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**2.4 DEVELOPMENT APPLICATION DA 316/2023(1) - ORANGE CHRISTIAN SCHOOL - 500 CECIL ROAD**

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RECORD NUMBER: 2024/191

AUTHOR: Summer Commins, Senior Planner

**EXECUTIVE SUMMARY**

Development consent is sought for proposed *school (demolition of existing buildings and new building)* at 500 Cecil Road, Orange. The site is occupied by Orange Christian School.

The proposal involves demolition of the building group known as Block M, located adjacent to the northern boundary. A replacement senior school building will be constructed, generally in the same location. The new building will comprise two above-ground stories and a basement level and contain various learning spaces and amenities and covered outdoor learning area (COLA). The proposal will not alter other existing school buildings, site access or car parking areas. Enrolment numbers will be retained at current levels.

Pursuant to Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* the proposed development is declared to be regionally significant development for the purposes of the Act. The Western Regional Planning Panel (WRPP), on behalf of the Minister for Planning, is the consent authority.

The purpose of this report is to inform Council that the proposed development will shortly be considered for determination by the WRPP. Council has an opportunity to make a submission to the Panel on the proposal, if so required.

The proposed development is recommended for approval by the WRPP, subject to Conditions in the attached draft Notice of Determination.

A copy of the development assessment report and accompanying documentation is attached.

**LINK TO DELIVERY/OPERATIONAL PLAN**

The recommendation in this report relates to the Delivery/Operational Plan Strategy “11.1. Ensure plans for growth and development are respectful of our heritage”.

**FINANCIAL IMPLICATIONS**

Nil

**POLICY AND GOVERNANCE IMPLICATIONS**

Nil

**RECOMMENDATION**

- 1 That the information contained in the planning assessment report relating to DA 316/2023(1) for proposed *school (demolition of existing buildings and new building)* at 500 Cecil Road be noted.**
- 2 That Council determine whether or not it makes a submission upon this application to the Western Regional Planning Panel.**

**FURTHER CONSIDERATIONS**

Consideration has been given to the recommendation's impact on Council's service delivery; image and reputation; political; environmental; health and safety; employees; stakeholders and project management; and no further implications or risks have been identified.

**SUPPORTING INFORMATION**

Council's consent is sought for redevelopment works at Orange Christian School, located at 500 Cecil Road, Orange. The school site is the subject of ongoing upgrading and expansion, with recent development consents issued for car parking and access alterations (DA 532/2021(1)); and enrolment increase to 550 students (DA 335/2022(1)).

The current proposal involves demolition of the building group known as Block M, located adjacent to the northern boundary. Four (4) existing buildings and a covered outdoor learning area will be demolished.

A replacement senior school building will be constructed, generally in the same location. The new building will comprise two above-ground stories and a basement / subfloor level. The senior school building will contain two visual art studios, seven general learning rooms, three seminar rooms, a senior common room, offices, amenities, plant and stores. An attached covered outdoor learning area will adjoin the south building façade. The proposal does not relate to other built improvements on the school site, nor alter the approved enrolment cap.

The proposed development is declared to be regionally significant development for the purposes of the Act, pursuant to Section 5 of Schedule 6 to *SEPP (Planning Systems) 2021*. Development consent is sought for *private infrastructure over \$5million for [the purpose of] educational establishments*. The Western Regional Planning Panel (WRPP) on behalf of the Minister for Planning, is the consent authority.

The proposal is assessed as acceptable in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposed development will reasonably satisfy applicable Local and State planning controls. Impacts of the development will be within acceptable limit, subject to mitigation conditions. There are no aspects of the development site that are unsuitable for the proposal. No public submissions have been received. The development will be in the public interest.

Council may make a submission on the proposed development if so required. Approval by the WRPP is recommended, subject to Conditions in the attached Draft Notice of Determination.

**ATTACHMENTS**

- 1 Planning Report, D24/14385 [↓](#)
- 2 Notice of Approval, D24/18288 [↓](#)
- 3 Plans, D24/14402 [↓](#)

D24/14385  
**REPORT TO** WESTERN REGIONAL PLANNING PANEL  
DATE TBA  
  
**FROM** SENIOR PLANNER (S COMMINS)  
  
**DATE** 14 FEBRUARY 2024  
  
**ON** DEVELOPMENT APPLICATION  
500 CECIL ROAD, ORANGE  
SCHOOL (DEMOLITION OF EXISTING BUILDINGS AND NEW BUILDING)  
PR25386 - PAN-370037 - IC23/23035

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<b>Application Lodged</b>	21 September 2023 Additional information submitted 8 February 2024 101 STOP DAYS
<b>Development Application No</b>	DA 316/2023(1)
<b>Plan No/s</b>	Plans by Stanton Dahl Architects, Project No. 2794.22, Drawing Nos. DA00-DA12 Rev 01 dated 11/8/23 (13 sheets)
<b>Applicant</b>	Orange Christian Schools Limited C/- Premise 154 Peisley Street ORANGE NSW 2800
<b>Owner/s</b>	Orange Christian Schools Limited 500 Cecil Road ORANGE NSW 2800
<b>Land Description</b>	Lot 100 DP 1165434 - 500 Cecil Road, Orange
<b>Proposed Land Use</b>	School (demolition of existing buildings and new building)
<b>Value of Proposed Development</b>	\$8,166,144.00
<b>Provisions of LEP 2011 (amended)</b>	R2 Low Density Residential
<b>Details of Advertisement of Project</b>	Advertised development: 6-20 October 2023. No submissions
<b>Recommendation</b>	Approval

**EXECUTIVE SUMMARY**

Application lodged	21 September 2023 Additional information submitted 8 February 2023 101 STOP DAYS
Applicant/s	Orange Christian Schools Limited
Owner/s	Orange Christian Schools Limited
Land description	Lot 100 DP 1165434 - 500 Cecil Road, Orange
Proposed land use	School (demolition of existing buildings and new building)
Value of proposed development	\$8,166,144.00

Development consent is sought for redevelopment works at Orange Christian School, located at 500 Cecil Road, Orange.



**Figure 1 - locality plan**

The proposal involves demolition of the building group known as Block M, located adjacent to the northern boundary. A replacement senior school building will be constructed, generally in the same location. The new building will comprise two above-ground stories and a basement level, and contain various learning spaces and amenities and a covered outdoor learning area (COLA). The proposal will not alter other existing school buildings, site access or car parking areas. Enrolment numbers will be retained at current levels.



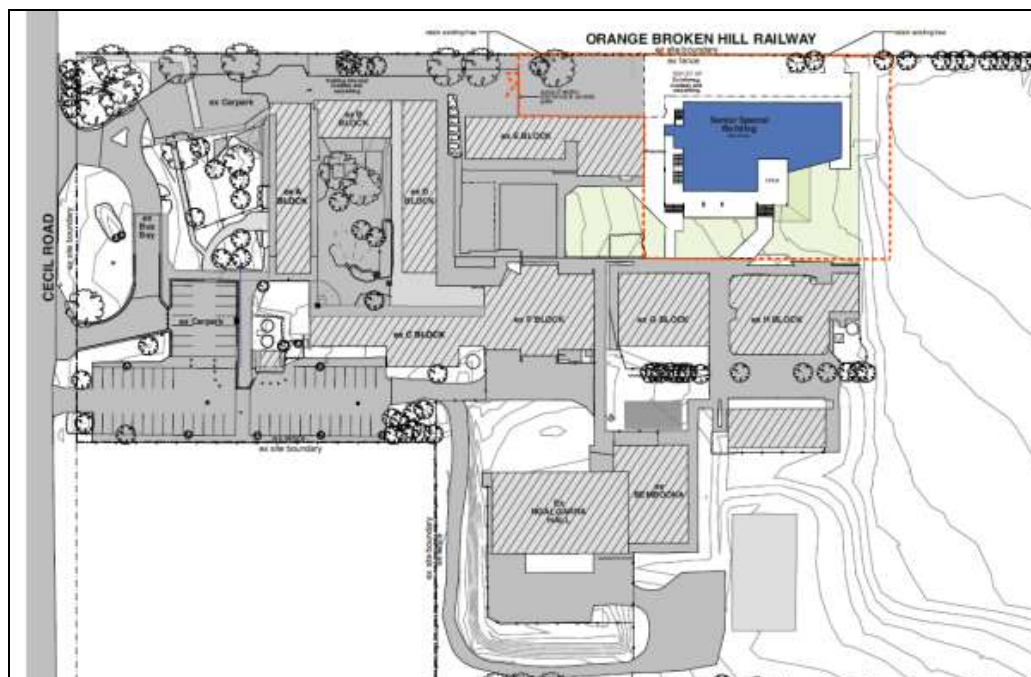


Figure 2 - proposed part site plan



Figure 3 - proposed building (facing north-east)

Notable planning matters considered in this assessment report include:

- The subject land has northern frontage to the operational rail corridor between Orange and Broken Hill. Users of the building will not be unreasonably exposed to rail noise or vibration, subject to mitigation Conditions. The proposed development will have nil impact on rail safety.

- The proposed development will satisfy State planning controls for *design quality principles in schools*.
- The proposed school building will comprise a purpose-built contemporary design facility. Visual impacts associated with the proposed building will be acceptable for the site and setting.
- The proposal is not defined as traffic-generating development. Existing neighbourhood traffic levels and amenity will be maintained.
- The proposed development will not generate adverse off-site arising impacts for nearby dwellings in relation to noise, solar access, privacy or visual bulk.

The proposal comprises advertised development in accordance with Council's Community Participation Plan 2023. Written and public notice of the application was given for the prescribed period. No public submissions were received.

As outlined in this report, the proposed development will reasonably satisfy applicable Local and State planning controls. Impacts of the development will be within acceptable limit, subject to mitigation conditions. There are no aspects of the development site that are unsuitable for the proposal.

Pursuant to Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* the proposed development is declared to be regionally significant development for the purposes of the Act. The Western Regional Planning Panel (WRPP), on behalf of the Minister for Planning, is the consent authority.

The proposed development is recommended for approval by the WRPP, subject to Conditions in the attached draft Notice of Determination.

#### **DECISION FRAMEWORK**

Development in Orange is governed by two key documents Orange Local Environment Plan 2011 and Orange Development Control Plan 2004. In addition, the Infill Guidelines are used to guide development, particularly in the heritage conservation areas and around heritage items.

**Orange Local Environment Plan 2011** - The provisions of the LEP must be considered by the Council in determining the application. LEPs govern the types of development that are permissible or prohibited in different parts of the City and also provide some assessment criteria in specific circumstances. Uses are either permissible or not. The objectives of each zoning and indeed the aims of the LEP itself are also to be considered and can be used to guide decision making around appropriateness of development.

**Orange Development Control Plan 2004** - the DCP provides guidelines for development. In general it is a performance based document rather than prescriptive in nature. For each planning element there are often guidelines used. These guidelines indicate ways of achieving the planning outcomes. It is thus recognised that there may also be other solutions of merit. All design solutions are considered on merit by planning and building staff. Applications should clearly demonstrate how the planning outcomes are being met where alternative design solutions are proposed. The DCP enables developers and architects to use design to achieve the planning outcomes in alternative ways.

## FINANCIAL IMPLICATIONS

Nil

## POLICY/GOVERNANCE IMPLICATIONS

Nil

## RECOMMENDATION

That the Western Regional Planning Panel consents to development application DA 316/2023(1) for *School (demolition of existing buildings and new building)* at Lot 100 DP 1165434 - 500 Cecil Road, Orange pursuant to the conditions of consent in the attached Notice of Approval.

