

External & Internal Response Table

Integrated Development Approval Body

Authority	Outcome
Subsidence Advisory NSW (formerly MSB)	General terms of Approval were received on the 17 September 2020, this included stamped plans which have been included as part of the attachments.
Rural Fire Service (RFS)	General terms of Approval were received on the 28 October 2020, this is included in the attachments.
Transport for NSW / RMS	<p>TfNSW has reviewed the submitted documentation and understands that the development application proposes the removal of temporary demountables to be upgraded to permanent built structures. TfNSW provides the following comments for Councils consideration:</p> <ol style="list-style-type: none"> 1. It is noted that there is a need to formally increase the parking to accommodate for the increase in students and teachers. TfNSW is of the view that this should be undertaken in conjunction with any changes to the current development approvals and not as a separate development application. Alternatively, justification should be provided to understand why the parking shortfall is being treated separately. 2. The report states that the intersection of Picton Road & Pembroke Parade operates at a Level of Service (LoS) F in the AM peak. However with the increase in student and teacher numbers the right turn from Pembroke Parade increases by approximately 48 seconds from 116.9 to 165.3. In addition the queue lengths are increased from 23 to 33 metres. With this development and the predicted increased queue lengths to Pembroke Parade, this will result in more pressure on the driver at the front of the queue to turn out of the street which increases the likelihood of intersection crashes. The volumes of Picton Road are expected to increase over the coming years, making gap acceptance more difficult. Although it is noted that Picton Road and Pembroke Parade intersection will be upgraded to a signalised intersection in the future, TfNSW is of the view that interim mitigation measures should be considered to reduce the pressure on the intersection of Picton Road and Pembroke Parade. This could be in the form of providing alternative travel options to single use vehicles. <p>As Council is the planning authority for this development, it is up to Council to determine if the development risks raised by TfNSW are satisfied. Should Council determine that additional information is required to address TfNSW concerns, TfNSW will provide further comments on any additional information that's is provided.</p>

Applicants Comments:

Item 1

While works are being proposed under different development pathways, the staging plan provided to Council clearly shows that the three approvals (DA, ESEPP REF and ISEPP REF) will be undertaken concurrently.

The DA has addressed that there will still be a parking shortage but the overall non-compliance is considered appropriate for the following reasons:

- Additional car parking on site would reduce areas for open play for students and/or vegetation;
- Operational strategies will be implemented to manage on-site parking including establishing carpool spaces; and
- Parking occupancy surveys undertaken by ptc (the traffic consultant) conducted over the course of a typical school day indicate that the majority of nearby local streets have at least 50% spare capacity to accommodate the shortfall including in the peak drop off/pick up times.

We would accept a condition being added to the consent which states that the delivery of the additional car park under Part 5 has to occur prior to occupation of Block J (the new building). Wording provided below:

Prior to Occupation

Car Park

Condition XX. Prior to the occupation of Block J, the Applicant must provide Council with documented evidence that the delivery of a car park on site for an additional 20 car spaces has been determined under Part 5 of the EP&A Act.

Item 2

To address the Level of Service/Queuing issues (of an additional two cars) we would accept a condition being added to the consent for a Green Travel Plan to be prepared prior to occupation Wording provided below:

Prior to Occupation

Green Travel Plan

Condition XX. Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to Council to promote the use of active and sustainable transport modes.

Planner Comments:

The short fall in parking has been noted.

A request for a variation has been proposed by the applicant with supporting evidence that the proposal will have adequate parking on the surrounding street. Council understands that this is typical for the Department of Education to not supply a 1

	<p>to 1 ratio of parking for staff as they have done on various other sites in the area (for example Picton High School). Council's recommendation is the application is to be approve subject to the Panels acceptance of the variation request and Transport for NSW comments on parking.</p> <p>The intersection of Picton Road and Pembroke Parade is already in the design phase for traffic lights. This issue raised by TfNSW is not considered to be a factor for this development. Wilton Greens and Bingara Gorge are responsible for the road upgrade at the intersection, it is anticipated that the intersection will be upgraded prior to the completion of the school upgrades.</p>
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Referrals

