

14 October 2022

Social and Infrastructure Assessment
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

By Email: Jenny.Chu@planning.nsw.gov.au

Formal Submission Following Response to Submissions Report New High School in Bungendore (SSD-14394209) - Objection to Proposal

Thank you for the opportunity to comment in relation to the State Significant Development Application (SSD) for the new Bungendore High School following the release of the Response to Submissions Report and Amendment Report by the Department on 20 September 2022.

Council requested an extension of time to make a submission in relation to this SSD and was advised as follows by Social and Infrastructure Assessments at DPE.

The Department can accept Council's submission by 14 October 2022.

However, please ensure Council makes a preliminary submission (formal letter) by Monday 10 October 2022 which indicates that Council will provide further statement on the amended SSD application following the Council meeting. As with the original exhibition, please clearly indicate whether the submission will be 'comments' or an 'objection'.

This letter constitutes Council's formal submission, as determined by Council at the meeting held on 12 October 2022 (Minute No 406/22) on the Response to Submissions Report as requested.

This submission should be considered as an objection to the proposal.

A detailed explanation of why Council formed this view on the application is provided in Attachment 1. To assist you with assessing Council's submission, the columns with the following headings in the table contain the information indicated below:

- *Matter Raised by Council on the Original DA* – Provides the title of the issue being addressed.
- *Recommendations from Council's Previous Submission – 29 October 2021* – Details Council's position on the issue in Council's previous submission.
- *Response from Education* – A summary of the applicant's response to Council's original submission, generally taken from pp 22 to 36 of the Response to Submissions Report.
- *Comment from Council* – A further comment from Council following the applicant's preparation of the Response to Submissions Report. Provides the context of the Council's recommended response.
- *Recommended Response* – Council's formal submission on the Response to Submissions and Amendment Report for each particular issue. Generally provides confirmation on whether the issue raised is the subject of an objection, is a recommendation for the imposition of a condition of consent or is a comment.

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Schedule 1 of the attachment provides a summary of those issues where an objection was formally lodged and provides an update on that status of the objection following consideration of the Response to Submissions Report.

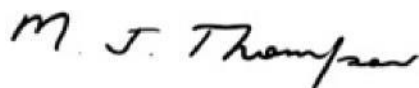
Should the application be approved the submission also includes a list of recommendations for the imposition of conditions of consent. These are shown in Schedule 2 of the Attachment.

In addition to the attached submission Council also resolved to advise the Consent Authority of the following matters which it believes should be considered as part of the assessment of the application:

- i. That Council remains opposed to the proposed location for the Bungendore High School.
- ii. That Council remains concerned about traffic safety around the site.
- iii. That a report on the final compulsory acquisition compensation amount remains outstanding.
- iv. That joint use agreements for Council property are yet to be completed.

Should you have any queries in relation to this submission please contact the undersigned, preferably by email at Council@qprc.nsw.gov.au with a copy to Michael.Thompson@qprc.nsw.gov.au.

Yours sincerely,



M J Thompson

Portfolio General Manager

Natural and Built Character

Queanbeyan-Palerang Regional Council

Attachment 1 - Comments on Response to Submissions and Amended Design – Bungendore High School – October 2022

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Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
1. Permissibility	Nil – Council was satisfied that development was permissible.	Noted	There is presently a call for papers relating to the Bungendore High School proposal under Standing Order 52 of the NSW Legislative Council. There may be issues raised which impact on the permissibility of the development on the acquired crown land.	That Council withhold comment on this matter pending any findings from the current NSW Government Standing Order 52 and retain the right to object on permissibility grounds.
2. Crown Land Impacts	The Council recommends that the consent authority require the applicant to provide further clarification on whether the legislation creating the dedication of Bungendore Park and the Bungendore Common permits the use of a school on the land and whether legislative change may be required to facilitate that use. (This matter was submitted as an objection).	Clarification is provided on pp 26, 27, 73-75 of the Submissions Report. Amongst other things it notes that no legislative change is required. Item 1 in Table 1 of the report establishes that section 20 of the Land Acquisition (Just Terms Compensation) Act 1991 ensures that the land is vested in the Minister "freed and discharged from all estates, interests, trusts, restrictions, dedications, reservations, easements, rights, charges, rates and contracts in, over or in connection with the land". The possible exceptions to this contained in sections 20(1A) or 29(2) of the Just Terms Act do not apply to the reservations or dedications on Bungendore Park or Bungendore Common, and pursuant to section 20(1)(b)	The issue has been clarified and Council has no reason or expertise to suggest that the clarification is not valid. However, there is presently a call for papers relating to the Bungendore High School proposal under Standing Order 52 of the NSW Legislative Council. There may be issues raised which impact on the ability of the Department of Education to proceed with the development on the acquired crown land.	That the Submission Report response be noted and the objection remain pending any findings from current NSW Government Standing Order 52 and that Council retain the right to object on Crown Land impacts.

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		of the Just Terms Act they no longer apply to the Acquired Land following the compulsory acquisition and vesting of that land in the Minister for Education and Early Learning.		
3. Utilities	<p>Water</p> <ul style="list-style-type: none"> The size of the proposed water service required for the multi-level building is to be calculated by a specialist hydraulic consultant specifying the required service size suitable for functionality and firefighting abilities. An easement will need to be created over the water main in the eastern verge of Majara St to benefit Council. The easement should include a provision that no structures be erected over the easement. New stop valves should be installed 1m outside the northern and southern lot boundaries on the existing water main to permit rapid isolation of water mains in the event of breakage without having to arrange access The water connection for the School will need to come from a single offtake with the meter 	<p>The Infrastructure Management Plan prepared by the applicant's consultant highlights the location and sizing for the water and sewer services for the site. A copy of the plan is provided as an attachment to the Amendment Report. The report confirms the pressure and flow is sufficient for firefighting abilities. As Majara Street is being closed as part of the works, the existing water main running through the site will include a permanent easement. New buildings on the site will not be located over the main. New stop valves will be installed as recommended and where required. These will be included in hydraulic services plans in the later stages of design. Only one single water connection is to be provided to the site. All replumbing required to achieve this will be part of the scope of works for the school. Consultation with Council's</p>	<p>Utilities is satisfied with the responses provided for water, sewer, waste, stormwater and trade waste.</p>	<p>The Submission Report response be noted.</p>

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	<p>located on an accessible boundary. There should only be one master meter. Any submeters will be the responsibility of the school. The location and sizing for a connection to the mains for fire services should be carried out in consultation with Council's Utilities Branch once the final hydraulic design for these services has been completed.</p> <ul style="list-style-type: none"> • It is unclear if existing water main off Turallo Terrace will be located clear of School boundary. If it is located within the School boundary an easement will be needed, or the main can be relocated. • Preparation of a hydraulic design plan providing details of the required sizing for all water, sewer and stormwater services required for the site. <p>(All of the above matters were raised as comments and were not objections).</p>	<p>Utilities branch will be undertaken once the final hydraulic design for these services has been completed. Ground survey conducted shows the existing water main to the swimming pool will be out of the new high school boundary site. Confirmation of any works will be based on the final design and will be undertaken in consultation with Council. Preparation of a hydraulic design plan will be provided with the detailed design of the school.</p>		
	<p>Sewer</p> <ul style="list-style-type: none"> • The sewer main located at the eastern verge of Majara St can be abandoned and a new connection can be established at the northern boundary on 	<p>The current design is that a new DN 150 sewer connection is proposed in the existing 150 mm sewer main in Turallo Terrace. All sewer discharge</p>	<p>Utilities is satisfied with the responses provided for water, sewer, waste, stormwater and trade waste.</p>	<p>The Submission Report response be noted.</p>