## HISTORY/BACKGROUND

The following matters are applicable to the proposed development:

- The subject land has longstanding school use (circa 1980).
- The site has been the subject of some 36 DA's relating to the school, dating between 1980 and 2022.
- Consent was recently granted for site access and car parking alterations and upgrading, pursuant to DA 532/2021(1).
- Consent was recently granted to increase the school's enrolment cap to 550 students pursuant to DA 335/2022(1).

## THE PROPOSAL

The proposal involves demolition of the building group known as Block M, located adjacent to the northern boundary. Four (4) existing buildings and a covered outdoor learning area will be demolished (see Figures 4 and 5).

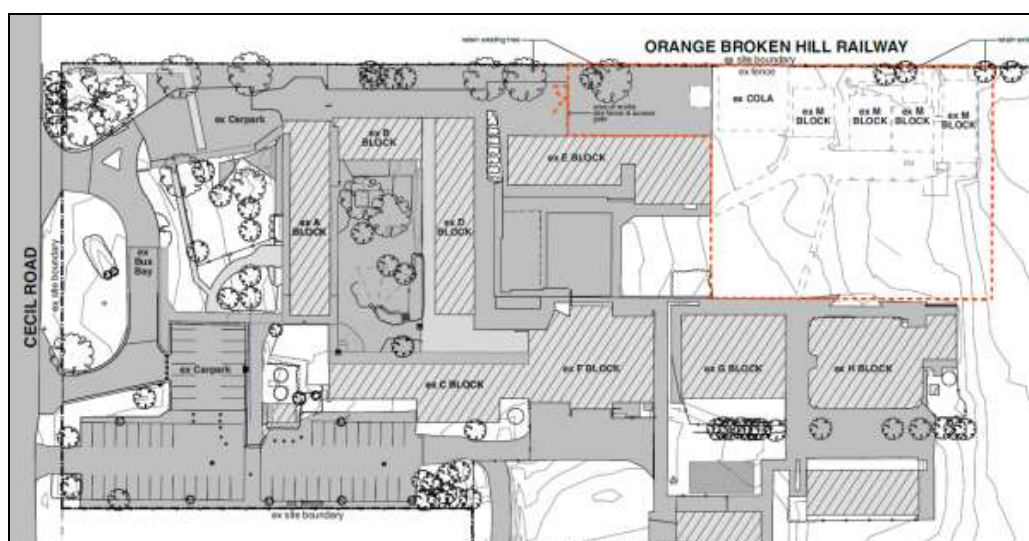


Figure 4 - proposed demolition plan

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**Figure 5 - Block M COLA and demountables to be demolished**

A replacement senior school building will be constructed, generally in the same location (refer Figure 2 above and image at Figure 8 below). The new building will contain a subfloor level and two (2) above-ground stories. Accommodation will comprise:

- At basement level, a maintenance store and PDHPE store in the eastern portion.
- At ground floor level, three visual art studios and visual arts store; two general learning areas; one (1) collaborative general learning area; two (2) seminar rooms; amenities; and COLA.
- At first floor level, four (4) general learning areas; one collaborative general learning area; senior common room; staff offices; and amenities.

The building will take an overall footprint of 46.3m x 28.3m and have maximum height to top skillion of 10.6m. The proposed school building will comprise a purpose-built contemporary design facility with the following elements:

- Multi-level structure of rectangular form.
- Skillion roof profile sloping 2° to north.
- Full height vertical columns to support skillion overhang / COLA.
- Horizontal articulation (building mass, skillion fascia, openings).
- Fenestration banding in horizontal and vertical orientations.
- Mixed wall finishes and colours (compressed fibre cement, metal cladding, block work).

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**Figure 6 - south elevation and perspective (facing the school site)**



**Figure 7 - north elevation and perspective (facing the railway line)**

The proposal will not alter other existing school buildings, site access or car parking areas. Enrolment numbers will be retained at current levels.



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Figure 8 - site works area (buildings to be demolished at right of image)

#### **MATTERS FOR CONSIDERATION UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

##### **Section 1.7 - Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994***

In consideration of Section 1.7, the development is not likely to give rise to any significant impact upon any endangered ecologically communities, threatened species or their habitat:

- The development site is not identified on the Biodiversity Values Map published under the Biodiversity Conservation Regulation 2016. Furthermore, the site does not contain mapped high biodiversity sensitivity pursuant to the Orange LEP 2011 Terrestrial Biodiversity Map.
- The proposal does not involve clearing or disturbance of native vegetation; clearing thresholds prescribed by regulation do not apply.
- The site is located on the fringe of the urban area and has been highly modified by longstanding school use. The subject land does not contain known threatened species or ecological communities.

Based on the foregoing consideration, a Biodiversity Assessment Report is not required, and the proposal suitably satisfies the relevant matters at Clause 1.7.

#### **Section 4.15 Evaluation**

##### ***Provisions of any Environmental Planning Instrument S4.15(1)(a)(i)***

##### **Orange Local Environmental Plan 2011**

##### **Clause 1.2 Aims of Plan**

The particular aims of Orange LEP 2011 relevant to the proposal include:

- (a) *to encourage development which complements and enhances the unique character of Orange as a major regional centre boasting a diverse economy and offering an attractive regional lifestyle,*
- (b) *to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Orange in a way that allows present and future generations to meet their needs by implementing the principles for ecologically sustainable development,*

The proposed development will not be averse to the above-listed Aims, as outlined in this report. The proposed development will enhance educational facilities and resources for the school and City, with positive social and economic impacts. The proposed development will comprise a sustainable and efficient purpose-built facility, that may be adapted for associated uses. The proposed development will facilitate ongoing expansion of the existing school in a developing urban release area, with negligible offsite arising impacts

#### **Clause 1.6 Consent Authority**

The proposed development is declared to be regionally significant development for the purposes of the Act, pursuant to Schedule 6, Section 5 of SEPP (Planning Systems) 2021: *private infrastructure over \$5million for educational establishments*. The development has a capital investment value of \$8,166,144.00. The Western Regional Planning Panel (WRPP) on behalf of the Minister for Planning, is the consent authority.

#### **Clause 1.7 Mapping**

The subject site is identified on the LEP maps in the following manner:

Land Zoning Map:	Land zoned R2 Low Density Residential
Lot Size Map:	Minimum Lot Size: 2ha
Heritage Map:	Not a heritage item or conservation area
Height of Buildings Map:	No building height limit
Floor Space Ratio Map:	No floor space limit
Terrestrial Biodiversity Map:	No biodiversity sensitivity on the site
Groundwater Vulnerability Map:	Groundwater vulnerable
Drinking Water Catchment Map:	Not within the drinking water catchment
Watercourse Map:	Not within or affecting a defined watercourse
Urban Release Area Map:	Not within an urban release area
Obstacle Limitation Surface Map:	No restriction on building siting or construction
Additional Permitted Uses Map:	No additional permitted use applies

Those matters that are of relevance are addressed in detail in the body of this report.

#### **Clause 1.9A Suspension of Covenants, Agreements and Instruments**

The development site is not subject to a known agreement, covenant or instrument that would restrict the proposed development pursuant to Clause 1.9A.

#### **Clause 2.1 Land Use Zones**

The subject site is zoned R2 Low Density Residential Zone.

The proposal is defined as a “school.”

A “school” is permitted with consent in the R2 zone, pursuant to Section 3.36 of SEPP (Transport and Infrastructure) 2021 (see below).

### Clause 2.3 Zone Objectives and Land Use Table

The proposed development will not be contrary to the relevant R2 zone objectives. The proposal is ancillary to the existing and longstanding school use of the site and is a permitted and complementary landuse in the zone.

### Clause 2.7 Demolition Requires Development Consent

Consent is sought for demolition of existing school buildings known as M Block and nearby COLA, in accordance with this clause. Conditions are included requiring compliance with applicable Standards and appropriate waste management.

### Clause 5.21 Flood Planning

The subject land is partly within a flood planning area (see Figure 9).

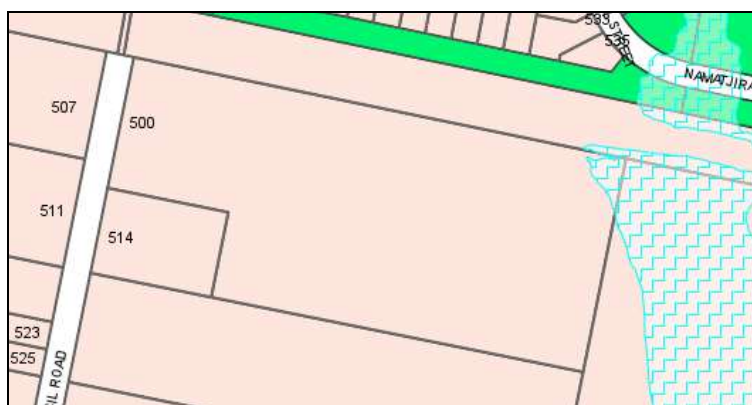


Figure 9 - flood planning area (blue hatching)

The proposed works will be well-removed from the flood planning area and will have nil impact on flood function or behaviour pursuant to Clause 5.21. Council's Assistant Development Engineer had no comments or concerns in relation to flooding.

### Clause 7.3 Stormwater Management

Council's Assistant Development Engineer has included conditions to satisfy the requirements of Clause 7.3. The development's Conditional stormwater design must include stormwater detention, designed to limit peak outflows from the land to the pre-existing natural outflows up to a 1% AEP storm event.

### Clause 7.6 Groundwater Vulnerability

In consideration of Clause 7.6, there are no aspects of the proposed development that will impact on groundwater and related ecosystems.

### Clause 7.11 Essential Services

In consideration of Clause 7.11:

- Reticulated sewer and water and electricity are available to the land and adequate for the proposal (s.7.11(a) - (c)).
- Conditions are included requiring onsite stormwater detention be provided for the additional onsite impervious area (s.7.11(d)).



- The proposal will not alter upgraded site access approved under DA 532/2021(1) (s. 7.11(e)).

Water and sewer headworks charges will not apply to the proposed development, pursuant to NSW Water Directorate and Section 64 of the Local Government Act 1993. The proposed replacement senior school building will not generate contributions and the existing enrolment cap will not be altered.

## **STATE ENVIRONMENTAL PLANNING POLICIES**

### **SEPP (PLANNING SYSTEMS) 2021**

#### **Chapter 2 State and Regional Development**

##### **Part 2.4 Regionally Significant Development**

###### ***Section 2.19 Declaration of Regionally Significant Development***

The proposed development is declared to be regionally significant development for the purposes of the Act, pursuant to this Section and Schedule 6(5): *private infrastructure over \$5million for educational establishments*. The Western Regional Planning Panel on behalf of the Minister for Planning, is the consent authority.

### **SEPP (TRANSPORT AND INFRASTRUCTURE) 2021**

#### **Chapter 2 Infrastructure**

##### **Division 5 Electricity Transmission or Distribution**

###### ***Section 2.48 Determination of development applications - other development***

An overhead electricity powerline is located at the site frontage on Cecil Road. In consideration of Section 2.48, referral to the electricity supply authority is not required. The proposed development does not involve works within prescribed distances of the line. The potential safety risks associated with the proposed are considered to be nil.

##### **Division 15 Railways**

###### ***Section 2.98 Development adjacent to rail corridors***

The subject land has northern frontage to the operational rail corridor between Orange and Broken Hill. In consideration of the relevant matters at Section 2.98(1):

- There are no aspects of the proposal that would impact on rail safety:
  - The proposal will not alter the longstanding school use of the site.
  - Existing chainwire perimeter fencing on the northern boundary will be retained, thereby preventing access to the rail corridor.
  - The setback of proposed school improvements from the rail corridor will be increased.
  - Active outdoor school spaces will be located on the south side of the proposed building, and well removed from the rail corridor.
- The subject rail corridor is not used by electric trains.
- A crane will not be required in rail corridor airspace in conjunction with the proposed works.
- The rail corridor does not use overhead electricity powerlines.