Internal:

Referral	Outcome
Development Engineer	<p>The proposal is acceptable to the Development Engineer provided the conditions outlined below receive compliance:</p> <p><u>CONDITIONS TO BE ADDED TO CONSENT:</u></p> <p>ENGINEERING & CONSTRUCTION SPECIFICATIONS</p> <p>These conditions have been imposed to ensure that developments within the Shire are of a standard which is both safe and acceptable to Council and members of the public.</p> <ol style="list-style-type: none"> (1) All works are to be designed and carried out in accordance with Wollondilly Shire Council's adopted Design and Construction Specification. (2) The plans for the proposed carparks, signage, internal footpath and stormwater drainage including OSD shall be submitted to Council or a nominated Accredited Certifier. The plans must be approved with building Construction Certificate for any works associated with this development. All levels are to be reduced to Australian Height Datum. Road design parameters shall comply with the requirements of Council's Design Specifications. (3) Where Council's Construction Specification require that density tests, beam tests or CBR tests be undertaken, the results shall be forwarded to Principal Certifying Authority within 7 days. A NATA registered laboratory shall carry out the tests. When testing for density, the Standard Compaction testing method is to be used. Failure to submit test results may result in Council refusing to issue completion certificates and hence may result in additional works being required. (4) A certified "Works as Executed" plan from a Chartered Professional Engineer or Registered Surveyor is to be submitted electronically in an XML format, including CCTV recording for all road stormwater lines to the Principal Certifying Authority before the final inspection for the Certificate of Practical Completion. The "Works as Executed" details shall be shown on the approved plans and must certify that

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	<p>the works have been constructed in accordance with the approved drawings and to the levels specified.</p> <p>DRAINAGE/STORMWATER</p> <p>These conditions have been imposed to ensure drainage/stormwater is appropriately managed.</p> <ol style="list-style-type: none"> (1) Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events. (2) The applicant shall provide stormwater drainage, as generally shown in the concept stormwater drainage plan by Northrop Reference DA1.01, rev.3 dated 13 February 2020, that limit the post-development discharge rate, at each discharge point, to no more than the pre-development condition, for all storm events upto and including the 1% AEP storm event. Details of this shall be shown on plans for approval with building construction certificate. (3) Stormwater runoff from all impervious surfaces on the property shall be collected and conveyed to a point suitable for integration with either the natural or constructed stormwater drainage system. A piped drainage system shall be provided to convey runoff from storms up to the 5% AEP. Defined overland flow paths shall be provided to safely convey runoff from storm events up to the 1% AEP. <p>ACCESS</p> <p>These conditions have been imposed to:</p> <ol style="list-style-type: none"> (a) Ensure that adequate provision is made for off street parking, appropriate to the volume and turnover of traffic generated by the development. (b) Ensure that adequate manoeuvring space is provided for parking areas, loading bays and entry facilities. <ol style="list-style-type: none"> (1) The development is to be provided with (47) forty seven sealed car parking spaces and access thereto. Such spaces are to measure not less than 2.6m x 5.5m and are to be constructed and marked in accordance with Wollondilly Shire Council's adopted Design and Construction Specification. (2) One (1) of the required car parking spaces shall be reserved for people with mobility impairment in accordance Australian Standard AS/NZS 2890.6. – Parking facilities – Off-street parking for people with disabilities. These spaces shall have dimensions as required by AS/NZS 2890.1 – Parking facilities – Off-street car parking and shall be appropriately signposted and marked on the pavement. Details of this shall be shown on plans for approval with building construction certificate. <p>PUBLIC ROADS</p> <p>These conditions have been imposed to ensure all public works required by the development are provided to an adequate standard.</p> <ol style="list-style-type: none"> (1) In accordance with Section 138 of the Roads Act a 138 Consent Certificate must be obtained from Council's Infrastructure Planning Section a minimum 7 days prior to commencement of temporary access for building construction works. A fee is payable for issue of this Consent Certificate.

