 20033, Dwg: DA-CN-A400, Canteen Elevations	2	DRA Architects	6/9/21
Project No. 20033, Dwg: SE-A100, Special Ed Plan and Perspective View	1	DRA Architects	25/6/21
Project No. 20033, Dwg: SE-A400, Special Ed Elevations and Sections	1	DRA Architects	25/6/21
Project No. 20033, Dwg: DA-C-A100, Cola Plan and Perspective View	2	DRA Architects	6/9/22
Project No. 20033, Dwg: DA-C-A400, Cola Elevations and Section	1	DRA Architects	25/6/21
Project No. 20033, Dwg: CW-A100, Covered Waiting Plan, Elevations and Section	1	DRA Architects	25/6/21
Project No. 20033, Dwg: LK1.2.3-A100, Link 1, Link 2 and Link 3 Plan	1	DRA Architects	25/6/21
Project No. 20033, Dwg: LK1.2.3-A101, Link 2 Plan	1	DRA Architects	25/6/21
Project No. 20033, Dwg: LK1.2.3-A400, Links 1, 2, 3	1	DRA Architects	25/6/21

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
& Link Hub 2 Elevations & Sections			
Project No. 20033, Dwg: LK4.5-A100, Links 4 and 5 Plans, Elevations and Sections	1	DRA Architects	25/6/21
Project No. 20033, Dwg: LK6.7-A100, Links 6 and 7 Plans, Elevations and Sections	D	DRA Architects	29/4/21
Project No. 20033, Dwg: LK8.D0-A100, Link 8 & Drop Off Plan, Elevation and Section	1	DRA Architects	25/6/21
Project No. 20033, Dwg: LK10.11-A100 Link 10 and 11 Plan, Elevation and Section	1	DRA Architects	25/6/21
Project No. 20033, Dwg: LH1-A100, Link Hub Plan, Elevations and Sections	1	DRA Architects	25/6/21
Project No. 20033, Dwg: DA-G-A100	1	DRA Architects	6/9/22
DWG: DA-02, Overall Site Plan	-	Geolink	20/4/21
Project No. 18093, Dwg No. DA-03, General Arrangement	A	de Groot and Benson	26/9/22
Project No. 18093, Dwg No. DA-04, Bulk Earthworks	A	de Groot and Benson	26/9/22
Project No. 18093, Dwg No. DA-06, Civil Services Plan	A	de Groot and Benson	26/9/22
Project No. 18093, Dwg No. DA-07, Stormwater Management Plan	A	de Groot and Benson	26/9/22

Plan No. / Supporting Document(s)	Version	Prepared by	Dated
Project No. 18093, Dwg No. DA-08, Stormwater Management Plan Stage 1	A	de Groot and Benson	26/9/22
Project No. 18093, Dwg No. DA-09, Stormwater Management Plan Stage 2	A	de Groot and Benson	26/9/22
Project No. 18093, Dwg No. DA-010, Bio-Retention Basin A Plan and Details	A	de Groot and Benson	26/9/22
Project No. 18093, Dwg No. DA-12, Bio-Retention Basin B and Tank Farm Plan Details	C	de Groot and Benson	1/2/23
Job No. 213376, Drawing No. H001	-	Glenn Haig & Partners	April 2021
Job No. 213376, Drawing No. H002	-	Glenn Haig & Partners	April 2021
Job No. 213376, Drawing No. H101	-	Glenn Haig & Partners	April 2021

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

Development in Accordance with Documents:

4. The development shall be undertaken in accordance with the following documents:

- Statement of Environmental Effects (including appendices), prepared by de Groot and Benson, dated September, 2022.

Inconsistency between Documents:

5. In the event of any inconsistency between:

- (7) The conditions of this approval and the drawings/documents referred to in conditions 3 and 4, the conditions of this approval prevail; and

- (8) Any drawing/document listed in conditions 3 and 4 and any other drawing/document listed in conditions 3 and 4, the most recent document shall prevail to the extent of inconsistency.

Staging of Development:

6. This development consent acknowledges that the construction of the project will be staged as shown on the approved plans. A separate Construction Certificate and Occupation Certificate must be obtained for each stage.

INTEGRATED TERMS OF APPROVAL CONDITIONS

Compliance with other Department, Authority or Service Requirements

7. Development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	NSW Planning Portal Reference	Dated
NSW Rural Fire Service	Agency Ref No. DA20211011004355-CL55-1	14/11//22

Note: For a copy of the above referenced documents, please refer to the NSW Planning Portal.