Referral to the Rail Authority is not required.

**Section 2.100 Impact of rail noise or vibration on non-rail development**

An “educational establishment” is a listed landuse that could be impacted by rail noise or vibration pursuant to Section 2.100(1). This section requires consideration of *Development near Rail Corridors and Busy Roads - Interim Guidelines* (the *Interim Guideline*) (Department of Planning 2008).

Part B(2) of the *Interim Guideline* lists the following site selection measures for educational establishments:

<b>Measures to avoid, reduce or mitigate noise and air quality impacts at schools and child care centres include:</b>	
<ul style="list-style-type: none"> <li>• Redesigning or relocating buildings to locate non-sensitive services like storage, bathrooms and carparking in areas subject to noise and air pollution sources</li> <li>• Creating courtyards or play areas that are protected from noise and adverse air quality by buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Where sufficient land is available, selling some of the road frontage area to enable it to be used for less sensitive land uses, such as shops or businesses</li> <li>• Constructing solid noise wall barriers along the road frontage, taking into consideration any impacts on amenity, solar access, vegetation and safety.</li> </ul>

In consideration of the above measures and with reference to Figure 10 below:

- The proposed school building will be set back 15m from the rail corridor boundary. The proposed setback will exceed the rail corridor setback for existing school buildings to be demolished.
- The intervening area between the proposed building and rail corridor will comprise an informal overflow carparking area. This use will not be sensitive to rail noise and air quality impacts.
- Retention of trees on the northern boundary will assist with noise attenuation and visual screening.
- Active outdoor spaces within the proposed building will be located on the south side of the building and well-removed from the rail corridor.
- The proposed building will provide a buffer between the rail line and playground space to the south of the building on the school campus.
- The sale of land for less sensitive uses is not appropriate in the context of the site.
- The construction of solid noise barriers to the rail line are considered unnecessary. Subject to Conditions, the proposed development will satisfy rail noise and vibration criteria specific to schools, as outlined below.

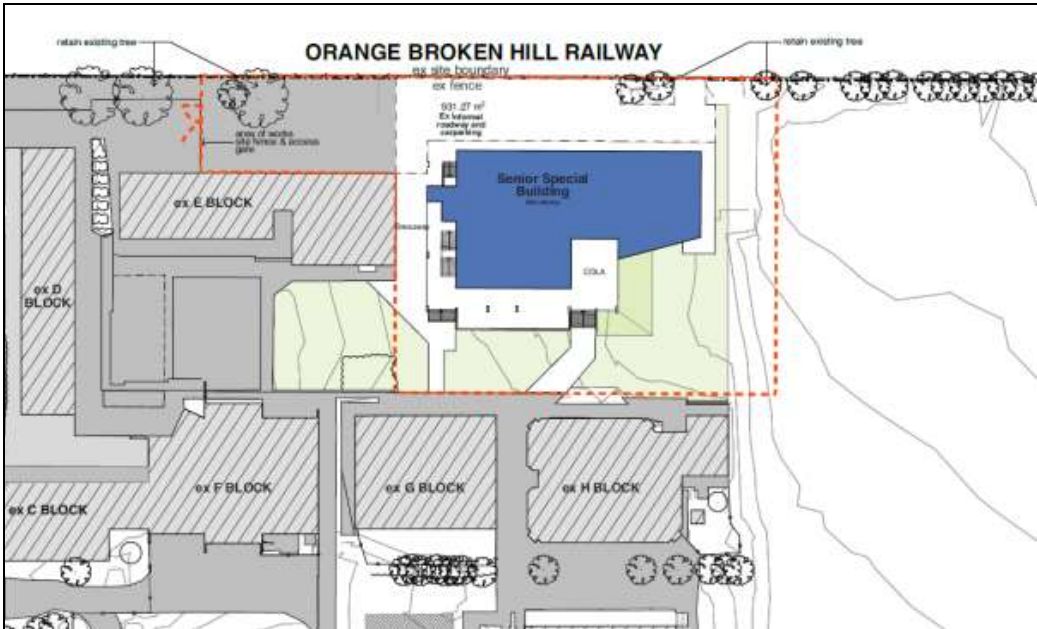


Figure 10 - site works areas and adjoining rail corridor

Part C(3) of the *Interim Guideline* relates to noise and vibration requirements for developments impacted by rail corridors and busy roads.

An Acoustic Assessment was submitted in support of the proposal, incorporating a rail noise and vibration assessment (Rodney Stevens Acoustics February 2024). Noise and vibration monitoring was undertaken in November 2023 to inform the assessment. The data was taken from a logger location consistent with the northern façade of the proposed school building, exposed to the adjoining rail line.

In relation to **noise**:

The Interim Guideline sets the following acceptable criteria for rail noise exposure for schools:

Type of occupancy	Noise Level dB(A)	Applicable time period
Educational Institutions including child care centres	40	At any time

Noise monitoring undertaken demonstrated that rail noise intrusion on the proposed school building will exceed acceptable criteria set by the Interim Guideline. The Guidelines sets an acceptable noise exposure level of 40dBA, and the monitored noise level will be 46-52dBA:

Location	Period	External Noise Levels dB(A)
Orange Christian School – northern boundary	Day Time 7:00 am - 10:00 pm	L <sub>Aeq</sub> (15hour) 52
	Night Time 10:00 pm - 7:00 am	L <sub>Aeq</sub> (9hour) 46

Nonetheless, compliance may be achieved with recommended noise control treatment to external glazing and doors (including framing), roof sheeting, ceilings and external walls. Noise insulation must comply Industry Codes of Practice and relevant Australian Standards.

In relation to **vibration**:

The Interim Guideline sets the following applicable vibration dose value (VDV) exposure for schools:

Location	Period	Preferred VDV	Maximum VDV
Offices, schools, educational institution and places of worship	Day (7am-10pm)	0.40	0.80
	Night (10pm-7am)	0.40	0.80

The measured vibration level will comply with the vibration criterion for schools:

Date	eVDV– m/s <sup>1.75</sup>		Criterion
	Day (7am-10pm)	Night (10pm-7am)	
29/11/2023	0.379095 <sup>1</sup>	0.099923	0.4
30/11/2023	0.204317	0.097229	0.4
1/12/2023	0.187948	0.168755	0.4

Council's Environmental Health Officer has reviewed the submitted Acoustic Assessment and concurs with the findings and recommendations. Conditions are included in relation to noise control treatment to the proposed building envelope components.

The proposed development will not be contrary to any other matter in the *Interim Guideline*.

### **Division 17 Roads and Traffic**

#### ***Section 2.122 Traffic-generating Development***

The proposal does not comprise traffic-generating development pursuant to Section 2.122, as the development is not specified in Column 1 of the Table to Schedule 3. Referral to TfNSW was not required.

### **Chapter 3 Educational Establishments and Child Care Facilities**

#### ***Section 3.36 Schools- development permitted with consent***

The proposal is defined as a school and permitted with consent in prescribed zone R2 Low Density Residential, pursuant to Section 3.36(1).

#### ***Schedule 8 Design quality principles in schools***

The proposed development will satisfy the design quality principles in Schedule 8, pursuant to Section 3.36(6)(a), as assessed below.

#### ***Principle 1 - context, built form and landscape***

- The proposed building will be located at the rear of the existing built campus, and will not have a streetscape presence at the site frontage.
- The proposed building will be sited to connect with adjoining classroom blocks and playground spaces. A cohesive setting will be achieved by connecting paths and outdoor play spaces.

- The proposed building will comprise a purpose-built school facility. The design and detailing will be reflective of contemporary educational built form, and complement more recent buildings on the school campus.
- Existing school improvements on the land have been developed over a number of years, with associated incongruity in the built form. The proposed building design and detailing may well inform future development on the site.
- Intermittent views of the building will be available from the rail corridor, Cecil Road rail crossing and residential parcels in opposing Seville Parade to the north. Vegetation on the subject land and within the rail corridor will provide some screening. Visual impacts will be acceptable for a school building on a school campus.
- Existing site landscaping will be retained. Proposed building works will be sited clear of the tree protection zone for trees to be retained.

***Principle 2 - sustainable, efficient and durable***

- The proposed building will incorporate energy efficiency principles in the design and will be subject to Section J of the NCC.

***Principle 3 - accessible and inclusive***

- The proposed building will connect with the existing school buildings group via pedestrian pathways.
- The proposed building will be accessible to people with differing needs and capabilities in accordance with AS1428, inclusive of a lift and ramps.
- The building will incorporate a range of learning spaces that may be utilised by the wider community.

***Principle 4 - health and safety***

- The proposed development will satisfy CPTED principles:
  - Extensive glazing and active outdoor spaces (COLA) will provide *surveillance* opportunities of the school grounds.
  - Existing site operational arrangements in relation to *access control* and security will be maintained.
  - Ongoing site redevelopment and upgrading will promote *territorial enforcement*.
  - The school has established arrangements for *space management* and *maintenance* of the onsite built environment and play spaces.
- Existing chainwire perimeter fencing on the northern boundary will be retained, thereby preventing access to the rail corridor.

***Principle 5 - amenity***

- The proposed building will provide 'pleasant and engaging' contemporary learning and works spaces for students and staff, with access to natural light and ventilation.
- Users of the building will not be unreasonably exposed to rail noise or vibration. As outlined above (see T & I SEPP 2021), Conditional noise mitigation to building components will ensure rail noise emissions will satisfy acceptable criteria. Rail vibration impacts will similarly satisfy criteria.

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- The proposed building will be contained within the school building group and will be well-removed from nearby residential receivers. The development will have nil impact on privacy, solar access visual bulk encroachment for nearby dwellings based on siting and separation.
- The proposed building will not adversely impact on acoustic amenity for adjoining dwellings. The submitted Acoustic Assessment (Rodney Stevens Acoustics February 2024) demonstrates that noise generated by mechanical plant, school bell and PA system in the proposed building will not exceed accepted project noise trigger levels. Council's EHO concurs with this conclusion.
- Shadows cast by the proposed building will be wholly contained within the subject land. Various outdoor play spaces on the school site have broad northern exposure with solar access.

***Principle 6 - whole of life, flexible and adaptive***

- The proposal involves purpose-built learning and work spaces of various sizes and configurations, that may be adapted for associated uses.
- Sub-floor space may be extended in the future.

***Principle 7 - aesthetics***

- The proposed school building will comprise a purpose-built contemporary design facility. Architectural elements will include multi-level structure, low pitch skillion roof, horizontal articulation, fenestration banding and mixed wall finishes and colours.
- The proposed building design and detailing may establish a design language for future development on the school campus, with clear identity and character.

***Section 3.58 Traffic-generating Development***

The proposal does not comprise traffic-generating development pursuant to Section 3.58, as enrolment numbers will not be increased. Referral to TfNSW was not required.

**SEPP (Resilience and Hazards) 2021****Chapter 4 Remediation of Land*****Clause 4.6 Contamination and remediation to be considered in determining development application***

In consideration of Clause 4.6, it is unlikely that the subject land is contaminated. The development site has longstanding educational use; is not located within an investigation area; and is not known to have been used for a purpose listed in Table 1 to the contaminated land planning guidelines.

Council's Environmental Health Officer advises that '*contamination of the site is unlikely due to the length of time the site has been operating as a school, and the age of the structures.*'

The proposal does not involve a change of use for educational purposes (Clause 4.6(4)), but rather a continuation of the existing educational use of the land. A preliminary contamination investigation is not required for the proposed development. A Condition is included requiring the implementation of unexpected finds procedures during works.