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	<p>(2) The applicant shall install parking restriction signage in accordance with plan by PTC ref. no. 2622 sheet no. SP-002 rev. 2 dated 19 July 2019. The applicant shall lodge an application for the proposal to Local Traffic Committee for endorsement prior to issue of new school building Occupation Certificate.</p> <p>Also, a S138 Consent Certificate application is required for installation of signage in public road.</p> <p>(3) The person having the benefit of this consent shall undertake all reasonable efforts to protect the public road pavement from damage during the course of construction work. Restoration of any damaged road or footway shall be at the applicant's expense.</p> <p>EROSION AND SEDIMENT CONTROL</p> <p>These conditions have been imposed to minimise the impact of the development on the environment and on adjoining properties.</p> <p>(1) Erosion and sediment control devices are to be installed <u>prior to any construction activity on the site</u>. These devices are to be maintained for the full period of construction and beyond this period where necessary.</p> <p>(2) Removal and/or disturbance of vegetation is to be confined to the approved building area, the site of permanent access ways and land extending a maximum of 3 metres beyond the outermost projection of the approved building.</p> <p>(3) All disturbed areas are to be stabilised by turfing, mulching, paving or otherwise suitably stabilised within 30 days of completion.</p> <p>(4) Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.</p> <p>(5) Topsoil stripped from the construction site is to be stockpiled and protected from erosion until re-used during landscaping.</p> <p>(6) Kikuyu will not be permitted to be used for turfing of any disturbed area</p> <p>(7) Stockpiles of construction and landscaping materials, and site debris are to be located clear of drainage lines and in such position that they are within the erosion containment boundary or are equivalently protected from erosion and do not encroach upon any footpath, natural strip or roadway.</p> <p>ADVICES</p> <p>(1) During the course of construction, care must be taken to prevent damage to any public utility or other service and the applicant will be held responsible for any damage caused by him or his agents, either directly or indirectly. Any mains, services, poles, surface fittings etc., which require alterations shall be altered at the applicants expense and to the satisfaction of Council and the authority concerned.</p> <p>(2) The following service providers should be contacted before commencement of construction to establish their requirements:</p> <ul style="list-style-type: none"> ▪ Dial before you dig (various services) 1100 ▪ Telstra (telephone) 1 800 810 443 ▪ Endeavour Energy (electricity) 131 081 ▪ AGL (gas) 131 245 ▪ Sydney Water (water & sewer) 132 092