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	<p>Turallo Terrace. This would require relocating the existing sewer lines servicing the existing Council building. All sewer for the School would be directed to this new connection. As an alternative, ownership of the main can be transferred to DoE with a new pit to be provided at the northern boundary with all sewer from the school to fall to that new point. The Utilities Branch support handing over the sewer main to DoE as their asset. If this were to occur, no sewer easement would be required.</p> <ul style="list-style-type: none"> • The sewer connection to the Bungendore Pool will become redundant. It will need to be decommissioned and all works made good as part of the School development. • Due to the locality of the development adjacent to the 1% AEP flood zone in Turallo Terrace, the incorporation of a sewer reflux valve is highly recommended. • Preparation of a hydraulic design plan providing details of the required sizing for all 	<p>from the school is connecting to this main. The alternative option was not pursued as it was not preferred for the sewer assets be transferred from Council to DoE. Appropriate easements will be provided where required. All sewer pipework associated with the Bungendore pool connection that lies within the new school boundary will be decommissioned, removed and capped off at the property boundary and sewer reflux valve will be installed. This approach was discussed with and agreed to by Council representatives in a meeting with QPRC. Preparation of a hydraulic design plan will be provided with the detailed design of the school.</p>		

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	<p>water, sewer and stormwater services required for the site.</p> <p>(All of the above matters were raised as comments and were not objections).</p>			
	<p>Storm Water</p> <ul style="list-style-type: none"> The high school development site can be serviced by a storm water connection to the existing pit in Turallo Terrace. The school development should be responsible for extending this main to a point north of the proposed Abbeyfield site through to the footprint of the proposed extended levee, and any rights of way, installing any headwalls and dissipation works required. The 1400mmØ RCP trunk stormwater line in the eastern verge of Majara Street will require implementation of a stormwater easement to benefit Council. A 5.0m wide easement created centrally over the existing pipes is appropriate. The proposed development of the site will increase runoff, thus a stormwater management plan 	<p>New structures other than the new paths are clear of this easement. Please note that the roof to the path does not require a footing, the path supports the roof. The proposed works account for the new high school and any parking or ancillary structures necessitated by the development, which is reasonable and justified, however the request for the extension of the stormwater system to benefit an unapproved and uncertain development is unreasonable. The OSD has been relocated to the Turallo Terrace entry of the school plaza. The OSD outlet will connect to one of the two existing pits located at the northern end of Majara Street (snapshot below). Please note additional survey information is required to confirm that how this line connects to the existing trunk drainage line in question.</p>	<p>While Utilities is generally satisfied with the responses provided for stormwater, Council's Development Engineer makes the following comments.</p> <p>The school project necessitates the relocation of the Abbeyfield site. As such, the request to extend the stormwater main through to the footprint of the proposed extended levee is reasonable.</p> <p>The civil design report does not discuss OSD design or assessment in significant detail. There is a screenshot of a basic DRAINS model showing performance of concept OSD for the 20% AEP only. Council would expect there to be detailed discussion on the OSD design including commentary on all relevant assumptions, model parameters, tank construction (internal weir,</p>	<p>That the consent authority be requested to impose the following conditions of consent:</p> <ul style="list-style-type: none"> That the applicant be requested to provide an independent report on storm water run-off from new building roof spans, including the impact on the Mick Sherd Oval and that this be included in the proposed conditions of consent. That the applicant be responsible for extending the stormwater infrastructure to a point north of the proposed Abbeyfield site through to the footprint of the proposed extended levee, and any rights of way, installing any headwalls and dissipation works required.

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	<p>demonstrating the proposed development will not exceed predevelopment runoff flow for both 20% and 1% storm events is required in accordance with Council's D5 Stormwater Drainage Design specification, and water quality in accordance with Council's D7 Erosion Control and Stormwater Management Design specification and corresponding computer modelling.</p> <ul style="list-style-type: none"> The civil plans provided do not appear to show the construction of an on-site detention (OSD) tank to accept stormwater from impermeable areas, which is a necessary requirement for this development Preparation of a hydraulic design plan providing details of the required sizing for all water, sewer and stormwater services required for the site. That all connections and alterations to Council's utility services are inspected by Council staff prior to backfilling. <p>(All of the above matters were raised as comments and were not objections).</p>	<p>This connection will be coordinated with Council.</p> <p>The underground OSD tank has been designed and detailed on M+G drawing No BHS-CE-2053 and attached to the Amendment Report. This OSD tank will attenuate post-development flows to pre-development conditions. The updated stormwater design complies with Council's requirements.</p>	<p>orifice/s diameter, surcharge location etc). Council should request a copy of the detailed DRAINS model for review and endorsement as a suggested condition of consent.</p> <p>Page 29 of the Submissions Report states that an OSD tank is detailed on M+G drawing BHS-CE-2053. This drawing is not in the set and cannot be assessed.</p> <p>The civil design report does not discuss storm water quality design or assessment in significant detail other than noting certain types of pollutant retention devices and noting the Council retention targets. Whilst it is noted that MUSIC modelling is to be conducted, Council often find that it is common for developers to have difficulty meeting our targets and we would like to see some modelling outputs confirming compliance with our D7 specification. Perhaps this can be included in the recommended condition of consent noted for the DRAINS model above.</p>	<ul style="list-style-type: none"> That the applicant be required to submit a copy of the detailed DRAINS model for review by Council prior to the commencement of work. This work is to include details of MUSIC modelling to ensure compliance with Council's D7 specification can be achieved.

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<p>4. Erosion and Sediment Control</p>	<p>Council recommends that the consent authority impose conditions requiring the preparation, implementation and maintenance of an erosion and sedimentation plan throughout the construction of the development.</p> <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>Appropriate erosion and sediment control measures will be installed prior to commencement of construction works. A condition will be applied requiring preparation of Construction Environmental Management Plan which will provide details of measures to be installed to protect the environment. A preliminary Soil & Water Management Plan (SWMP), in accordance with the "Blue Book" has been prepared and is detailed on M+G drawing No's BHS-CE-2005 & 2006. SWMP containing detailed design of the Sediment Control, Erosion Control and Site Stabilisation practices, including staging of the earthworks and these practices, will be prepared by the earthwork contactor and reviewed and approved by Hindmarsh/M+G prior to civil works commencing. This plan will include monitoring provisions that will allow the SWMP to be changed/modified during the works to ensure that the required Water Quality Objective are achieved during the construction stage.</p>	<p>Council is satisfied that the applicant understands the need for compliance with this requirement.</p> <p>However, there appear to be some inconsistencies in the earthworks cut/fill plan. It appears to show fill on top of an existing building. It is recommended that a long section through the school avenue to demonstrate overland flow of the broader stormwater network be provided.</p>	<p>Council reiterates its request for the consent authority to impose conditions requiring the preparation, implementation and maintenance of an erosion and sedimentation plan throughout the construction of the development.</p> <p>Further the applicant should be requested to address inconsistencies in the earthworks cut/fill plan.</p>