***Provisions of any Draft Environmental Planning Instrument that has been Placed on Exhibition 4.15(1)(A)(li)***

There are no Draft EPIs on public exhibition at present.

***Provisions of any Development Control Plan S4.15(1)(A)(lii)***

**Development Control Plan 2004**

**Part 7 Development in Residential Zones**

The Part 7 Planning Outcomes are not relevant to the proposed development.

**Part 15 Car Parking**

Pursuant to DCP 2004, the minimum onsite parking requirement for schools is *one (1) space for every two (2) employees and one (1) space per ten (10) students over 17 years of age*. The proposal does not involve any alteration to staff or student numbers. Additional parking will not be required for the proposed development.

**Shiralee Development Control Plan 2015**

The development site and adjoining land to the south are identified for *School* use in the Shiralee DCP at Masterplan Area C (see Figure 11). The proposed school expansion is an anticipated planning outcome in the DCP. The performance criteria and development controls contained in the Shiralee DCP do not relevantly relate to the proposal.

Shiralee DCP requires Cecil Road to be upgraded to a Collector Street (24.5m wide) in conjunction with ongoing development of the urban village. To facilitate Collector Street formation, adjacent properties will dedicate 2.25m of land at the street frontage for road widening, as those parcels are developed. Conditional road widening will be undertaken in conjunction with approved parking and access upgrading works (DA 335/2022(1)). Additional road works will not be required for the proposed development.



**Figure 11 - Shiralee DCP Masterplan Area C**

***Provisions Prescribed by the Regulations S4.15(1)(a)(iv)***

Council's Building Certifier advises that the proposed development will not be contrary to any matter prescribed by Regulation.

***The Likely Impacts Of The Development S4.15(1)(b)***

**Context and Setting**

The subject site has longstanding school use (circa 1980), and the proposed development is ancillary to that use. The proposed school expansion is an anticipated planning outcome in the Shiralee DCP. The development will not alter the neighbourhood character or function.

**Visual Impacts**

The proposed development will have acceptable visual impacts, as follows:

- The proposed building will be located at the rear of the existing built campus, and will not have a streetscape presence at the site frontage.
- The proposed building will comprise a purpose-built school facility. The design and detailing will be reflective of contemporary educational built form.
- The proposed building design and detailing will complement more recent buildings on the school campus. A cohesive setting will be achieved by connecting paths and outdoor play spaces.
- Intermittent views of the building will be available from the rail corridor, Cecil Road rail crossing and residential parcels in opposing Seville Parade to the north. Vegetation on the subject land and within the rail corridor will provide some screening. Visual impacts will be acceptable for a school building on a school campus.
- Existing site landscaping will be retained.

**Traffic Matters**

Traffic amenity for the site and setting will be maintained, as follows:

- The proposed development is not traffic generating development pursuant to the T&I SEPP 2021, as the approved enrolment cap of 550 students will not be altered (DA 335/2022(1)).
- The capacity of the local road network including the nearby Cecil Road rail crossing bridge is suitable to accommodate existing school-related traffic (as assessed for DA 335/2022(1)). Matter arising, UGL Regional Linx (Manager of the Country Regional Network Rail Property Assets and Infrastructure for TfNSW), has latterly advised Council that the existing Cecil Road rail crossing bridge will be upgraded in the 2024-2025 financial year.
- The proposal will not alter site access, manoeuvring areas and parking arrangements approved under DA 335/2021(1).
- The proposal will not necessitate road widening or upgrading works on Cecil Road. Conditional road widening at the site frontage will be undertaken in conjunction with DA 335/2021(1).
- The proposal will not require the provision of additional onsite car parking. Existing parking provision exceeds current requirements.

**Safety Impacts**

The proposal will not have adverse impacts on safety and security for the site and setting:

- The proposal will have nil impact on rail safety.
- The building design will incorporate CPTED design principles.

**Amenity**



Impacts on onsite and neighbourhood amenity will be acceptable, as follows:

- As outlined above (see T&I SEPP 2021), the proposed building will provide a high standard of amenity and functionality for school users.
- The proposed development will not generate adverse off-site arising impacts for nearby dwellings in relation to noise, solar access, privacy or visual bulk (see T&I SEPP 2021).
- Existing neighbourhood traffic levels and amenity will be maintained.
- The school is a longstanding element in the rural residential setting. The proposal will not alter the existing operation or function of the site.
- Amenity Conditions are included.

**Environmental Impacts**

The subject land does not have particular environmental values. Conditions are included in relation to construction, waste management, sediment controls, unexpected finds and onsite stockpiling.

**Social and Economic Impacts**

The proposal is ancillary to the longstanding educational use of the site and will enhance educational facilities and resources for the school and the City, generally.

***The Suitability Of The Site S4.15(1)(C)***

The subject land is suitable for the proposed development as follows:

- Schools are a permitted landuse in the R2 zone.
- The proposal is ancillary to the longstanding educational use of the site.
- The school is a longstanding element in the rural residential setting.
- The proposed works will integrate with the existing school buildings group.
- The site has frontage and access to Cecil Road.
- The local road network capacity and level of service will be suitable for the proposed development.
- All utility services are available and adequate.
- There is no known contamination on the land.
- The partial flood liability of the subject land will not impact the proposed development.
- The subject land has no particular environmental and conservation values.

***Any Submissions Made In Accordance With The Act S4.15(1)(d)***

The proposed development is defined as "advertised development" pursuant to Council's Community Participation Plan 2019. Written and public notice of the application was given for the prescribed period (10-25 January 2022). At the end of that period, no written submissions had been received.

***Public Interest S4.15(1)(e)***

The proposal is not inconsistent with any relevant policy statements, planning studies, guidelines etc. that have not been considered in this assessment. The proposed

development will facilitate expansion of the existing school in a developing urban release area, with negligible offsite arising impacts. There are no aspects of the proposal that will be contrary to the welfare or well-being of the general public. The proposal is considered to be in the public interest.

**SUMMARY**

Consent is sought for proposed redevelopment works at Orange Christian School, involving a replacement senior school building and associated site works. As outlined in this report, the proposal will satisfy the Local and State planning controls that apply to the subject land and particular landuse. The development will be sited and designed to reasonably integrate in this setting, without adversely impacting on neighbourhood character or function. Impacts of the development will be within acceptable limit, subject to mitigation conditions. Approval of the application is recommended.

**COMMENTS**

This report and the attached Notice of Approval were informed by the following assessment staff:

- Building Certifier
- Assistant Development Engineer
- Environmental Health Officer
- Senior Planner



## NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

<b>Application number</b>	DA 316/2023(1) PAN-370037
<b>Applicant</b>	Orange Christian Schools Limited c/- Premise 154 Peisley Street ORANGE NSW 2800
<b>Description of development</b>	School (demolition of existing buildings and new building)
<b>Property</b>	500 Cecil Road, Orange Lot 100 DP 1165434
<b>Determination</b>	TBA Consent Authority - WRPP
<b>Date of determination</b>	TBA
<b>Date from which the consent operates</b>	TBA
<b>Date on which the consent lapses</b>	TBA

Under Section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in Section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

**Reasons for approval**

1. To ensure compliance with relevant statutory requirements.
2. To ensure the utility services are available to the site and adequate for the development.
3. To provide adequate public health and safety measures.
4. To prevent the proposed development having a detrimental effect on adjoining land uses.
5. To comply with the Environmental Planning and Assessment Act 1979.
6. To protect the amenity of the surrounding area.
7. The application was advertised for the prescribed period of 14 days and at the end of that period no submission was received.

**Right of appeal / review of determination**

If you are dissatisfied with this determination:

**Request a review**

You may request a review of the consent authority's decision under Section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under Section 8.7 of the EP&A Act has not been disposed of by the Court.

**Rights to appeal**

You have a right under Section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW Planning Portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

PAUL JOHNSTON  
MANAGER DEVELOPMENT ASSESSMENTS

Person on behalf of the consent authority

For further information, please contact Summer Commins / Senior Town Planner

**Terms and Reasons for Conditions**

Under Section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under Section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

### General Conditions

1	<b>Erection of signs</b>
	<ol style="list-style-type: none"> <li>1. This section applies to a development consent for development involving building work, subdivision work or demolition work.</li> <li>2. It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out -               <ol style="list-style-type: none"> <li>a. showing the name, address and telephone number of the principal certifier for the work, and</li> <li>b. showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and</li> <li>c. stating that unauthorised entry to the work site is prohibited.</li> </ol> </li> <li>3. The sign must be -               <ol style="list-style-type: none"> <li>a. maintained while the building work, subdivision work or demolition work is being carried out, and</li> <li>b. removed when the work has been completed.</li> </ol> </li> <li>4. This section does not apply in relation to -               <ol style="list-style-type: none"> <li>a. building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or</li> <li>b. Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.</li> </ol> </li> </ol> <p><b>Condition reason:</b> Prescribed condition under Section 70 of the Environmental Planning and Assessment Regulation 2021.</p>
3	<b>Shoring and adequacy of adjoining property</b>
	<ol style="list-style-type: none"> <li>1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.</li> <li>2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense -               <ol style="list-style-type: none"> <li>a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and</li> <li>b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.</li> </ol> </li> <li>3. This section does not apply if -               <ol style="list-style-type: none"> <li>a. the person having the benefit of the development consent owns the adjoining land, or</li> <li>b. the owner of the adjoining land gives written consent to the condition not applying.</li> </ol> </li> </ol>

	<b>Condition reason:</b> Prescribed condition under Section 74 of the Environmental Planning and Assessment Regulation 2021.
4	<b>National Construction Code</b>  All building work must be carried out in accordance with the provisions of the National Construction Code.  <b>Condition reason:</b> To ensure compliance with relevant statutory requirements.
5	<b>Development and subdivision works requirements</b>  All of the following conditions are to be at the full cost of the developer and to the requirements and standards of the Orange City Council Development and Subdivision Code, unless specifically stated otherwise. All engineering work required by the following conditions is to be completed prior to the issue of an Occupation or Subdivision Certificate, unless stated otherwise.  <b>Condition reason:</b> To comply with Council's Development and Subdivision Code.
6	<b>Approved plans and supporting documentation</b>  Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise. <b>Plans by Stanton Dahl Architects, Project No. 2794.22, Drawing Nos. DA00-DA12 Rev 01 dated 11/8/23 (13 sheets).</b>  In the event of any inconsistency between the approved plans and documents, the approved <b>Plans / Documents</b> prevail.  In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.  <b>Condition reason:</b> To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