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	<p>(3) This Consent does not permit the commencement of construction unless a Construction Certificate has been issued. For details about obtaining a Construction Certificate contact Council's Building Services Section for building works or Council's Infrastructure Planning Section for subdivision works.</p> <p>(4) At all times work is being undertaken within the public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site with a minimum of disruption.</p> <p>(5) The developer and any contractor or sub-contractor used to carry out any work authorised by or out of this approval on Council owned or controlled land, is to carry the following insurance, copies of which are to be produced to Council upon request:</p> <ul style="list-style-type: none">▪ Motor Vehicle Insurance (comprehensive or property damage) for all self propelled plant, as well as valid registration or RMS permit (Including CTP insurance). Primary producer's registration is not registration for use on Public Road construction work.▪ Workers Compensation Insurance.▪ Twenty Million Dollar Public Liability Insurance. <p><u>Planners Comments:</u></p> <p>The above mentioned conditions have been imposed.</p>			
Building Surveyor	<p>Standard conditions of consent have been recommended: 12BD10 Building must comply AS 1428.1 (disabled access) - certificate required the building shall comply with AS1428 – Design for access and mobility in respect of accessibility for people with a disability. Prior to the issue of any Construction Certificate a certificate certifying compliance with this condition prepared by a suitably qualified person must be provided to Council or the nominated Accredited Certifier.</p> <p>05CP10- Comply with BCA 38OU25 – No Occ without OC 05CP07 – no Works prior to CC 40BS06 – Comply with AS1428 22CG03 – Construction Hours 22CG09 – Toilets 85PC02 - Signage</p> <p><u>Planners comment:</u> Standard conditions of consent have been imposed.</p>			
Fire Safety Officer	<p>It is recommended that the following condition be included;</p> <table><tr><td>22CG00</td><td>No Construction prior Construction Cert</td><td>Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.</td></tr></table> <p>Planners Comment:</p>	22CG00	No Construction prior Construction Cert	Construction shall not commence on the site, including the placement of temporary buildings, site sheds, earthworks, site excavation, filling or other site preparation works (with the exception of site survey work), prior to the issue of a Construction Certificate by Council or a nominated Accredited Certifier.
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	This condition of consent has been included in the recommended conditions.
Environmental Officer	<p>In regards to the application known as Lot: 18 DP: 270536, 11 Greenbridge Drive WILTON, involving the construction of a new school building, the following review of the Biodiversity Development Assessment Report and recommendations are as follows;</p> <p>BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT</p> <p>The amended report prepared by Eco Logical (dated 25 November 2020) is comprehensive and describes the vegetation as being consistent with the Critically Endangered Ecological Community listed under the Biodiversity Conservation Act 2016, Cumberland Plain Woodland (CPW). The condition of the vegetation is poor, does not meet Commonwealth listing (Environment Protection and Biodiversity Conservation Act 1999), and is unlikely to support limiting habitat for threatened species.</p> <p>Biodiversity impacts Council agrees that the assessment of impacts to biodiversity are accurate, these are:</p> <ul style="list-style-type: none"> • Removal of 0.16 hectares of CPW in poor condition • Removal of 0.16 hectares of Grey-headed Flying Fox habitat – Significant Impact Criteria (SIC) assessment determined the impact as not significant. • Removal of one hollow-bearing tree – not identified as supporting limited threatened species habitat <p>Serious and Irreversible Impact assessment CPW is a SAIL listed entity. Council have determined that the proposal will not lead to a SAIL to CPW based on the following:</p> <ul style="list-style-type: none"> • Small area of impact relative to the extent of the community within the broader locality. A larger patch of CPW will remain intact to the west of the proposed development site. • Poor condition of the community – consisting of remnant trees with minimal native midstorey or groundcover species. <p>Biodiversity credit offsets A total of 3 ecosystem credits are required to be offset for impacts to CPW as a result of the proposal. No species credits are required to be offset.</p> <p>CONDITIONS Under the assumption that the previous DA for the property (DD010.2018.00000525.001), which was granted consent in 2018 is withdrawn, the BDAR adequately assesses impacts to biodiversity subject to the following conditions:</p> <ul style="list-style-type: none"> • Biodiversity credits are to be retired and evidence of such is to be provided to Council prior to the removal of any vegetation. • Any further proposals to remove vegetation on site will require additional impact assessment and Council approval. • All impact minimization actions outlined in the recommendations of the BDAR are to be undertaken as described in Table 20 of the BDAR and outlined below:

Table 1 *Measures to minimise impacts to biodiversity*

Measure	Action	Timing
Displacement of resident fauna	<ul style="list-style-type: none"> • Pre-clearance survey of trees to be removed and identification/location of habitat trees by a suitably qualified ecologist. • Supervision by a qualified ecologist(s)/licensed wildlife handler during tree removal in accordance with best practice methods. 	Prior to and during clearing works
Timing works to avoid critical life cycle events such as breeding or nursing	Avoid clearing works in later winter/spring during breeding/nesting period for birds. Avoid removing hollow bearing tree in bird and bat breeding periods (time works outside of winter/spring).	During clearing works
Instigating clearing protocols including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecological or licensed wildlife handler during clearing events	<ul style="list-style-type: none"> • Pre-clearance survey of trees to be removed and identification/location of habitat trees by a suitably qualified ecologist. • Trees identified for retention should be clearly delineated as a 'No Go' zone with high visibility bunting. • Supervision by a qualified ecologist(s)/licensed wildlife handler during tree removal in accordance with best practice methods. • Any tree removal is to be undertaken by a suitably qualified and insured arborist. 	Ongoing as development works progress
Installing artificial habitats for fauna in adjacent retained vegetation	<ul style="list-style-type: none"> • Install one artificial hollow with similar hollow dimensions as the single hollow-bearing tree to be removed. 	Prior to clearing works
Protocols to clearly identify vegetation to be retained.	<ul style="list-style-type: none"> • Vegetation identified for retention should be clearly delineated as a 'No Go' zone with high visibility bunting. • No temporary facilities i.e. site offices/toilets/soil stockpiling is to occur within the retained vegetation to the west. 	Vegetation to be retained set up prior to any works occurring on site and to remain throughout duration of