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<p>5. Traffic and Roads</p>	<p>Parking Facilities</p> <p>Of concern is the statement that 60 existing on street parking spaces are being lost i.e. there is a net loss of 20 carparking spaces. This is not considered acceptable given the additional demands the School will impose on the surrounding neighbourhood.</p> <p>It would also appear that the calculation does not include the loss of approximately 15 parking spaces resulting from the Scout Hall parking being subsumed by the development of the Abbeyfield project. Nor has any provision been made for the estimated 23 additional parking spaces the traffic analysis has calculated to cater for senior students bring vehicles to the school.</p> <p>As such the Council recommended that:</p> <ul style="list-style-type: none"> The consent authority request that the applicant submit a design for an additional 58 on street parking spaces which including the 15 car spaces that support the Scout Hall. The location and configuration of those spaces to be 	<p>Consultation with QPRC, Bungendore Scout Group, Bungendore Pre-School and a representative of the signalman's cottage has been undertaken and the authority's recommendation has been implemented in the amended design. An additional 58 parking spaces have been provided to Turallo Terrace.</p> <p>A total of 98 car spaces will be provided to the street. The Transport Assessment Addendum prepared by PDC (0593r02v03, dated 20/07/2022) notes that all car parking spaces are provided in accordance AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking, AS/NZS 2890.6- 2009 Off-Street Parking for People with Disabilities, and Palerang DCP 2015 Section B7.1. All angled car parking spaces are provided with a minimum width of 2.5 metres and length of 5.4 metres. PDC confirm the existing Council car park and modifications to the parking area as part of the proposed new high school will maintain an aisle width of 5.8 metres complying with</p>	<p>The proposed 90 degree angle parking in Turallo Terrace has been increased to meet the shortfall identified by Council. The parking appears to meet User Class 2 requirements under AS2890.1 which seems generally appropriate though aisle width is bare minimum for this User Class and could be improved.</p> <p>Council does not support the construction of either the proposed 90 degree angle parking on Turallo Terrace detailed in the original plans or the additional 58 spaces proposed on Turallo Terrace in the amended plans because of:</p> <ul style="list-style-type: none"> The adverse impacts on the residential premises in this locality. The congestion likely to occur around conflicts with parking at the pre-school and scout hall; Increased safety concerns caused by more vehicle movements in the area particularly vehicles 	<p>That Council advise they do not support any formalised parking on the north or south side of Turallo Terrace being included in SINSW plans. As such Council objects to the development on the basis that the required additional 58 parking spaces have not been provided.</p> <p>Car parking for the following on Turallo Terrace is supported for:</p> <ul style="list-style-type: none"> Two disabled parking spaces closer to the school entrance. The proposed six proposed drop-off/pick-up spaces.

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	<p>designed in conjunction with QPRC.</p> <ul style="list-style-type: none"> (This matter was submitted as an objection). <p>Roundabouts - Manoeuvring</p>	<p>AS2890.1 and AS2890.6, which is sufficient for accommodating two-way movement. All accessible parking spaces are provided with a minimum width of 2.4 metres and a length of 5.4 metres, with a minimum aisle width of 5.8 metres. These spaces are located adjacent to a 2.4 metre wide and 5.4</p> <p>Parking along Butmaroo St was explored but found to be unfeasible.</p>	<p>reversing into traffic lanes from the 90 degree parking.</p> <p>Council is also concerned that inadequate assessment has been done of the potential traffic and road safety impacts of the development on the wider street network around the school. Further studies should be done to look at impacts within 500m of the school and to take into account the impacts caused by the frequent closure of Street due to flooding.</p> <p>Turning curves for a both 12 & 14 m buses need to be done at the Gibraltar/Majara Street and Gibraltar /Butmaroo roundabouts noting that this road is on our public transport route and adjacent to the train station. It isn't clear in the transport assessment addendum.</p>	<p>That the applicant provide an independent Traffic and Road Safety Report encompassing a 500m circumference from the proposed site of all surrounding streets, terraces, roads and highways.</p> <p>That the applicant provide engineered designs, noting any works to be carried out on verges adjacent to the proposed roundabouts on Gibraltar/Majara and Gibraltar/Butmaroo to facilitate turning movements for both 12 & 14 m buses, noting that these roads are on the public transport route and adjacent to the train station. It isn't clear in the transport assessment addendum. Note: During rail track works up to 3 full</p>

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				size coaches a day require to pull into the train station car park.
	<p>Roundabouts - Landscaping</p> <p>That the consent authority request that the applicant confirm the proposed roundabouts will be landscaped in similar form to existing in Gibraltar/Ellendon Street intersection.</p> <p>(This matter was submitted as an objection).</p>	<p>The two new roundabouts are designed to be similar to the existing roundabout at the Gibraltar and Ellendon Street intersection. The roundabouts include a central landscaped reserve with planting to match that of the intersection. This has been documented within attached landscape drawing BHS-LA-1001 and the civil engineering package, provided with the Amendment Report.</p>	<p>Council is satisfied that the landscape plans confirm that the roundabouts will be appropriately landscaped.</p>	<p>The Submission Report response be noted.</p>
6. Student Pick-Up and Drop-Off	<p>Council considers that the number of kiss and drop spaces on Turallo Terrace needs to be increased. While the number of pick-up/drop-off spaces has been based on 18% of student population being dropped off, this calculation will not cater for inclement weather days or winter weather where families will choose to drop off on the commute out of Bungendore.</p> <ul style="list-style-type: none"> Council requires the drop off/pickup zone on Turallo Terrace be extended or 	<p>The authority's recommendation has been implemented in the design. Three student pickup and drop off spaces have been relocated from the northern side of Gibraltar Street to the drop off zone on the southern side of Turallo Terrace to increase the number of vehicle spaces to 6. Refer attached Architectural Proposed Site Plan BHS-TKD-DA-HS-1010 and M+G drawing BHS-CE-2130 provided with the Amendment Report.</p>	<p>The report suggests that Council's concerns have been addressed by the relocation of three pick up/drop off spaces from the northern side of the Gibraltar Street. This does not result in an increase in kiss and drop spaces it simply rearranges their location. This matter should be resubmitted to the applicants requesting an additional three spaces in for the development as a whole.</p>	<p>The Council maintain its objection until a total of 21 drop-off/pick-up spaces are provides as follows:</p> <ul style="list-style-type: none"> Gibraltar Street – 15 Spaces Turallo Terrace – 6 Spaces

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	relocated to accommodate a total of 6 vehicle spaces (This matter was submitted as an objection).			
7. Public Transport	Nil – Council was satisfied with the public transport arrangements.	Noted	Nil	No further comment required
8. Access to 16 Majara Street	Council recommends that the consent authority impose a condition requiring a right of way to be established at the front of No.16 Majara Street to allow access to this property from the access road into the school parking area. (This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).	A Right of Carriageway easement will be registered to provide suitable access to No. 16 Majara Street.	Council is satisfied that the applicant will provide the necessary Right of Carriageway but the requirement should be a formal condition of consent.	The Submission Report response be noted and the request for imposition of the condition remain.
9. Crossings and Pedestrian Movement	Crossings <ul style="list-style-type: none"> A school crossing supervisor must be provided for Gibraltar Street crossing to reduce the safety risks associated with the large number of crossing movements of unaccompanied school children. Council recommends: <ul style="list-style-type: none"> That TfNSW's management of the School Crossing Supervisor Program be noted in the School Transport Plan. 	Discussions with TfNSW are ongoing regarding the provision of a school crossing supervisor. There is no final position on provision and the discussions with TfNSW will continue to address this point. Fencing has been provided along the northern kerbside of Gibraltar Street, as a physical measure for students to cross Gibraltar Street at the new wombat crossing. A wombat crossing is now provided on Gibraltar Street as indicated on the	Despite the applicant's ongoing discussions the conditions requested by Council have not been satisfied and should still be imposed. Comments from staff indicate the following technical matters need to be resolved: The lines and signs drawing needs to be updated to show <ul style="list-style-type: none"> The school crossing on Gibraltar St dimensioned appropriately 	That Council provide the following comments on the deficiencies in the design of the crossing and maintain its objection. The following technical matters need to be resolved: The lines and signs drawing needs to be updated to show <ul style="list-style-type: none"> The school crossing on Gibraltar St