### Building Work

#### Before issue of a Construction Certificate

7	<b>Section 68 application - water and sewer</b>  An approval under Section 68 of the <i>Local Government Act</i> is to be sought from Orange City Council, as the Water and Sewer Authority, for water, sewer and stormwater connection. Details concerning the proposed backflow prevention between the nominated water tank supply and the potable system are to be provided. No plumbing and drainage is to commence until approval is granted.  <b>Condition reason:</b> To ensure the utility services are available to the site and adequate for the development.
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8	<p><b>Stormwater detention design</b></p> <p>The development's stormwater design is to include the incorporation of stormwater detention within the development, designed to limit peak outflows from the land to the pre-existing natural outflows up to a 1% AEP storm event, with sufficient allowance in overflow spillway design capacity to safely pass flows of lower frequency (that is, a rarer event) without damage to downstream developments.</p> <p>The design of the detention storage is to be undertaken using the DRAINS rainfall-runoff hydrologic model (or an approved equivalent capable of assessing runoff volumes and their temporal distribution as well as peak flow rates) based on the most recent version of Australian Rainfall and Runoff calculations allowing for applicable climate change factor(s). The model is to be used to calculate the flow rates for the existing and post-development conditions. The developed flows are to be routed through the proposed storage within the model so that the outflows obtained are no greater than the flows obtained for the pre-existing natural flows. A report detailing the results of the analysis, which includes:</p> <ul style="list-style-type: none"> <li>• catchment plan showing sub-catchments under existing and developed conditions;</li> <li>• schematic diagram of the catchment model showing sub areas and linkages;</li> <li>• tabulation detailing the elevation, storage volume and discharge relationships; and</li> <li>• tabulation for the range of frequencies analysed, the inflows, outflows and peak storage levels for both existing and developed conditions,</li> <li>• together with copies of the data files for the model and engineering design plans of the required drainage system,</li> </ul> <p>are to be submitted to Orange City Council upon application for a Construction Certificate.</p> <p><b>Condition reason:</b> To comply with Council's Development and Subdivision Code.</p>
9	<p><b>Construction materials - minimum noise reduction</b></p> <p>Prior to the issuing of a Construction Certificate, the applicant shall provide Council with confirmation from a suitably qualified person that the building design and construction materials to be used achieve the minimum weighted noise reduction (Rw) levels detailed in Section 5.3 of the report prepared by Rodney Stevens Acoustics (ref: R220101R2), dated 5 February 2024.</p> <p><b>Condition reason:</b> To ensure noise intrusion from passing trains does not negatively impact upon students.</p>

### Before building work commences

10	<p><b>Erosion and sediment controls in place</b></p> <p>Before any site work commences, <b>the principal certifier or Council (where a principal certifier is not required)</b>, must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).</p> <p><b>Condition reason:</b> To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>
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11	<b>Appoint PC</b>
	Appoint Principal Certifier. The person having the benefit of the development consent and a Construction Certificate shall: <ul style="list-style-type: none"> <li>(a) Appoint a Principal Certifier and notify Council of the appointment (if Council is not appointed) and,</li> <li>(b) Notify Council of their intension to commence the erection of the building (at least two (2) day's notice is required)</li> </ul> The Principal Certifier shall determine when inspections and compliance certificates are required.
	<b>Condition reason:</b> To ensure compliance with relevant statutory requirements.
12	<b>Construction Certificate required</b>
	A Construction Certificate must be obtained from Council or an accredited certifier at least two (2) days prior to any building or ancillary work commencing. Where the Construction Certificate is obtained from an accredited certifier, the determination and all appropriate documents must be notified to Council within seven (7) days of the date of determination.
	<b>Condition reason:</b> Required by Section 6.6 (formerly 81A) of the Environmental Planning and Assessment Act, 1979 and Part 8, Division 2 of the Environmental Planning and Assessment Regulation, 2000.
13	<b>Sediment control</b>
	Sediment and erosion control measures shall be implemented on the site.
	<b>Condition reason:</b> To protect waterways from pollution by sediment-laden runoff.

### During building work

14	<b>Hours of work - construction</b>
	All construction work on the site is to be carried out between the hours of 7am and 6pm Monday to Friday inclusive, 7am to 5pm Saturdays, and 8am to 5pm Sundays and Public Holidays. Written approval must be obtained from the Chief Executive Officer of Orange City Council to vary these hours.
	<b>Condition reason:</b> To ensure compliance with relevant statutory requirements.
15	<b>Protection of the Environment Operations Act - material delivery</b>
	All materials onsite or being delivered to the site are to be contained within the site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> are to be complied with when placing/stockpiling loose material, or when disposing of waste products, or during any other activities likely to pollute drains or watercourses.
	<b>Condition reason:</b> To protect waterways from pollution by stockpiled or placed construction materials.



16	<b>Adjustments to utility services</b>
	Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.
	<b>Condition reason:</b> To comply with Council's Development and Subdivision Code.
17	<b>Unexpected finds - contamination</b>
	In the event of an unexpected find during works such as (but not limited to) the presence of undocumented waste, odorous or stained soil, asbestos, structures such as underground storage tanks, slabs, or any contaminated or suspect material, all work onsite must cease immediately. The beneficiary of the consent must discuss with Council the appropriate process that should be followed therein. Works onsite must not resume unless the express permission of Council's Director Development Services is obtained in writing.
	<b>Condition reason:</b> To ensure any unexpected finds of contamination are notified to Council and managed appropriately.

### Before issue of an Occupation Certificate

18	<b>Section 68 final - water and sewer</b>
	Where Orange City Council is not the Principal Certifier, a final inspection of water connection, sewer and stormwater drainage shall be undertaken by Orange City Council and a compliance certificate issued, prior to the issue of an Occupation Certificate.
	<b>Condition reason:</b> To ensure the utility services are available to the site and adequate for the development.
19	<b>Stormwater detention certification</b>
	A Certificate of Compliance, from a Qualified Engineer, stating that the stormwater detention basin complies with the approved engineering plans is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
	<b>Condition reason:</b> To comply with Council's Development and Subdivision Code.

### Occupation and ongoing use

20	<b>Annual fire safety statement</b>
	The owner is required to provide to Council and to the NSW Fire Commissioner an Annual Fire Safety Statement in respect of the fire-safety measures as required by Clause 177 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
	<b>Condition reason:</b> To ensure compliance with relevant statutory requirements.

### Demolition Work Before demolition work commences

21	<p><b>Demolition management plan</b></p> <p>Before demolition work commences, a demolition management plan must be prepared by a suitably qualified person.</p> <p>The demolition management plan must be prepared in accordance with Australian Standard 2601 - The Demolition of Structures, the Code of Practice - Demolition Work, and must include the following matters:</p> <p>The proposed demolition methods</p> <ol style="list-style-type: none"> <li>1. The materials for and location of protective fencing and any hoardings to the perimeter of the site</li> <li>2. Details on the provision of safe access to and from the site during demolition work, including pedestrian and vehicular site access points and construction activity zones</li> <li>3. Details of demolition traffic management, including proposed truck movements to and from the site, estimated frequency of those movements, and compliance with AS 1742.3 Traffic Control for Works on Roads and parking for vehicles</li> <li>4. Protective measures for on-site tree preservation and trees in adjoining public domain (if applicable) (including in accordance with AS 4970-2009 Protection of trees on development sites)</li> <li>5. Erosion and sediment control measures which are to be implemented during demolition and methods to prevent material being tracked off the site onto surrounding roadways</li> <li>6. Noise and vibration control measures, in accordance with any Noise and Vibration Control Plan approved under this consent</li> <li>7. Details of the equipment that is to be used to carry out demolition work and the method of loading and unloading excavation and other machines</li> <li>8. Details of any bulk earthworks to be carried out</li> <li>9. Details of re-use and disposal of demolition waste material in accordance with Orange Development Control Plan 2004.</li> <li>10. Location of any reusable demolition waste materials to be stored on-site (pending future use)</li> <li>11. Location and type of temporary toilets onsite</li> <li>12. A garbage container with a tight-fitting lid.</li> </ol> <p><b>Condition reason:</b> To provide details of measures for the safe and appropriate disposal of demolition waste and the protection of the public and surrounding environment during the carrying out of demolition works on the site</p>
22	<p><b>Erosion and sediment controls in place</b></p> <p>Before any site work commences, Orange City Council must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time).</p> <p><b>Condition reason:</b> To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.</p>

**During demolition work**

23	<b>Hours of work</b>
	Site work must only be carried out between the following times - For demolition work from 7am to 6pm on Monday to Friday For demolition work from 7am to 5pm on Saturdays For demolition work from 8am to 5pm on Sundays and Public Holidays Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.
	<b>Condition reason:</b> To protect the amenity of the surrounding area.

**On completion of demolition work**

No additional conditions have been applied to this stage of development.

**General advisory notes**

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a Construction Certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

## Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

**Council** means ORANGE CITY COUNCIL.

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979*.

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2021*.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by Section 2.7 of the EP&A Act.

**Occupation Certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under Section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Sydney district or regional planning panel** means Western Regional Planning Panel.

DRAFT

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Tel +61 2 4875 5300  
www.stantondahl.com.au

Orange Christian School, Senior School Building  
500 Cecil Road, Orange, NSW  
Development Application

Development Application	
2794-22 DA00 DA Cover Sheet	
2794-22 DA01 Existing Site Plan	
2794-22 DA02 Demolition Site Plan	
2794-22 DA03 Subdivision Plan	
2794-22 DA04 Basement/Subfloor Plan	
2794-22 DA05 Ground Floor Plan	
2794-22 DA06 First Floor Plan	
2794-22 DA07 Roof Plan	
2794-22 DA08 Elevations 1	
2794-22 DA09 Elevations 2	
2794-22 DA10 Sections 1	
2794-22 DA11 Sections 2	
2794-22 DA12 3D Views	

Survey	
222078 DS01	Overall Site Plan
222078 DS02	Contour & Detail Survey Plan
222078 DS03	Contour & Detail Survey Plan
222078 DS04	Contour & Detail Survey Plan
222078 DS05	Contour & Detail Survey Plan