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			construction works
	Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas	Vehicles, machinery and building refuse should remain only within the development site and disposed of at an appropriate waste management facility.	During and post-construction
	<p><u>Planners Comment:</u> The recommended conditions of consent have been included as part of consent condition.</p>		
Tree Officer	<p>The Natural Resources Officer (tree officer) I have reviewed the landscape plan in the amended plans folder and still some of the same issues as previously identified:</p> <ul style="list-style-type: none"> - No species list, just abbreviations - Acacia decurrens proposed – not suitable for school planting - Pennisetum nafray proposed – potentially invasive, substitute with lomandra tanika, poa labillardiera or similar - Melaleuca stypheloides has quite sharp leaves, Melaleuca decora is very similar but not spikey, may be a better choice for school yard <p><u>Planners Comment:</u> An amended landscape plan has been required as part of a condition of consent addressing the issues listed above.</p>		
Health Officer	<p>The Environmental Health section has reviewed the proposal, including but not limited to the following:</p> <ul style="list-style-type: none"> • Acoustic Report, Rev 5 dated 16 March 2021, Reference No. SY190220-00-AUSP, prepared by J. Ameli of Northrop • Waste Water Feasibility Assessment, (Rev 2) dated 2 March 2021, prepared by Cardno Pty Ltd. • Architectural Plans dated 05/02/2021 prepared by Lahznimmo Architects <p>Reference is made to comments made by the Environmental Health section on 13 April 2021, where it is stated that for the Environmental Health section to support the proposed development, the following outstanding information shall be included in a further amended Waste Water Feasibility document:</p> <ul style="list-style-type: none"> - <i>A clear statement to confirm that the existing wastewater system will be able to accommodate the increased load from the proposed</i> 		

Referral	Outcome
	<p data-bbox="520 230 1394 300"><i>development, in terms of available treatment capacity serviced by Lendlease (Bingara Gorge).</i></p> <p data-bbox="424 333 1362 439"><u>The applicant is advised that until a written confirmation in respect to the aforementioned information is provided to Council, the proposed development cannot be supported.</u></p> <p data-bbox="424 463 1390 568">In further assessment of the application, the Environmental Health section has reviewed the submissions and has no objection to the application subject to the following conditions:</p> <ol style="list-style-type: none"> <li data-bbox="472 593 1390 741">1. All recommendations made in the submitted acoustic report (prepared by Northro, Rev 5, dated 16 March 2021) shall be implemented to minimise the noise from the proposed development, inclusive of: <ol style="list-style-type: none"> <li data-bbox="568 752 1390 1055">a. The equipment shall be located away from sensitive receivers; the public address system and electrically amplified sound equipment shall be installed facing away and/or shielded from the neighbouring residences and are calibrated and set (with a power limiter) in such a way that the Project Noise Tigger Level criteria at the nearest affected residence LAeq,15min 48 dBA are not exceeded during their operation. <li data-bbox="568 1066 1390 1133">b. There shall be no direct line of sight between the noise sources and receivers <li data-bbox="568 1144 1390 1256">c. Appropriate acoustical enclosures (to achieve a 20 to 30 dB(A) reduction) shall be provided for housing of plant and equipment inside the plant room <li data-bbox="568 1267 1390 1373">d. Air intakes into plant rooms shall be acoustically treated by providing acoustic louvers and acoustically treated intakes, discharges and attenuators <li data-bbox="568 1384 1390 1451">e. Acoustic barriers or screens shall be provided to shield sensitive receivers <li data-bbox="568 1462 1390 1648">f. An acoustically absorptive finish to the soffit of the new Covered Outdoor Learning Area (COLA) near the games court shall be installed to reduce noise reflected from the COLA soffit towards the residences. The minimum absorption coefficient to be NRC 0.8 <li data-bbox="472 1686 1390 1798">2. In accordance with the abovementioned Acoustic Report, the following additional controls shall also be implemented to minimise noise disturbance to neighbouring residencies: <ol style="list-style-type: none"> <li data-bbox="568 1809 1390 1877">a. Outdoor play shall not be permitted past 6:00pm; and all outdoor play shall be supervised at all times <li data-bbox="568 1888 1390 2033">b. Neighbouring residencies shall be informed of extraordinary events or activities (such as fetes) happening outside of regular morning supervision, recess and lunch times. The nature of the event or activity and expected start and finish