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	<ul style="list-style-type: none"> That the school crossing supervisor be included as a member of the internal working group proposed in the Preliminary School Transport Plan Fencing should be provided for Gibraltar Street on the northern (high school side) to channel high school students to the crossing The wombat crossing should also feature children crossing facilities including hold line, barber polls and school crossing flags. <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>revised architectural drawings. Reference is made to the following drawings illustrating the amendments incorporating the wombat crossings:</p> <ul style="list-style-type: none"> Appendix 4a of the Amendment Report: Concept Signage and Linemarking Plan prepared by PDC, and <p>Appendix 3a of the Amendment Report: Updated Civil Plans prepared by M+G Consulting (drawings BHS-CE-2061 and 2063) In response to the last item, a wombat crossing is now provided on Turallo Terrace.</p>	<ul style="list-style-type: none"> Parking changes with removal of the temp school QPRC standard on K & D is for a painted blue line on the kerb Fencing on the northern side of Gibraltar St to redirect students is not shown Sheet AR DA HS – 1010 rev c notes a low height wall seating wall Sheet AR DA HS -3000 south elevation from Gibraltar Street shows fencing to the east but not on the street frontage Section 1 / 2020 shows no fence Not shown AR DA HS-9100 	<p>dimensioned appropriately</p> <ul style="list-style-type: none"> Parking changes with removal of the temp school QPRC standard on K & D is for a painted blue line on the kerb Fencing on the northern side of Gibraltar St to redirect students is not shown Sheet AR DA HS – 1010 rev c notes a low height wall seating wall Sheet AR DA HS -3000 south elevation from Gibraltar Street shows fencing to the east but not on the street frontage Section 1 / 2020 shows no fence. Not shown AR DA HS-9100
	<p>Turallo Terrace Crossing</p> <ul style="list-style-type: none"> Council requires that in order to reduce travel speeds consideration be given to making the proposed 	<p>A wombat crossing is now provided on Gibraltar Street as indicated on the revised architectural drawings.</p>	<p>Comments from staff indicate the following technical matters need to be resolved:</p>	<p>That Council provide the following comments on the deficiencies in the design of the crossing and maintain its objection.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<p>pedestrian crossing on Turallo Terrace a wombat crossing.</p> <p>(This matter was submitted as an objection).</p>	<p>Reference is made to the following drawings illustrating the amendments incorporating the wombat crossings:</p> <ul style="list-style-type: none"> Appendix 4a of the Amendment Report: Concept Signage and Linemarking Plan prepared by PDC, and Appendix 3a of the Amendment Report: Updated Civil Plans prepared by M+G Consulting (drawings BHS-CE-2061 and 2063) In response to the last item, a wombat crossing is now provided on Turallo Terrace. 	<ul style="list-style-type: none"> Use of dragon's teeth on Turallo Terrace isn't dimensioned or regular i.e. only on one approach The wombat crossing on Turallo Terrace will not function as designed. It isn't raised and will not slow traffic. The detailed plan, section 2 & 4 on drawing BHS CE 2200 disagree with each other. 	<p>The following technical matters need to be resolved:</p> <ul style="list-style-type: none"> Use of dragon's teeth on Turallo Terrace isn't dimensioned or regular i.e. only on one approach The wombat crossing on Turallo Terrace will not function as designed. It isn't raised and will not slow traffic. The detailed plan, section 2 & 4 on drawing BHS CE 2200 disagree with each other.
	<p>Pedestrian Links</p> <ul style="list-style-type: none"> Paths coming from the north of the town should be extended to direct students to the safest crossing points. Council recommends that the applicant be required to install new pathways as indicated in the sketch on page 14 of the submission. <p>(This matter was raised as a request to impose a condition of</p>	<p>Footpaths and pedestrian crossings have been provided generally in accordance with Council's mark up on the plan on Page 14 of the submission. The details of these items are illustrated on the Concept Signage and Linemarking Plan prepared by PDC and the Updated Civil Plans prepared by M+G (drawings 2059 and 2063).</p>	<p>The applicant has satisfactorily addressed this concern.</p>	<p>The Submission Report response be noted and the requested condition be deleted from the proposed conditions of consent.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	consent and is not deemed to be an objection).			
10. Waste Collection and Deliveries	<p>Council recommends that the consent authority impose a condition of consent requiring waste collection to be between 6:00am – 7:30am or 4.00pm to 7.00pm.</p> <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>The Environmental Noise and Vibration Assessment prepared by Acoustic Logic (reference 20210459.1/2207A/R7/GC, dated 22/07/2022) notes that waste removal is proposed to occur between 6am and 7.30am. The proposed time is considered suitable given the distance separation and fencing to 63 Turallo Terrace and provides flexibility in the event of any minor changes required to the waste collection arrangements. Whilst this is the anticipated waste collection timeframe, it is requested this not be included as a condition of consent to allow flexibility.</p>	<p>Council does not support the flexibility requested. Waste collection is a common source of noise complaints and, coupled with the need to provide on-site safety during school hours results in restricted opportunities for collection during normal business hours. Thus, specifying the hours of collection in a condition is important.</p>	<p>That Council reiterate the need for a condition relate to the times for waste collection.</p>
11. Entrance and Access	<p>Council recommends that the consent authority impose a condition requiring the access off Majara Street to be designed for heavy rigid 10.5m vehicle manoeuvrability for garbage service.</p> <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>Access to the waste storage area, including manoeuvring within the site, has been designed for a heavy rigid 12.5m vehicle manoeuvrability for garbage service.</p> <p>Swept path diagrams have been included in with the civil engineering package attached to the Amendment Report.</p>	<p>The changes to the waste storage collection point are acceptable.</p> <p>It is noted that a consequence of the change is that additional carparking is to be provided at the northern end of the existing carpark behind the existing Council building. This new area should be provided with sufficient space at the end of the aisle to allow for vehicles</p>	<p>That the consent authority ensure that vehicles at the extension to the northern end of the existing carpark are provided with sufficient space at the end of the aisle to allow for vehicles to turn around should all carparks be full</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
			to turn around should all carparks be full.	
12. Flooding	<ul style="list-style-type: none"> The development is adjacent to the 1% AEP flood zone in Turallo Terrace, the incorporation of a sewer reflux valve is highly recommended. Council recommends that the consent authority impose a condition requiring the floor level of all utility buildings erected on the agricultural plot on Bungendore Common to have a finished floor level at or above the flood planning level for the site. <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>As indicated in the response by NDY, sewer reflux valves will be provided and installed as required.</p> <p>The utility buildings on the Ag Plot site have a finished floor level of 695.5m AHD, which is above the flood planning level of 692.3m AHD and probable maximum flood (PMF) level of 693.6m AHD.</p>	The matters raised have been adequately addressed by the Applicant.	The Submission Report response be noted and the requested condition be deleted from the proposed conditions of consent.
13. Developer Contributions	<p>Council recommends that the consent authority be advised the Council concurs with the determination that Section 7.11 developer contributions should not be applied in this case.</p> <p>(This matter was raised as a comment and is not deemed to be an objection).</p>	This was noted in the Submissions report.	The parties agree on this matter.	No further comment required.
	Section 64 Water and Sewer Contributions Council recommends that the consent authority impose a condition	The Department understands there is no requirement for payment of sewer and water. Section 64 provides that	The legal situation is understood however, Council believes the condition remains relevant until such	That the Department of Education, as an agent of the Crown, request and receive from the Minister