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Construction Certificate:

8. No building work is to commence on site until a Construction Certificate has been issued for the work and Council has been notified that a Principal Certifier has been appointed.

Equitable Access:

9. The building is to be provided with access and facilities for people with disabilities.

The applicant's attention is directed to the *Disability (Access to Premises - Buildings) Standards 2010* and the Building Code of Australia.

Details indicating compliance must be submitted and approved by the certifying authority
for each relevant stage prior to the issue of a Construction Certificate.

Regulatory Traffic Signage and Devices:

10. Regulatory signage and devices required to facilitate the development must be in accordance AS1742.9 and shall be approved by the Local Traffic Committee **prior to the issue of a Construction Certificate for stage 1.**

Construction Traffic Management Plan:

11. A Construction Traffic Management Plan (CTMP) is to be submitted to Council and approved, **prior to issue of a Construction Certificate for each relevant stage.** The plan must:
 - a) Be prepared by a suitably qualified and experienced person, in consultation with Council.
 - b) Detail the measures that would be implemented to ensure road safety and network efficiency during development works.
 - c) Detail heavy vehicle routes, access and parking arrangements.
 - d) Include a Driver Code of Conduct to:
 - i. minimise the impacts of works on the local and regional road network.
 - ii. minimise conflicts with other road users.
 - iii. ensure truck drivers use specified routes.
 - e) Include a program to monitor the effectiveness of these measures; and
 - f) If necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

On-Site Sewage Management:

12. An application to install an on-site sewage disposal system and undertake sanitary plumbing and drainage work is to be submitted to and approved by Council **prior to issue of any Construction Certificate for stage 1.** Such application shall include full details of the proposed system and the location of the drainfield area.

Stormwater Management Plan:

13. A Stormwater Management Plan complying with the relevant controls of Council's Water Sensitive Urban Design Policy is to be submitted to and approved by Council **prior to issue of a Construction Certificate for each relevant stage.**

The design is to incorporate a detention system that achieves compliance with the Coffs Harbour City Council WSUD Policy targets. Design details are to include calculations showing the effect of the proposed development on design stormwater run-off flow rates and the efficiency of proposed measures to limit the flows. A MUSIC model, and an Operation and Maintenance Plan shall accompany the design for the system.

Note: The plan will need to show the northern sediment basin (A) being converted to a bio-retention basin upon completion of the initial building phase.

Erosion and Sedimentation Control Measures:

14. Erosion and sediment control measures shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details are to be submitted to and approved by the Certifying Authority **prior to issue of a Construction Certificate for each relevant stage.**

Construction Waste Management Plan:

15. **Prior to the issue of a Construction Certificate for each relevant stage,** the proponent shall submit to the satisfaction of Council a Waste Management Plan for the relevant stage prepared by a suitably qualified person in accordance with Council's relevant waste policy.

The Plan shall include the following provisions:

- Identify all construction waste type and volumes (including any hazardous waste types (eg Asbestos))
- Identify the disposal facility for each waste type identified
- Identify the number and size of bins and location of bins to be used during construction to ensure separation of the waste types and volumes for transport and disposal
- all waste building materials shall be reused, recycled or disposed of to an approved waste disposal depot;
- all waste disposal receipts are to be kept and provided to Council upon request.
- no burning of materials is permitted on site.

Separation of Waste:

16. The waste management arrangements for the proposal are to cater for the separation of both recyclables and all organics (including food) wastes from the mixed waste stream. In this regard, an area for the minimum number of bins required to manage the three waste stream volumes anticipated to be generated from the site activities is required, with details being submitted to Council for approval at the relevant stage **prior to the issue of a Construction Certificate for each relevant stage.**

Waste Storage Bin Area:

17. The waste bin area is to be enclosed by a roofed and screened enclosure in accordance with the provisions of Council's Waste Management Development Control Plan (DCP). The enclosure is to accommodate the minimum number of bins required to manage volumes of each waste stream generated during normal operations (see DCP for dimensions). The enclosure is to be graded and drained to the sewer (or equivalent on site waste water discharge arrangement) via a dry basket arrestor. A hose cock is to be provided in the enclosure. The bin storage area roof is to include a 100mm overhang on all sides of the storage / wash area that are open to the weather and must include a bund (a minimum 50mm high) and grading to prevent ingress of stormwater/rainwater. The design and materials of the enclosure are to be compatible with the development for the relevant stage. Details of the enclosure being submitted and approved by Council **prior to issue of a Construction Certificate for the relevant stage.**