LOCATION PLAN  
not to scale

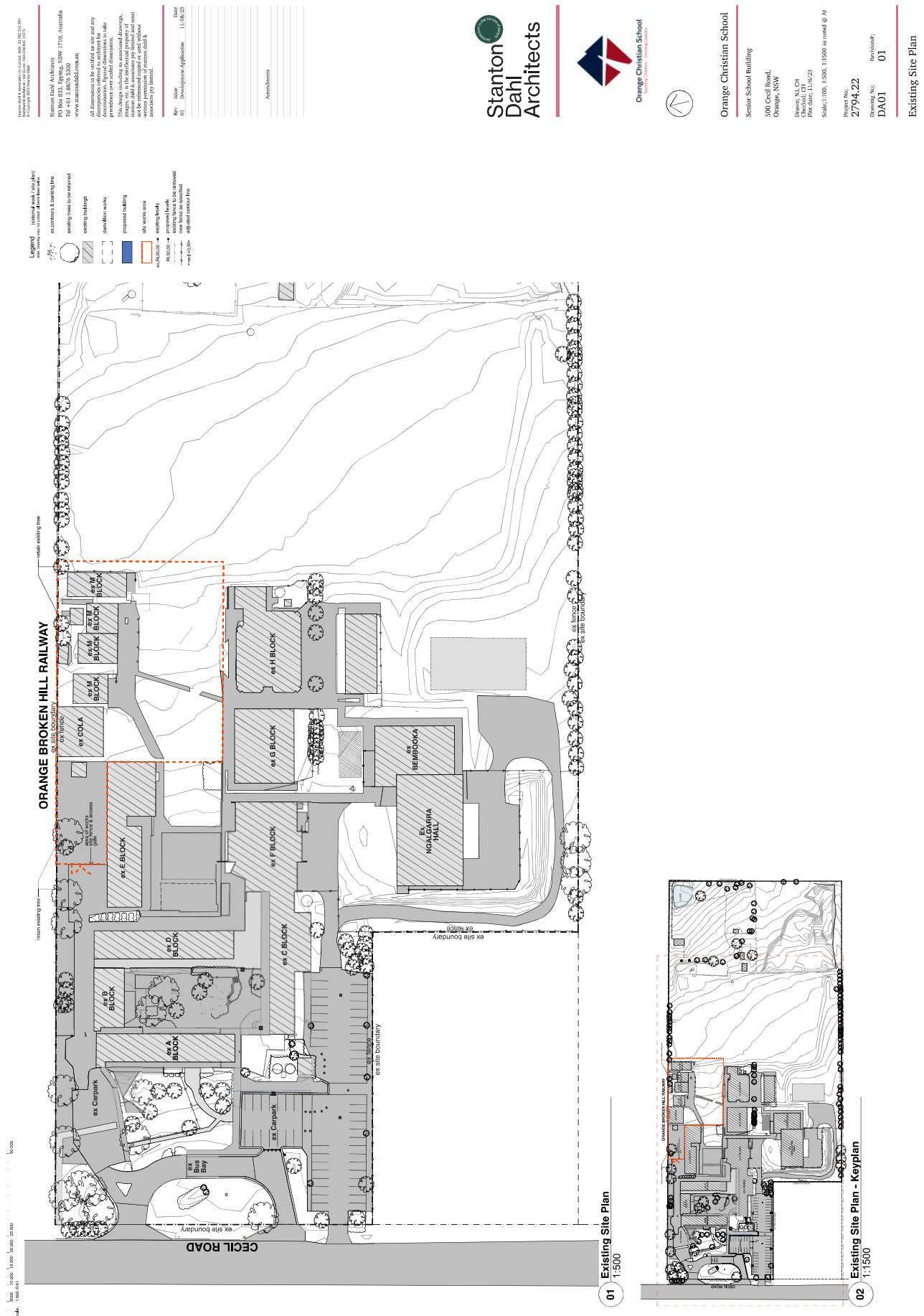


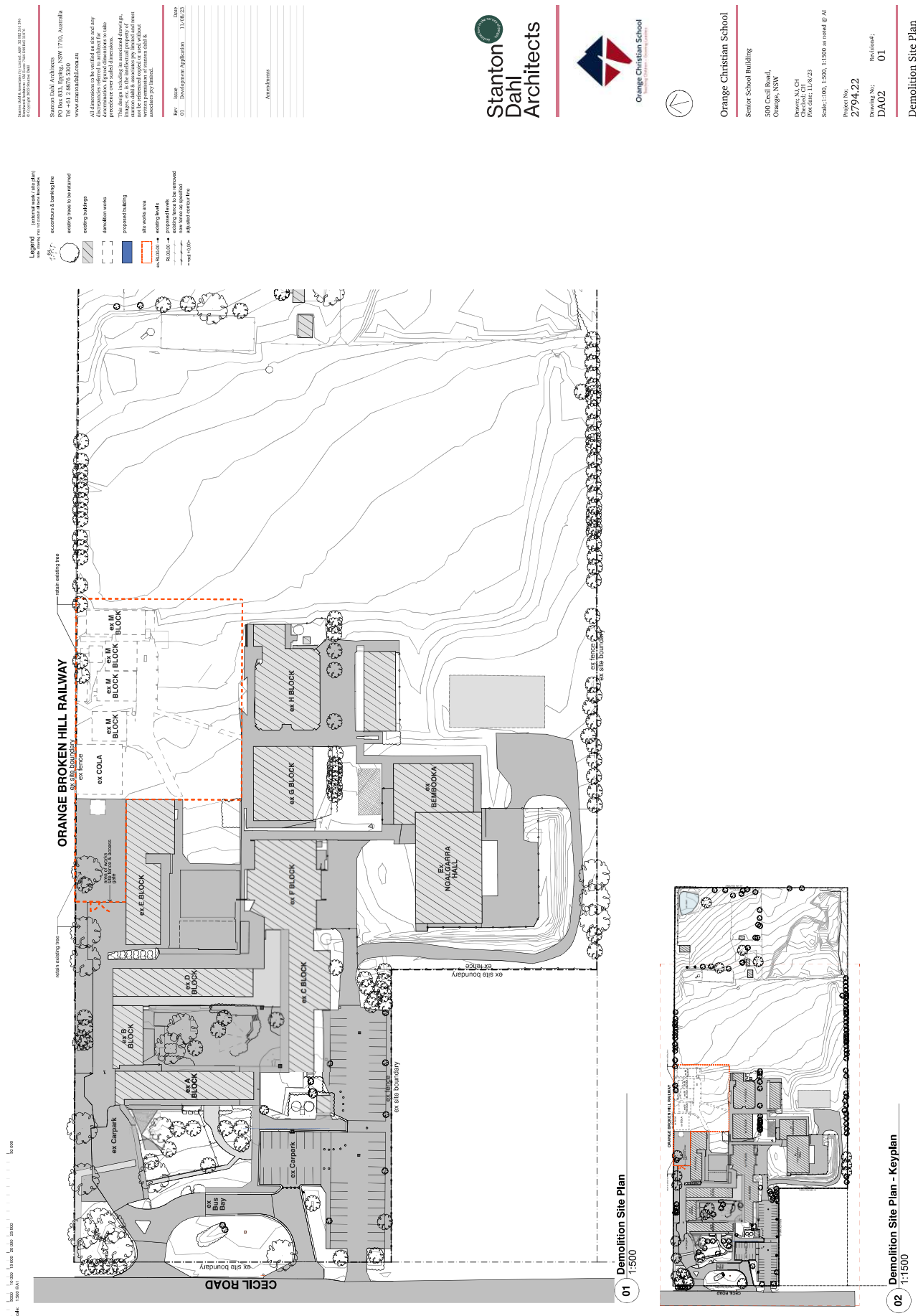
PERSPECTIVE  
not to scale

Stanton  
Dahl  
Architects

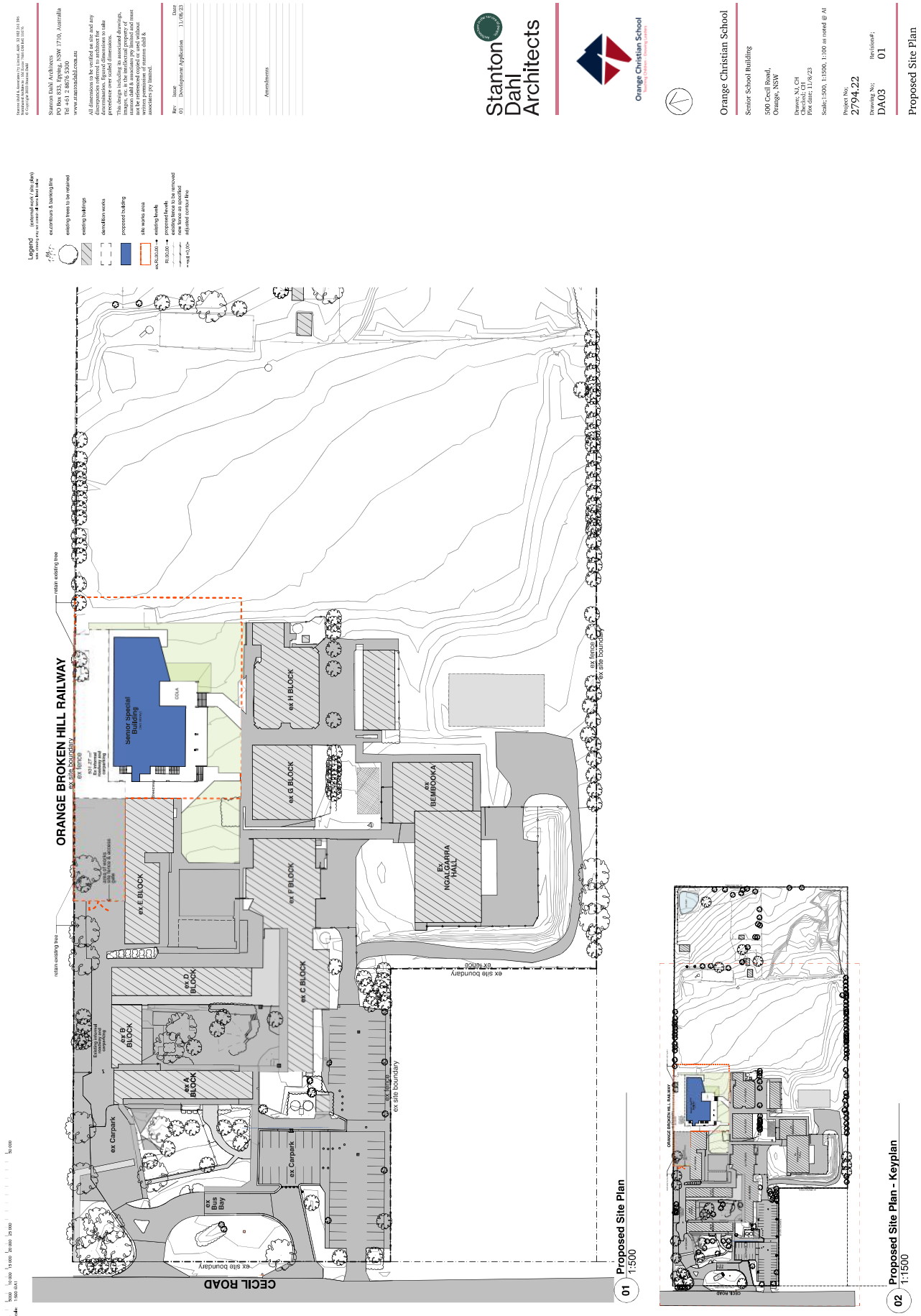


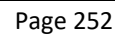
Orange Christian School  
Senior School Building  
500 Cecil Road,  
Orange NSW  
Drawn: N.J. CH  
Checked: C.J. CH  
Project No: 2794-22  
Scale: 1:1000, 75% as noted @ A1  
Project No:  
2794-22  
Drawing No:  
DA00  
Revision:  
01  
DA Cover Sheet