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<p>requiring the payment of section 64 water and sewer contributions prior to the school being occupied.</p> <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>Council is effectively the water supply authority for the purpose of the Water Management Act, when exercising functions under Division 5 of Part 2 of Chapter 6 of that Act. Section 306(4) of the WM Act allows the Crown to apply for an exemption from the Minister for Urban Affairs and Planning, now the Minister for Planning. The Department of Education, as an agent of the Crown, is able to request an exemption under s306(4) of the Water Management Act. The works relate to a public facility being a school and it is considered imposing a condition for payment of contributions is not reasonable or necessary.</p>	<p>time as the Department makes and receives a request for exemption from payment of the contributions.</p>	<p>for Urban Affairs and Planning, now the Minister for Planning, an exemption under s306(4) of the <i>Water Management Act</i> and further determination remain in the proposed conditions of consent</p>
14. Bushfire Assessment	No recommendations.	Noted	No further comments required as a result of amendments to design.	No further comment required.
15. Fire Services and Disability Access	No recommendations.	Noted	No further comments required as a result of amendments to design.	No further comment required.
16. Section 68 Local Government Approvals	<p>Details of Internal Water and Sewer Services</p> <ul style="list-style-type: none"> That consent authority impose conditions requiring water, sewer and trade waste 	<p>This was noted in the Submissions report.</p>	<p>These conditions should be reimposed.</p>	<p>That the consent authority impose conditions requiring water, sewer and trade waste installations to be inspected by Council staff.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<p>installations to be inspected by Council staff.</p> <ul style="list-style-type: none"> That the consent authority impose a condition requiring that a copy of the works as executed drawings of the water, sewer, stormwater and trade waste installations be provided to Council within three months of the occupation of the site. <p>(These matters were raised as a request to impose a condition of consent and are not deemed to be an objection).</p>			<p>That the consent authority impose a condition requiring that a copy of the works as executed drawings of the water, sewer, stormwater and trade waste installations be provided to Council within three months of the occupation of the site.</p>
	<p>Trade Waste Discharges</p> <ul style="list-style-type: none"> That consent authority impose conditions requiring water, sewer and trade waste installations to be inspected by Council staff. That the consent authority impose a condition requiring that a copy of the works as executed drawings of the water, sewer, stormwater and trade waste installations be provided to Council within three months of the occupation of the site. <p>(These matters were raised as a request to impose a condition of</p>	<p>This was noted in the Submissions report.</p>	<p>These conditions should be reimposed.</p>	<p>That the consent authority impose conditions requiring water, sewer and trade waste installations to be inspected by Council staff.</p> <p>That the consent authority impose a condition requiring that a copy of the works as executed drawings of the water, sewer, stormwater and trade waste installations be provided to Council within three months of the occupation of the site.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	consent and are not deemed to be an objection).			
17. Building Design and Amenity	<p>Council recommends that the applicant be requested to review the design of the eastern elevation of Building A with a view to strengthening its appearance from the school plaza.</p> <p>(This matter was raised as a comment and is not deemed to be an objection).</p>	<p>The eastern elevation of Building A has been amended to better address the school plaza. Specifically, face brickwork has been introduced at ground level, which responds to the traditional aesthetic of a solid base and lightweight upper storey, provides depth to the facades, and creates an improved civic quality that relates through materiality to the historic buildings within the town. Light-coloured, horizontal metal plank cladding has been introduced at first floor level to be suggestive of horizontal painted weatherboard cladding while meeting NSW Education's durability and maintenance requirements.</p>	<p>Council is satisfied that the design amendments have addressed its concerns.</p>	<p>That the Submission Report response be noted.</p>
18. Heritage	<p>Building A does not address its context particularly well. The form of the building is not in character or particularly sympathetic with those of the primary school, the Station Master's Cottage or the station itself. Furthermore the siting of the building does not relate to the historic view north along Majara Street, and sits half way across the former road alignment in a manner that is</p>	<p>The bulk and scale of buildings facing public roads has been reduced. The design of Building A has been amended to incorporate a single storey element wrapping the south, east and west facades to reduce the bulk and scale. The revised functions within Block A have also reduced the length of the two-storey mass along the southern facade. The amended</p>	<p>Council is satisfied that the design amendments have addressed its concerns.</p>	<p>That the Submission Report response be noted.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<p>inconsistent with historic Georgian town planning.</p> <p>(This matter was raised as a comment and is not deemed to be an objection).</p>	<p>design incorporates colours, materials and finishes which align with the rural village character and heritage of Bungendore. Additionally, Building A has been shifted west so that it is outside of the Majara Street alignment, allowing for retention of views to the north.</p>		
	<p>Digital Sign</p> <p>Council requires that the consent authority request the applicant to remove the digital sign from the proposal and deploy an alternative design.</p> <p>(This matter was submitted as an objection).</p>	<p>The electronic school sign has been removed from the street front and replaced with a changeable, static 'notice board' sign. The sign has been relocated with a greater setback from Majara Street behind the school entrance to reduce its visual impact on the streetscape.</p>	<p>The digital sign has been removed from the development as requested. No further comment required.</p>	<p>The Submission Report response be noted and Council's objection on these grounds be removed</p>
	<p>Fence around Station Master's and Signalman's Cottages</p> <ul style="list-style-type: none"> Council requires that the consent authority seek clarification around the type of fencing which will be installed along the boundaries with the old station master's residence and signalman's residence to ensure that it is sympathetic to heritage 	<p>A new 2.1m-high timber lapped and capped fence is proposed to the school boundaries which are shared with the Old Station Master's Cottage and as such has addressed Council's concerns.</p> <p>The existing corrugated iron fence to the Signalman's Cottage is also to be retained. Further a 2.1m high lapped and</p>	<p>The concerns raised by Council have been clarified and clearly delineated on the Landscape plans. With these changes Council should have no further concerns with fencing around the two heritage cottages.</p>	<p>The Submission Report response be noted and Council's objection on these grounds be removed.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<p>character of these two properties.</p> <ul style="list-style-type: none"> Council's preference would be that this fencing is constructed of lapped and capped timber fencing to be more sympathetic with the adjacent heritage buildings. Council's Heritage Advisor should be consulted in selecting the design of the proposed fencing. <p>(This matter was submitted as an objection).</p>	<p>capped timber fence will be erected on the school side of the existing corrugated iron fence to provide additional acoustic and visual separation between the Signalman's Cottage and the cricket nets in the school grounds. A landscape plan, prepared by Context, identified as Drawing BHS_LA_DA_2007 is attached to the Amendment Report.</p>		
	<p>Rotunda & Bush Balladeers Stone Memorial</p> <p>Council require that the consent authority impose a condition requiring the Rotunda and Bush Balladeers Stone Memorial being relocated at no cost to Council to Frogs Hollow Reserve or another location within the Village as agreed with Council.</p> <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>The reconstruction of the Rotunda and Bush Balladeers Stone Memorial will be undertaken as part of the development. The new location is subject to ongoing negotiation and discussion between the relevant parties and will be located elsewhere within Bungendore.</p>	<p>All parties seem to agree that the Rotunda should be relocated at the applicant's cost. A condition confirming this requirement should be imposed.</p>	<p>That until negotiations are finalised Council request that the condition be imposed.</p>
<p>19. Use and Maintenance of Mick Sherd</p>	<p>Council recommended that the consent authority:</p> <ul style="list-style-type: none"> impose a condition of consent requiring a maintenance gate to 	<p>The fencing around Mick Sherd Oval has been removed in</p>	<p>All of Council's concerns have been addressed by</p>	<p>The Submission Report response be noted and the</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
Oval and Games Courts	<p>be installed in the post and rail fence around Mick Sherd Oval, such fence to be located in consultation with QPRC.</p> <ul style="list-style-type: none"> • impose a condition of consent ensuring that an access gate is placed in the fence around the Games Court that is accessible by members of the public after hours. • impose a condition of consent requiring the applicant to relocate floodlighting and irrigation services displaced by the new development at no cost to Council. • impose a condition require the applicant to consult with QPRC and the Bungendore War Memorial Committee about the form and length of bollards required for fencing in the proximity of the War Memorial. <p>(These matters were raised as a request to impose a condition of consent and are not deemed to be an objection).</p>	<p>response to community and agency submissions.</p> <p>The games courts have been relocated within the school grounds.</p> <p>The flood lighting has been located and designed as per discussions with Council. Irrigation is not required to be relocated as confirmed by Council.</p> <p>The bollards near the War Memorial have been removed.</p>	<p>amendments to the design. As such the recommended conditions are no longer required.</p>	<p>requested conditions be deleted from the proposed conditions of consent.</p>
20. Contamination	<p>Council recommends that the consent authority impose a condition requiring a Stage 2 Detailed Site Investigation to be carried out prior to the commencement of work and that the condition include the</p>	<p>A Stage 2 Detailed Site Investigation has been prepared and is submitted and attached to the Amendment Report. Douglas Partners notes that in addition to the PSI for the rail corridor, TfNSW</p>	<p>As the detailed site investigation has now been completed the requirement for the report as a condition of consent is no longer needed.</p>	<p>The Submission Report response be noted and the requested condition be deleted from the proposed conditions of consent.</p>