Food Premises - Fitout:

18. The food premises fitout is to comply with the Food Act 2003 and the National Food Safety Standard 3.2.3 (Food Premises and Equipment) and Australian Standard AS 4674-2004 (Design, Construction and Fitout of Food Premises). Design details of the food premises fitout, conforming to the Act and Standards, are to be submitted to and approved by Council's Environmental Health Officer or another suitably qualified Environmental Health Officer / Consultant at the relevant stage. A copy of the approved details must be submitted to the Accredited Certifier **prior to the issue of a Construction Certificate for stage 1.**

PRIOR TO COMMENCEMENT OF WORKS

Undertake Works on a Public Road Approval:

19. Prior to the commencement of works within the road reserve an approval to Undertake Works on a Public Road is required to be obtained from Council Roads and Open Space Section in accordance with Section 138 of the Roads Act 1993.

Site Notice:

20. Prior to commencement of works a site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of the development details including but not limited to:
 - (1) Details of the Principal Contractor and Principal Certifier for all stages of the development;
 - (2) The approved hours of work;
 - (3) The name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction noise complaints are to be displayed on the site notice; and
 - (4) To state that unauthorised entry to the site is not permitted.

Notice to be Given Prior to Commencement / Earthworks:

21. The Principal Certifier and Council shall be given written notice, at least 48 hours prior to the commencement of earthworks on the site;

The Principal Certifier is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifier via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

Contact Telephone Number:

22. Prior to the commencement of the works for each stage of the development, the proponent shall forward to Council a 24 hour telephone number to be operated for the duration of the construction works.

DURING CONSTRUCTION**Erosion and Sediment Control:**

23. Where excavation works is to take place on the site or ground surfaces exposed, control measures in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom are to be undertaken at each appropriate construction stage to prevent erosion of soil.

Hours of Work:

24. Construction works are to be limited to the following hours:

Monday to Friday 7.00 am - 6.00 pm

Saturday 7.00 am - 1.00 pm if inaudible from adjoining residential properties otherwise
8.00 am - 1.00 pm

No construction work is to take place on Sunday and Public Holidays.

Cultural Heritage:

25. In the event that future works during any stage of the development disturb Aboriginal Cultural materials, works at or adjacent to the material must stop immediately. Temporary fencing must be erected around the area and the material must be identified by an independent and appropriately qualified archaeological consultant. The Office of Environment and Heritage (OEH), Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups must be informed. These groups are to advise on the most appropriate course of action to follow. Works must not resume at the location without the prior written consent of the OEH and Northern Aboriginal Heritage Unit and the Aboriginal Stakeholder groups.

PRIOR TO ISSUE OF OCCUPATION CERTIFICATE OR COMMENCEMENT OF USE

Road Design and Services:

26. The following works:

- a) roads;
- b) fire access roads;
- c) stormwater drainage, including WSUD requirements;
- d) bus stop facilities

being provided to serve the development are to conform with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (WSUD).

These works are to be completed **prior to the issue of an Occupation Certificate for the relevant stage**. All work is to be at the developer's cost.

Car Parking Spaces:

27. Car parking spaces as shown on the approved plans being provided on the development site **prior to the issue of an Occupation Certificate for stage 2**.

All car parking and manoeuvring areas being constructed in accordance with the provisions of Australian Standard AS 2890.

Bicycle Parking:

28. **Prior to the issue of an Occupation Certificate for stage 1**, bicycle parking and end of trip facilities are to be provided for staff and students in accordance with Australian Standard AS1742.9:2018 Manual of Uniform Traffic Control Devices - Bicycle Facilities, and Cycling Aspects of Austroads Guides including, locate bicycle parking and storage facilities in secure, convenient, accessible areas close to the main entrance incorporating adequate lighting and passive surveillance and in accordance with Austroads guidelines.

Landscaping Works:

29. **Prior to the issue of an Occupation Certificate for the relevant stage**, a works as executed plan is to be submitted to the Principal Certifier, certifying that all landscape works have been carried out in accordance with the approved plan.