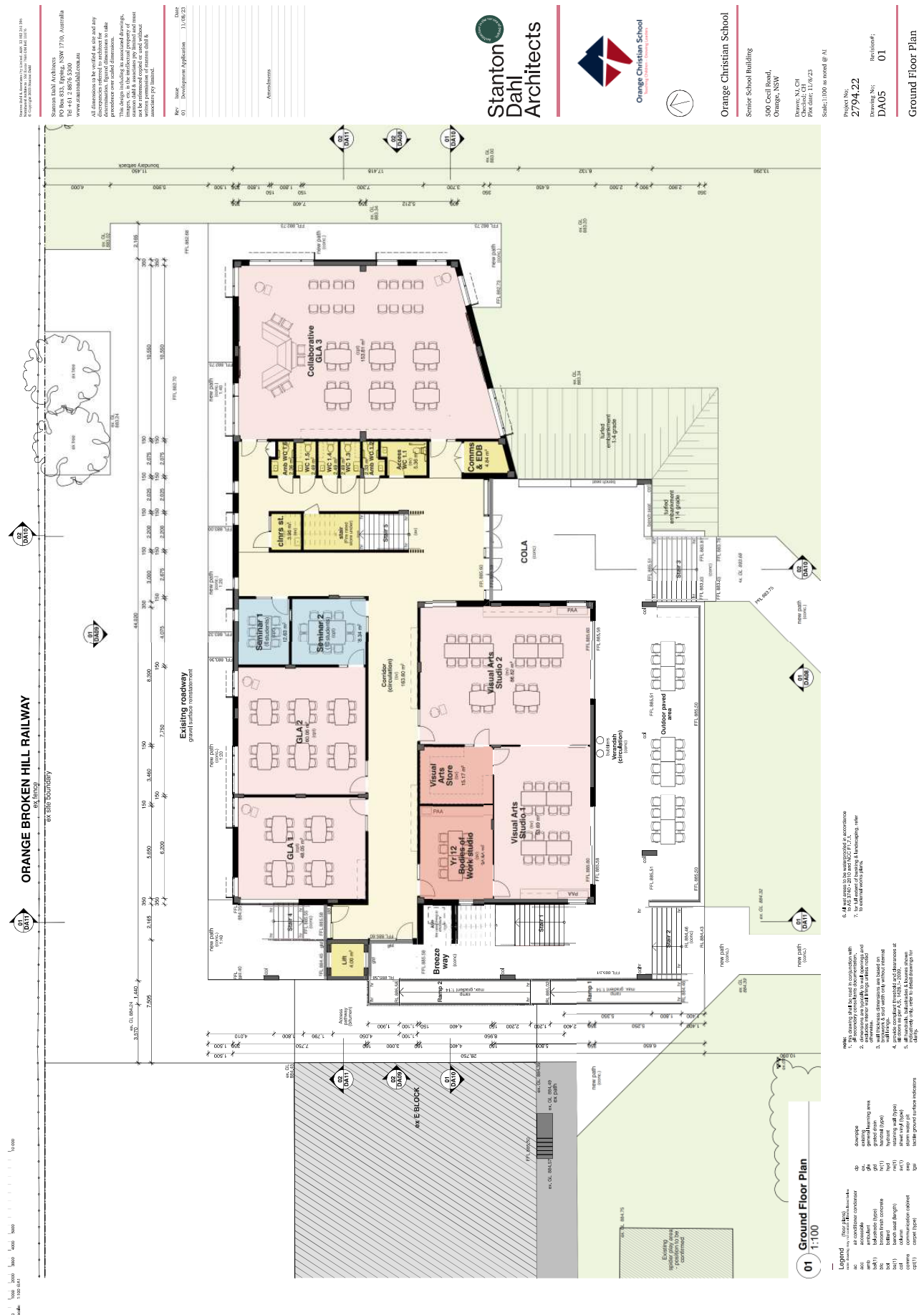


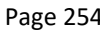




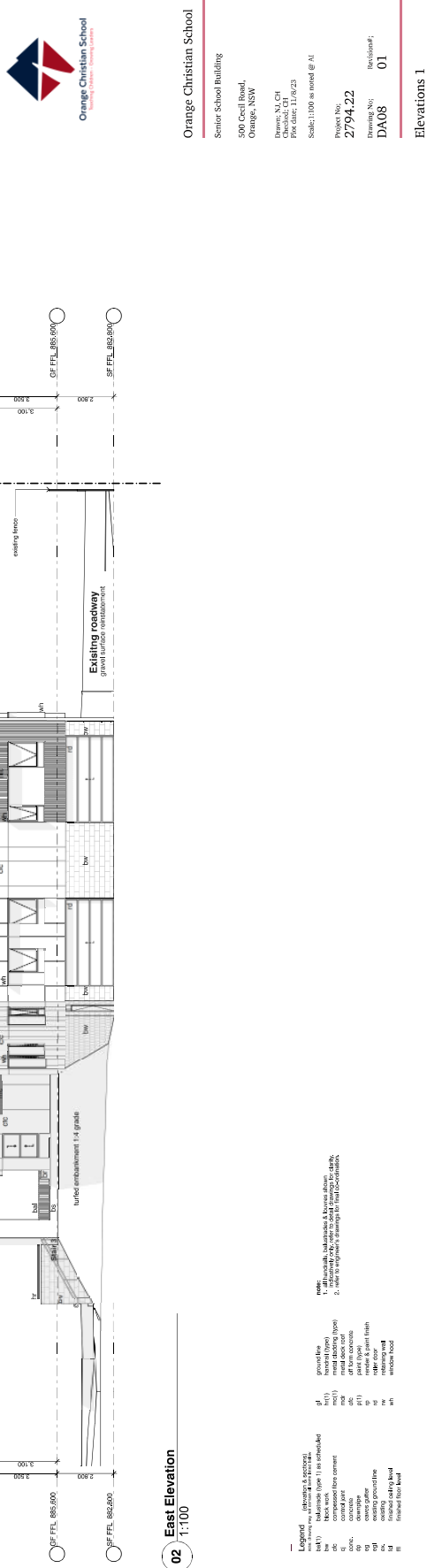
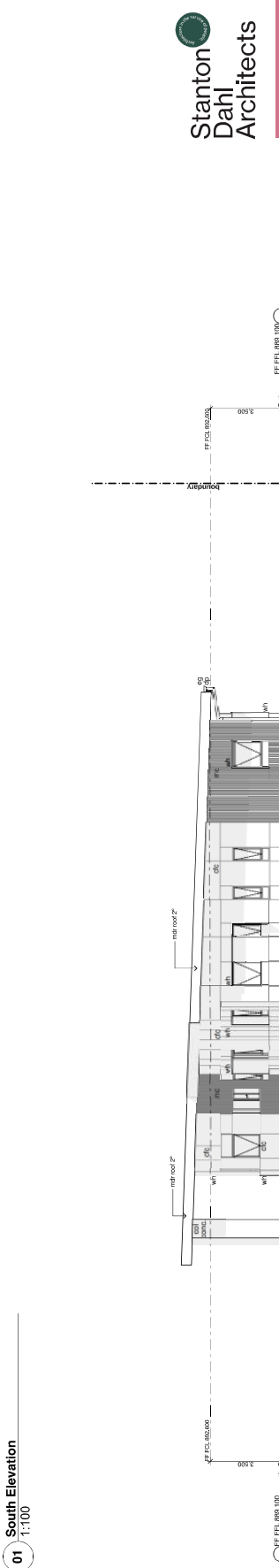
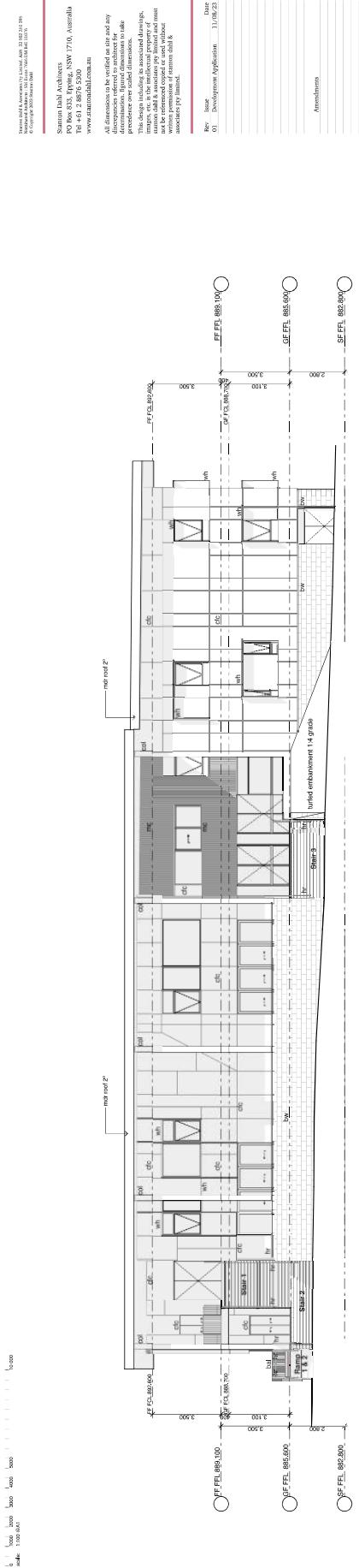












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www.stantondahl.com.au

All dimensions to be verified on site and any discrepancies referred to architect for clarification. Discrepancies referred to architect for clarification. Discrepancies referred to architect for clarification.

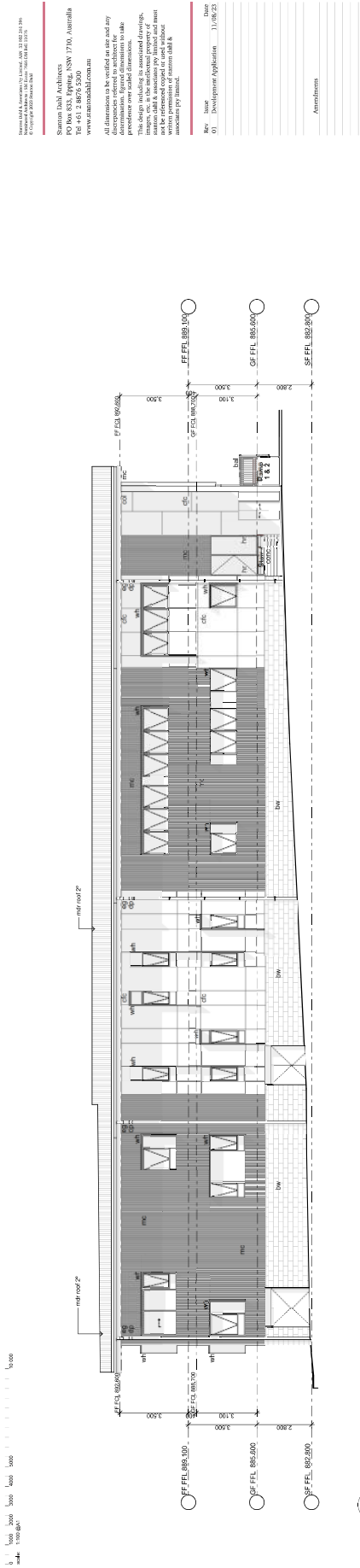
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Drawn: J.A. CH  
Checked: C.J.  
Project No: 2794.22  
Scale: 1:100 as noted @ A1  
Revision:  
Drawing No: DA08  
Revision: 01  
Elevations 1




Orange Christian School  
Senior School Building  
500 Cecil Blvd,  
Orange NSW  
Drawn: J.A. CH  
Checked: C.J.  
Project No: 2794.22  
Scale: 1:100 as noted @ A1  
Revision:  
Drawing No: DA08  
Revision: 01  
Elevations 1