Referral	Outcome
	<p>times shall be provided in writing to neighbouring residencies prior to the day of the event or activity</p> <p>c. Provide neighbouring residencies with a direct line of contact to the school for resolution of any issues</p> <p>d. The public address system and/or electrically amplified sound equipment associated with school operations shall be used so as to prevent the emission of offensive noise, as defined by the <i>Protection of the Environment Operations Act 1997</i>.</p> <p><u>Planners comment:</u> The concerns of the Environmental Health Officer have been noted. A condition of consent has been imposed to require the applicant to provide additional information in relation to the connection to Lend lease Sewerage treatment system.</p>
Growth Team	<p>After reviewing the amended information relating to proposed development, the Growth Team has no further comment in response to this referral. The Growth Team response to the previous referral (dated 15 September 2020) remains applicable to this proposal and is attached below for reference.</p> <p>“11 Greenbridge Drive, Wilton is located within the Bingara Gorge precinct of the Wilton Growth Area. As per 7A(c) of SEPP (Sydney Region Growth Centres) 2006 the provisions of the Wollondilly Local Environmental Plan 2011 apply for the purposes of carrying out development.</p> <p>The Growth Team is supportive of the proposed investment in permanent education infrastructure in the Wilton Growth Area by Schools Infrastructure NSW and have no objections to the proposed development from our teams perspective. Consultation with the Contributions Team is recommended.”</p> <p><u>Planners Comment:</u> Noted.</p>
Social Health and Impact Assessment Working Group	<p>In the Social and Health Impact Assessment Working Group’s previous response to this referral (dated 06 January 2021), the Working Group requested the following information:</p> <ul style="list-style-type: none"> • Details of the current area of open space (both overall and per student); • Details of the proposed area of open space (both overall and per student); • Details of interim measures to ensure that all students will have adequate access to open space during construction and prior to the removal of the demountables – Urbis’s cover letter of 18 December 2020 refers to a staging plan which should provide these details, but this staging plan does not appear to have been shared with Council; • An access report (or similar) providing details of the proposed provisions for disability access.

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	<p>We note that this request was forwarded to the applicant, but that the only aspect the applicant has addressed is the access report. The applicant has, however, indicated that measures have been undertaken at the client's request to ensure sufficient unencumbered open space. Consequently we are satisfied with the permanent open space provision and the access report.</p> <p>Suggested condition of consent should the application be approved:</p> <p>Prior to a construction certificate being issued, Council must be provided with a staging or implementation plan that demonstrates the interim measures to ensure open space availability for students for the duration of the construction process (until the removal of the demountables), and Council's Social and Health Impact Assessment Working Group must be satisfied that these measures are adequate.</p> <p>(Note: The applicant made reference to such a staging plan in the 18 December 2020 cover letter, but has not provided Council with this document.)</p> <p><u>Planners Comment:</u> A condition of consent has been included to address the concerns of the Social Health Impact Assessment Working Group.</p>
Waste Officer	<p>All concerns addressed in the last Waste Unit Assessment (22 October 2020) in relation to the management of waste during the construction and demolition stages have been satisfactorily addressed in the applicant's revised Waste Management Plan.</p> <p>The applicant proposes no changes to the current arrangements for waste management during the operational stage. These arrangements are satisfactory.</p> <p><u>Planners Comments:</u> No additional conditions of consent are required.</p>