Food Premises - Registration:

30. The food premises being registered with Council and the NSW Food Authority **prior to the issue of an Occupation Certificate for the food premises. ~~stage 1.~~**

Food Premises - Food Safety Supervisor:

31. A Food Safety Supervisor being appointed and the NSW Food Authority being notified of such appointment **prior to the issue of an Occupation Certificate for the food premises. ~~stage 1.~~**

Onsite Sewage Management System:

32. Compliance with the terms and conditions of the onsite sewage management system approval issued by Council. A Certificate of Completion for the installation of the system is to be submitted to Council **prior to the issue of an Occupation Certificate for stage 1.**

Stormwater Management Certification:

33. **Prior to the issue of an Occupation Certificate for the stage 1 ~~relevant stage~~**, the consultant design engineer / landscape architect / hydraulic consultant shall issue a certificate to the Principal Certifying Authority to the effect that the stormwater treatment system has been installed and complies with the approved design.

Note: The existing sediment basin (A) must be converted to a bio-retention basin upon completion of the initial stage of building works.

Occupation Certificate:

34. A person must not commence occupation or use of the new building **prior to obtaining an Occupation Certificate for the relevant stage** from the Principal Certifier.

Fire Safety Certificate:

35. Submission of a Fire Safety Certificate to the Principal Certifying Authority **prior to the issue of an Occupation Certificate for each relevant stage**. A copy of the Fire Safety Certificate shall be provided to the Commissioner of the NSW Fire Brigades by the owner of the building and to Council where the Council is not the Principal Certifying Authority. The Fire Safety Certificate is also to be prominently displayed in the building.

Bushfire Safety:

36. Bushfire safety upgrading works (condition no. 7) where relevant to each stage are to be completed and are to be certified as to their satisfactory completion by the bushfire planning consultant with such verification being provided to Council **prior to the issue of an Occupation Certificate for the relevant stage.**

Rainwater Tanks:

37. A separate application being submitted to Coffs Harbour Water for assessment and registration of the proposed rain water tank(s) and associated plumbing works, prior to their installation. Evidence of registration is to be confirmed by the Principal Certifying Authority **prior to the issue of Occupation Certificate for stage 1.**

Note:

- A testable backflow prevention device is required with underground water storage tanks.
- An application form may be downloaded from Council's web site www.coffsharbour.nsw.gov.au.

OPERATIONAL MATTERS

Student Population:

38. The total school population is limited to 1266 persons inclusive of all students and staff (Note: Staff includes all teaching, ancillary and grounds/building staff).

Waste Management:

39. Provision being made on the site for the separation of recycling and organic waste, including food waste and other putrescible wastes from the general waste stream in accordance with Council's requirements. The waste management practices of the premises should provide for the continued separation of recycling and organic waste from the general waste stream.

Vegetated Buffers:

40. The existing vegetated buffers planted along the western side boundary to protect the school grounds from farming activities on adjoining land shall be maintained and retained.

Water Quality Testing (potable water supply):

41. The applicant shall prepare and implement a Drinking Water Quality Assurance Program in accordance with the 'NSW South Wales Private Water Supply Guidelines' as required by the NSW Public Health Act 2010 and Public Health Regulation 2012. The program shall ensure water quality is regularly tested for the presence of chemicals used in agriculture.

<https://www.health.nsw.gov.au/environment/water/Publications/private-water-supply-guidelines.pdf>.

Ground Surface Testing:

42. Testing of soils on the site for the presence of pesticides (possibly arising from nearby farming activities) are to be undertaken by a suitably qualified person on an annual basis. Results/records are to be kept by the school for future reference.

Student Travel Plan:

43. **Prior to the commencement of the first day of the school year** (when details of travel arrangements of enrolments are known), the applicant is to develop a Student Travel Plan (STP) or update any existing STP in consultation with TfNSW. The STP is to be updated upon occupation of each stage of the development. The STP should include, but not be limited to:

- Includes maps with the school catchment area, cycling infrastructure, isochrone lines for walking and cycling distances, staff suburb/location data;
- Include staged aspirational mode share targets for staff and students;
- Include the provision of existing and staged bicycle parking for students and staff, dedicated end of-trip facilities including but not limited to lockers, showers and change rooms and e-bike charging station(s) for staff and students to support an increase in the non-car mode share for travel to and from the site;
- Considers incentives for staff to use active and public transport.
- Considers incentives for students to use active and public transport.
- Considers how educational material that explores the benefits and potential of sustainable transport can be incorporated into classes for different stages in the curriculum;
- Includes an enhanced Travel Access Guide (TAG).
- Explores different channels to communicate transport information.
- Includes a comprehensive communication strategy which includes communications activities related to all the initiatives, the channels that will be used and who will be responsible; and
- Include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the STP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.

If requested by TfNSW, STP progress reports shall be submitted at an interval determined by TfNSW.