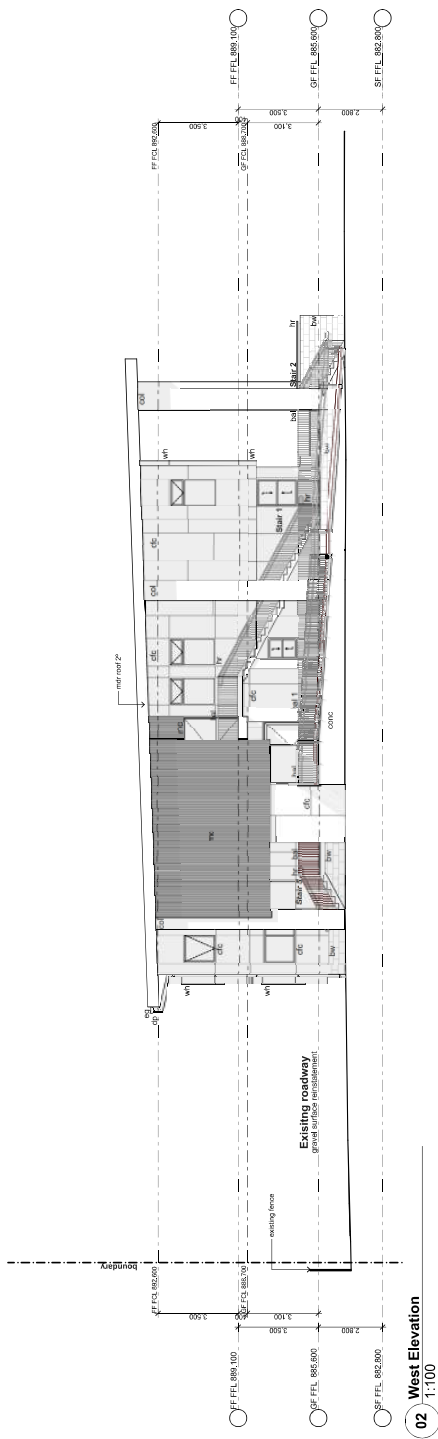


**Stanton Dahl Architects**  
Architects

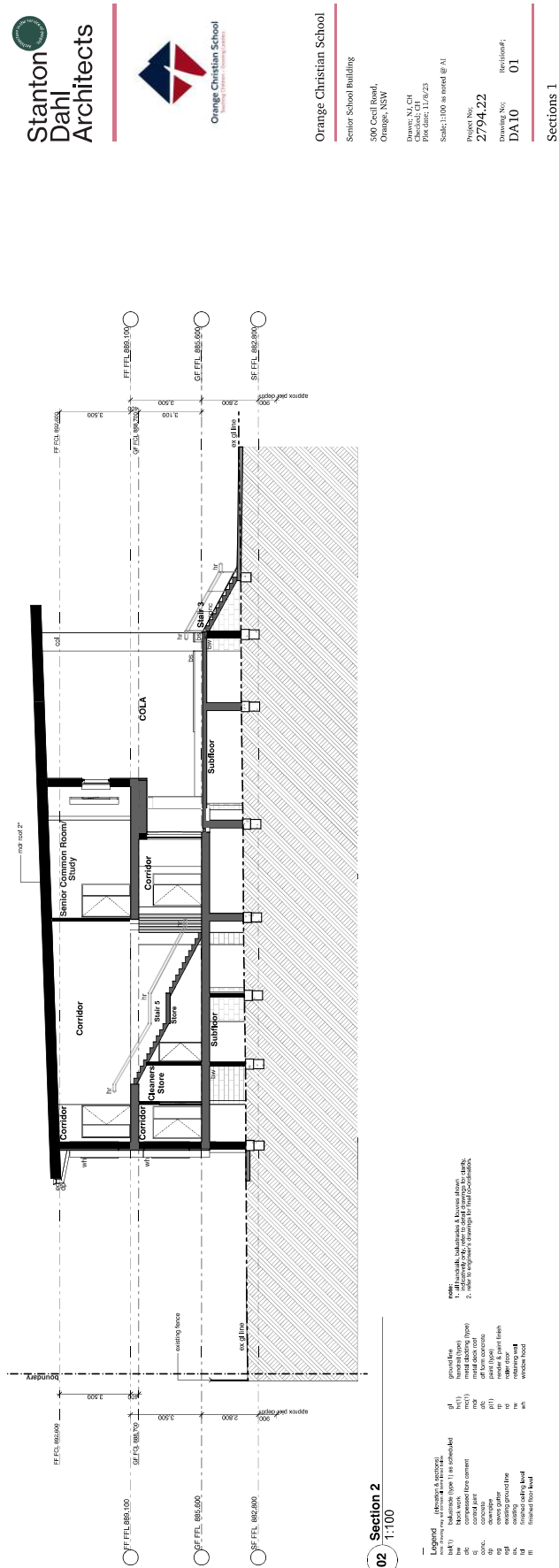
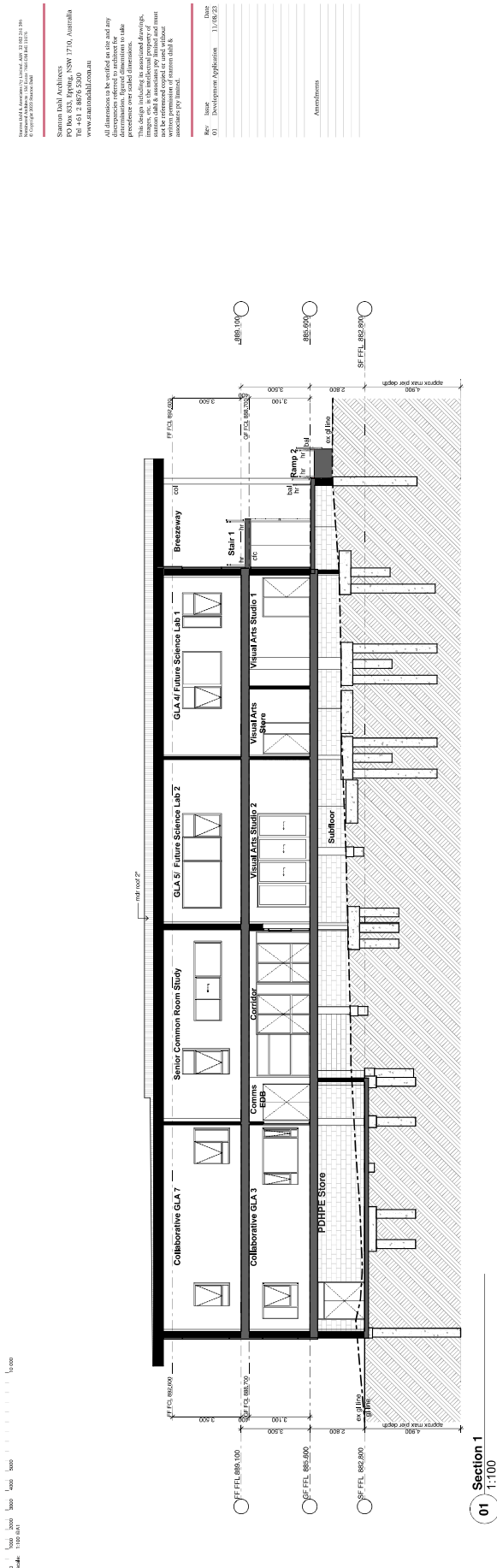


**Orange Christian School**  
Senior School Building

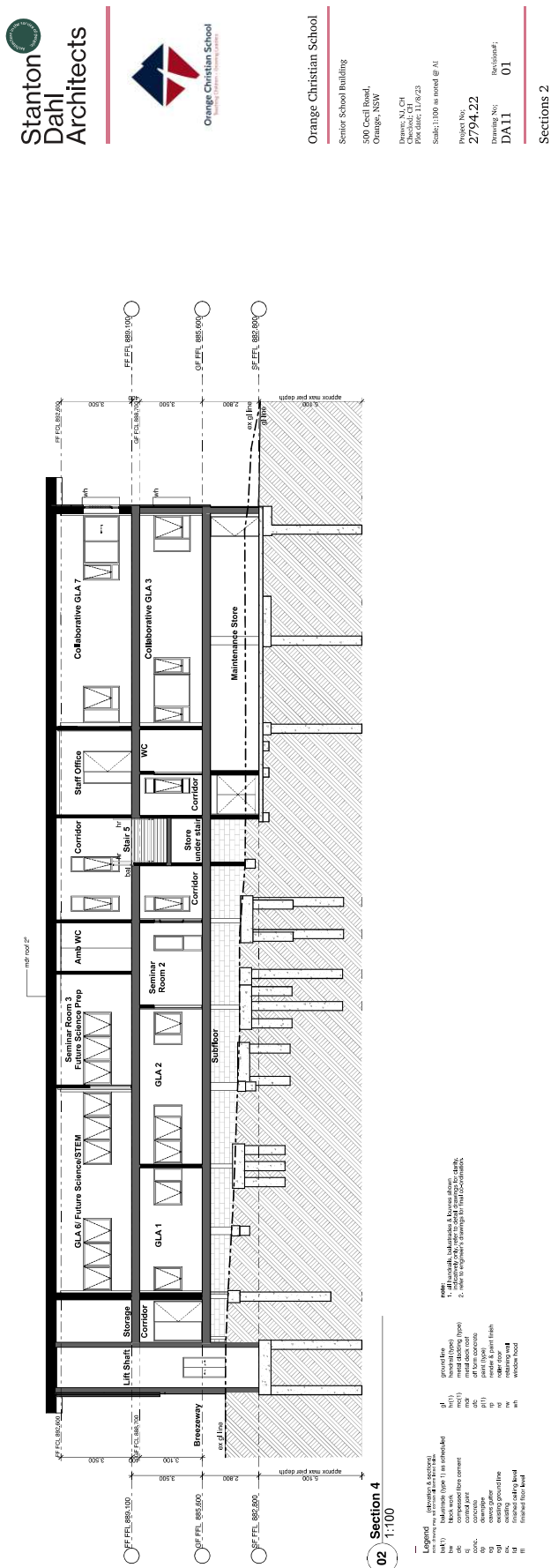
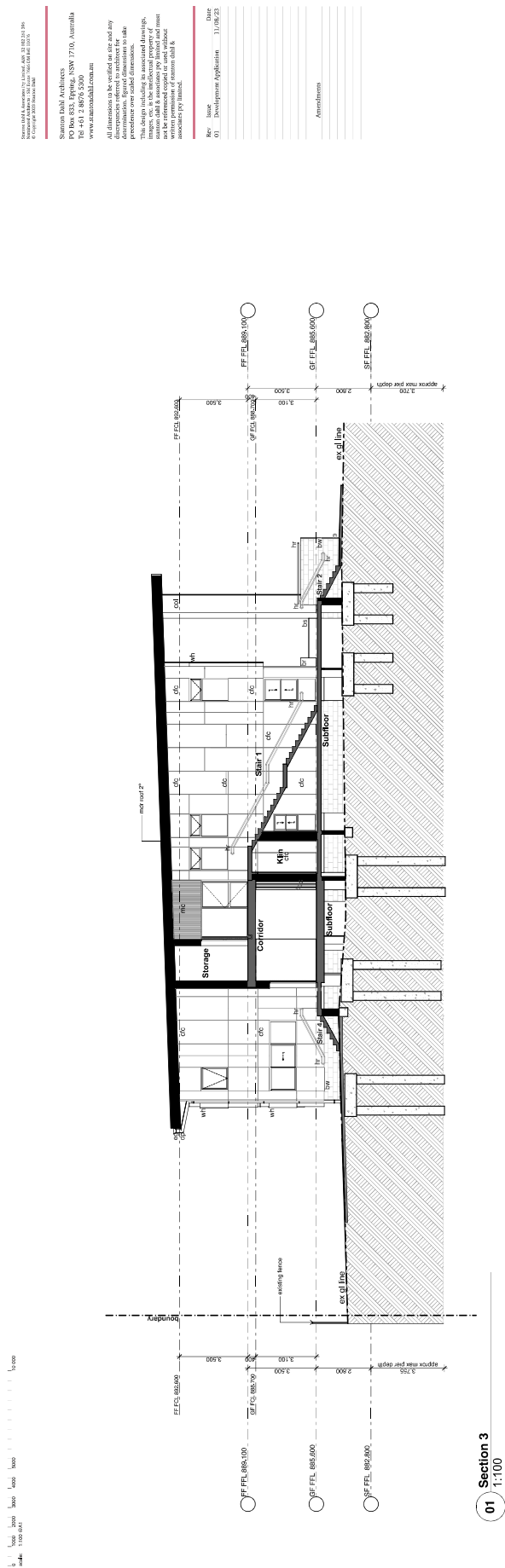
Senior School Building  
500 Cecil Blvd,  
Orange NSW  
Drawn: N.J. CH  
Checked: CJ  
Project No: 2794.22  
Scale: 1:100 as noted @ A1  
Project No: 2794.22  
Drawing No: DA09  
Revision: 01  
Elevations 2

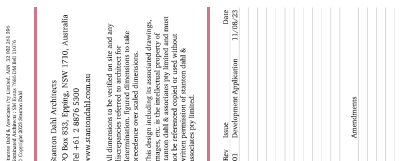


- Legend**
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  - 100. Proposed building (as shown)





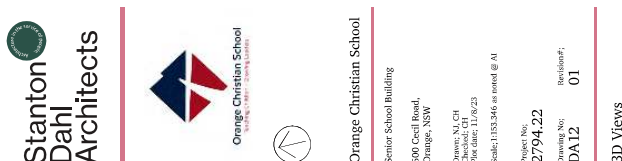




03 Generic Perspective 3



01 Generic Perspective 1



04 Generic Perspective 4



## Generic Perspective 2