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<p>requirement that any recommendations, site management or remediation resulting from that report be implemented.</p> <p>(This matter was raised as a request to impose a condition of consent and is not deemed to be an objection).</p>	<p>commissioned ERM to conduct a PSI for the Bungendore Rail Station as reported in Preliminary Site Investigation, Bungendore Rail Station, report ref 0608750.Rev0, dated 3 May 2022(ERM, 2022a). The findings of ERM (2022 and 2022a) conducted on behalf of TfNSW were incorporated into the DSI. The DP DSI is detailed in 'Report on Detailed Site Investigation (Contamination), Proposed New High School in Bungendore' (report ref 202107.04.R.002.Rev2), dated 14 July 2022. The DSI concluded that 'it is considered that the site is suitable, from a contamination perspective for the proposed development' and provides suitable recommendations. A RAP is not required.</p>	<p>It is noted that the report requires the imposition of several conditions of consent relating to unexpected finds and asbestos removal.</p> <p>With these conditions in place Council can be satisfied that the site is suitable for its proposed use as a school.</p> <p>Council notes that there may be some appetite for establishing additional parking at the existing car parking facilities at the Bungendore Railway Station. If such negotiations are progressed they should be cognisant of potential contamination on the railway carpark land.</p>	
21.Other Matters	No recommendations were made in relation to these matters.	Comments noted.	No further comments required as a result of amendments to design.	No further comments required
22.Environmental Health Matters	<p>Council notes the following concerns with the design of amenities:</p> <ul style="list-style-type: none"> There is no visual barrier into the student toilet facilities. 	<p>Toilets have been designed in response to the DoE brief and current community expectations as gender neutral, self-contained cubicles. The cubicles are fully enclosed and maintain privacy as individual units. To address child safety</p>	The applicant has adequately addressed these concerns.	The Submission Report response be noted and the requested condition be deleted from the proposed conditions of consent.

Matter Raised by Council on Original DA	Recommendations from Council's Previous Submission – 29 October 2021	Response from Education	Comment from Council	Recommended Response
	<ul style="list-style-type: none"> There is no urinal in boys toilets The Access Shower/ WC Change seems to be a unisex facility with no provision for privacy. <p>Council recommends that the consent authority be requested to impose a condition requiring the canteen facilities to be constructed in accordance with the appropriate NSW Food Standards and that Council be provided with a detailed floor plan of all floor preparation areas within the school for its records.</p> <p>(These matters were raised as a request to impose a condition of consent and are not deemed to be an objection).</p>	<p>imperatives, no additional visual barriers are provided. Toilets are designed to be gender neutral and compliant with the NCC under Clause F2.6(a)(iii).</p> <p>The canteen will be designed to comply with AS 4674-2004.</p>		
23.	Tree Protection	New Matter	Substantial works will be carried out within Council's road reserves. Council seeks to protect trees that are located within the road reserve from damage during the construction period and recommends a condition of consent be address requiring protection of these trees.	That a condition of consent be imposed to protect all trees that could be effected from any works pertaining to Council's road reserves.

Schedule 1 – Summary of Matters Raised in Objection to the Proposal

The following summary formed part of the previous submissions and summarised those matters where Council objected to the original proposal. A column has been added to indicate Council's position following the Response to Submissions and amendment to the design of the school.

Relevant Issue	Matter Raised in Previous Submission – 29 October 2021	Outcome Following Response
Whether the permissibility and legislative construction of the original dedication of the Crown lands being acquired is overcome by the acquisition of the land by the Education Minister.	That the consent authority require the applicant to provide further clarification on whether the legislation creating the dedication of Bungendore Park and the Bungendore Common permits the use of a school on the land and whether legislative change may be required to facilitate that use.	Objection still remains.
Unacceptable loss of off-street parking spaces and inadequate provision of additional parking generated by the development.	That the consent authority request the applicant submit a design for an additional 58 on street parking spaces in lieu of existing spaces which have been lost as a result of proposed works or have been generated by the new use. The location and configuration of those spaces to be designed in conjunction with QPRC.	Objection still remains.
Landscaping and Design of Roundabouts	That the consent authority request that the applicant confirm the proposed roundabouts will be landscaped and constructed in the same form to the existing roundabout at Gibraltar Street/Ellendon St..	Objection still remains.
Insufficient parking for Pick up and drop area in Turallo Terrace.	That the drop off/pickup zone on Turallo Terrace be extended or relocated to accommodate a total of 6 vehicle spaces.	Objection still remains.
Road Safety	New Matter - Council is also concerned that inadequate assessment has been done of the potential traffic and road safety impacts of the development on the wider street network around the school. A Traffic and Road Safety Report encompassing the road network within 500m of the school site should be completed before the application is determined.	New Objection

Relevant Issue	Matter Raised in Previous Submission – 29 October 2021	Outcome Following Response
Crossings	That in order to reduce travel speeds consideration be given to making the proposed pedestrian crossing on Turallo Terrace a wombat crossing. Some deficiencies in design have been identified.	Objection still remains.
Fencing adjacent to Heritage items.	That the consent authority seek clarification around the type of fencing which will be installed along the boundaries with the old station master's residence and signalman's residence to ensure that it is sympathetic to heritage character of these two properties. Consultation with Council's Heritage Advisor around a suitable design for the fencing is recommended.	Objection withdrawn.
Removal of digital signage due to its incompatibility with the heritage streetscape predominant in Gibraltar Street.	That the consent authority request the applicant to deploy an alternative to the digital sign in in the proposal.	Objection withdrawn.

Schedule 2 - Recommended Conditions of Consent

Recommended Conditions of Consent Following Response to Submissions - Bungendore High School – October 2022

Prior to the Commencement of Site Works

1. Disposal of Contaminated Material

All contaminated material removed from the site must be disposed of to a licensed disposal facility or as otherwise specified in the remedial action plan. Evidence of the location, date and quantities of material disposed of must be submitted to the certifying authority prior to the commencement of building works.

Reason: To ensure that contaminated material removed from the site is disposed of in an environmentally safe manner.

2. Traffic Management

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for Local Roads or an approved Road Occupancy Licence (ROL) from Transport for NSW (TfNSW) for State Roads.

Reason: To ensure that works carried out comply with the Roads Act.

3. Sediment and Erosion Control

Prior to the commencement of works on site, a Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be prepared and approved by the certifying authority. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book")*.

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

4. Temporary Vehicle Access

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shoveling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

Reason: To minimise transfer of soil from the site onto the road pavement.

5. Works Sites to be Fenced

A fence must be erected between the development site and public places before commencement of any other work.

Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places.

Prior to the Commencement of Building Works

6. Submit an Application for Trade Waste (C5)

Prior to the issue of the commencement of building works a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to, and approved by, Council. The waste treatment devices proposed must be able to cater for discharges from the following sources:

- (a) Canteen
- (b) Science Laboratories

The application must include the following details;

- (a) Details and location of all processes, tanks, pits and apparatus associated with the generation of trade waste and,
- (b) Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities and,
- (c) Details of pipes and floor drainage conveying the waste and,
- (d) A detailed sewage drainage plan.

Reason: To ensure compliance with Section 68 of the Local Government Act 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.

Note: For further information regarding Trade Waste treatment and discharge please contact Council's Trade Waste Officer.

7. Submit an Application for Trade Waste (C4)

Prior to the commencement of any building works a Trade Waste Application (C4) for disposal of liquid trade waste into sewer must be submitted to, and approved by, Council.

Reason: To ensure compliance with Section 68 of the Local Government Act 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.

8. Submit a Construction Management Plan

Prior to the commencement of building works a Construction Management Plan for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to and endorsed by the certifying authority. The plan must:

- (a) describe the proposed construction works and construction program and,
- (b) set standards and performance criteria to be met by the construction works and,
- (c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria and,
- (d) identify procedures to receive, register, report and respond to complaints and,
- (e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the plan.

Reason: To ensure that satisfactory measures are in place to provide for environmental management of the construction works.

9. Stormwater Disposal and Water Quality Requirements

All stormwater from the site must be trapped and piped to the street gutter/stormwater pit/other via an On-Site Detention (OSD) system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 Development Design Specification. Prior to the commencement of building works the design of the OSD service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The design shall include an independent report on storm water run-off from new building roof spans, including impact on the Mick Sherd Oval.

An in-ground Gross Pollutant Trap (GPT) targeting litter is to be installed in accordance with Council's D7 Erosion Control and Stormwater Management Specification.

Reason: To provide satisfactory stormwater disposal and water quality.

10. Protection of Council Sewer/Stormwater Easements

Prior to the commencement of building works structural plans must be provided to Council for concurrence as the sewer and water authority. The plans are to demonstrate that the footings of any structure will not be located within the zone of influence of Council's water, sewer and stormwater assets.

Reason: To allow for safe access and maintenance of services within future easements by Council personnel.

11. Demolition Works

The demolition of existing buildings must be carried out in accordance with the;

- a) Requirements of the SafeWork New South Wales,
- b) *NSW Work Health and Safety Act 2011*, and
- c) *Australian Standard AS 2601-2001 - The Demolition of Structures.*

Reason: To ensure compliance with SafeWork and occupational health and safety requirements.

12. Submit a Design and Construction Plan for Canteen Food Preparation Area

Prior to the commencement of building works a detailed design for the construction of the canteen food preparation area must be submitted to, and approved by Council. Fixtures, fittings, and equipment must be provided so as to be capable of being easily and cleaned without causing a risk to food safety.

The plan should include the following details:

- Floor plan - to a suitable scale (e.g. 1:50).
- Finishes to floors, walls and ceilings
- Sectional elevation drawings - to a suitable scale (e.g. 1:50) showing all fittings and equipment.
- Hydraulic plans (plumbing details) - to a suitable scale (e.g. 1:50).
- Mechanical exhaust ventilation drawings (i.e. plans, elevation and schematic diagrams, where applicable) - to a suitable scale (e.g. 1:50).

Reason: To ensure compliance with Food Act 2003 and Regulations 2015, Food Standards Code and relevant Australian Standards.

Conditions to be Complied with During Construction

13. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays: 7.00am to 6.00pm

Saturdays: 8.00am to 4.00pm

Sundays and Public Holidays: NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

14. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

15. Work in Accordance with Engineering Specifications

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Council's Design and Construction Specifications.

Reason: To ensure construction and restoration work is in accordance with Council's requirements.

16. Redundant Water Service Connection – Bungendore Pool

Disconnection of the existing water service for the Bungendore Pool from the water main, to be undertaken by the Council Utilities section staff at the Developer's cost.

Reason: Single connection for water service for the development.

17. Redundant Sewer Connection – Bungendore Pool

Disconnection of the redundant existing sewer connection for Bungendore Pool from the sewer main to be undertaken by the Council Utilities section staff at the Developer's cost.

Reason: Single connection for sewer service for the development.

18. Water Main Stop Valves – Majara Street

Install two new stop valves on Council's existing water main through the proposed site. The first is to be 1m outside the northern boundary of the high school, and second 1m outside the southern boundary of the high school on the existing 100mmØ DICL water main.

Reason: To enable rapid isolation of water mains in the event of breakage without having to arrange access.

19. Provide Water Service and Water Meter

A new main water meter and water service shall be installed by Council at no cost to the Council. The size of the meter and service shall be determined by a suitably qualified hydraulic consultant at no cost to Council.

The main meter shall be installed in an easily accessible position in the common property at the front of the site, or other accessible position approved by Council.

Reason: To ensure that the development is appropriately water metered.

20. Sewage Reflux Valve

A sewer reflux valve shall be fitted in accordance with AS/NZS 3500 – Plumbing and Drainage to the internal sewer drainage system upstream of the property boundary trap / shaft so as to prevent the backflow from the sewer from the authority's sewer entering the building.

Reason: To ensure the development is compatible with the flood risk of the area and to minimise damage to property that may occur in the event of flooding.

21. Extension of Stormwater Main

Stormwater shall be discharged to the existing pit in Turallo Terrace (Pit-593) with a 450mmØ RCP drainage pipe connecting to the 1400mmØ RCP trunk stormwater line in Majara Street. The 1400mmØ shall be extended to a point north of the proposed Abbeyfield site through to the footprint of the proposed extended levee and any rights of way, installing any headwalls and dissipation works required.

Reason: This main discharges part way through the proposed Abbeyfield site on the northern side of Turallo Terrace where Council has closed an unformed section of Majara Street. The new Abbeyfield site is being created as a result of the construction of the new school. A such the main will need to be extended clear of the new Abbeyfield site.

22. Inspection of Council Utility Services

All connections and alterations to Council's water, sewer and stormwater services shall be inspected by Council's Development Engineering Team prior to backfilling. This includes the inspection of the orifice plate and connection to Council stormwater infrastructure.

Reason: Ensure on-site detention is constructed in accordance with the Council specification.

23. Dust Management

Throughout construction works undertake all measures as appropriate to provide dust suppression on roads leading to, adjacent to and within the site in the event that weather conditions, construction activities and associated traffic to and from the site are giving rise to abnormal generation of dust.

Reason: To ensure that local residents and activities are not disadvantaged by dust during hours of operation.

24. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

25. Work on Adjoining Land is Limited

The verge and other adjoining lands must not be used for storage of materials or disturbed by construction activities except for;

- Installation of a temporary, stabilised construction access across the verge,
- Installation of services,
- Construction of an approved permanent verge crossing.

Reason: To minimise interference with the verge and its accessibility by pedestrians.

26. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

27. Protection of Adjoining Structures

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made;

- a) must preserve and protect the building from damage, and
- b) if necessary, must underpin and support the building in an appropriate manner, and
- c) must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- d) satisfy the requirements of SafeWork NSW.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason: Excavations relating to building work do not pose a hazard to adjoining properties.

28. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

29. Construction And Fitout Requirements

Canteen food preparation, sale and storage areas must be constructed and fitted out to comply with the requirements of the:

- (a) *Food Act 2003*;
- (b) *Food Regulations 2015*;
- (c) Australia New Zealand Food Standards Code; and
- (d) AS1668.2 - The use of ventilation and air conditioning in buildings - Part 2: Ventilation design for indoor air contaminant control

Reason: To ensure safe and hygienic food preparation/storage and compliance with Food Act 2003 and Regulations 2015, Food Standards Code and relevant Australian Standards.

30. Car Parking to Comply with AS/NZS 2890

All car parks must comply with AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking, AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities.

Pavement line marking with bay dimensions to comply with AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009, must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays.

Reason: To provide adequate off-street car parking.

31. All Surfaces to be Concrete or Asphalt Surfaced

All parking spaces, loading bays, driveways and turning aisles must be concrete or asphalt surfaced, with all parking spaces line marked.

Reason: To ensure car parking spaces are functional prior to use of the premises.

32. Lighting in Car Parks and Public Spaces

Lighting throughout the car parking area and in public spaces must comply with AS/NZS 2890.1:2004 - Parking Facilities - Off-Street Car Parking, and AS/NZS 1158 - Lighting for Roads and Public Spaces.

Reason: To ensure the provision of adequate lighting within the development.

33. Submit a Tree Management Plan

- 1.1. A Tree Management Plan (TMP) is to be prepared in accordance with 'Australian Standard 4970-2009 Tree Protection on Development Sites', by a suitably qualified arborist (Minimum AQF Level 5) prior to the commencement of work in the stage(s) where trees located within Council's road reserve are likely to be impacted by the proposed works.
- 1.2. The TMP must include:
 - a. The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) dimensions for retained trees on the subject site and adjacent sites (if applicable);
 - b. Tree protection measures in accordance with Australian Standard AS4970-2009;
 - c. Trees proposed to be removed (if applicable); and
 - d. Scaled maps depicting all of the above.
- 1.3. TMP protection measures must be implemented prior to the commencement of works, including demolition and tree removal, and remain in place until all site works have been completed unless otherwise specified in the TMP.
- 1.4. All contractors are to be made aware of the TMP as part of their induction on to site and must comply with it.

Reason: To ensure that tree(s) are protected from damage during construction.

Prior to Occupation of the Site as an Operational High School

34. Development Contributions to be Paid

Prior to the occupation of the site as an operational high school, contributions under Section 64 of the *Local Government Act 1993* and Division 5 Part 2 of the Chapter 6 of the *Water Management Act 2000* must be paid to Council.

Reason: To provide for the funding of augmentation to Council's water and sewer services resulting from the additional demand created by the development.

35. Covenant on the Land – Council Utility Services

Apply covenants under section 88B of the Conveyancing Act 1919 to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- a) Create all easements specified below and contained in the high school development. All easements must benefit Council;
 - i. easements to drain water,
 - ii. easements to drain sewer,
 - iii. easements for water supply,
 - iv. easements for stormwater.
- b) Council shall be nominated as the authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.

Reason: To ensure public utility services, access and restrictions are legalised over the land.

36. Covenant on the Land – Other Utility Services

Apply covenants under section 88B of the Conveyancing Act 1919 to the new lots incorporating the restrictions listed below.

- a) Create all easements specified below and contained in the high school development. All easements must benefit the relevant service authority;
 - i. easements for electricity,
 - ii. easements for telecommunications
- b) The relevant service authority shall be nominated as the authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.

Reason: To ensure public utility services, access and restrictions are legalised over the land.

37. Establishment of Right of Way

That a right of way to be established at the front of No.16 Majara Street to allow access to this property from the access road into the school parking area.

Reason: To ensure legal access to the property at 16 Majara Street is maintained.

38. Works as Executed (On-Site Detention System)

Prior to occupation Works as Executed drawings of the constructed on site detention system certified by the designer are to be submitted to Council accompanied by evidence of any restriction of land use of the land and positive covenant over the lot in favour of Council.

Reason: To ensure on site detention is constructed in accordance with the designed system and that its ongoing maintenance is enforceable by law.

39. Repair Damaged Public and Private Property

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to occupation of the development.

Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.

40. Water and Sewer Compliance Certificate - Construction

Prior to occupation of the development a compliance certificate in accordance with the Water Management Act 2000 must be obtained from Council.

Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.

41. Sewage Connection

Prior to occupation of the development connect the premises to Queanbeyan-Palerang Regional Council's sewerage infrastructure.

Reason: To ensure that premises are connected to available domestic sewerage system.

42. Comply with Waste Management Plan

The development is to comply with the submitted Waste Management Plan dated 7 September 2021.

Reason: To ensure the impacts of waste generated by the development are managed accordingly.

43. Submission of Litter Management Plan

Prior to occupation of the development the applicant shall submit to Council a litter management plan detailing how the school will manage litter around the school and fringes of the building and property boundary. The plan shall include a regular schedule for litter pickup and a maintenance schedule for litter bins placed around the facility. Following occupation this litter management plan shall be adhered to.

Reason: To ensure that the school and building surrounds are kept free from litter whether generated onsite or from surrounding sites.

44. Waste Conditions

The school is encouraged to contact Council's Waste Officer to assist with the following elements of the school's waste management plan:

- Signage for waste bins at school to ensure it is consistent with Council's waste service so that students are getting the same message at home and at school.
- Council provides a number of waste education programs that are available for the school
- To assist with finding option for recycling plastic wrap, soft plastics and polystyrene.

Reason: To maximise waste reduction strategies at the school.

45. School Transport Plan

That the following inclusions and modifications be made to the School Transport Plan:

- a) TfNSW's management of the School Crossing Supervisor Program shall be noted in the Plan.
- b) A requirement that a mandatory school crossing supervisor to support the large number of unaccompanied school children using the crossing be included in the Plan.
- c) That the school crossing supervisor be included as a member of the internal working group proposed in the Preliminary School Transport Plan.

Reason: To ensure the appropriate provision for the School Crossing Supervisor is made in the STP.

46. Provision of Works as Executed Drawings

Within three months of the occupation of the site, works as executed drawings for all internal water, sewer, stormwater and trade waste installations be shall be provided to Council for its records.

Reason: To ensure that Council has permanent records of internal services for the future reference of trade and other professionals.

47. Relocation of Rotunda and Bush Balladeers Memorial

That the Rotunda and Bush Balladeers Stone Memorial be relocated to Frogs Hollow Reserve at no cost to Council.

Reason: To ensure that the Rotunda and Balladeers Memorial that are displaced by the schools construction are relocated within the village at no cost to the community.

Conditions Applying to the Ongoing Operation of the School

48. Maintain Car Parking Areas and Driveway Seals

All sealed car parking areas, loading bays, maneuvering areas and driveways must be maintained in a trafficable condition, including pavement line marking

Reason: To ensure car park areas are useable.

49. Vehicle and Goods Storage Confined to the Site

All loading and unloading activities in connection with the development must be carried out wholly within the site and all goods and vehicles associated with the development must be accommodated wholly within the site.

Reason: To ensure free flow of vehicular and pedestrian traffic on the road and the verge.

50. Car Parking Spaces to be Kept Free at all Times

All car parking spaces, loading and unloading areas, vehicle maneuvering and driveway areas must not be used for the storage of any goods or materials and must be available for their intended use at all times. The operator of the development must ensure that all vehicles associated with the development are parked within the site in the approved car parking area as line marked.

Reason: To ensure such areas are available for occupants and visitors of the site and parking on site is used for the development.

51. Waste Collection Hours

Waste collection shall be limited to between 6:00am to 7:30am and 4.00pm to 7.00pm Monday to Saturday.

Reason: To ensure that waste collections are carried out at times when they do not create a noise nuisance to neighbours or a danger to students.