

15 August 2024

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Department of Planning, Housing and Infrastructure  
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PARRAMATTA NSW 2150

Email: Navdeep.SinghShergill@planning.nsw.gov.au

Dear Navdeep,

### **Submission: SSD-14394209 New Bungendore High School**

Thank you for the opportunity to comment on the amended State Significant Development Application (SSD) for the new Bungendore High School.

As foreshadowed by our letter dated 12 July 2024, this letter constitutes Council's formal submission on the amended Bungendore High School proposal, as determined by Council at the ordinary meeting held 14 August 2024 (Resolution No 370/24).

#### **School Classification**

Council seeks clarification that the intention is not to classify the school as 'suburban' as this would be inappropriate and would constitute an objection from Council. Bungendore is not a suburb, it is a rural regional township and accordingly, the school classification should reflect this. A classification of 'suburban' fails to appropriately recognise the Bungendore setting, the living arrangements and transport options available to any potential student cohort, along with a reduction in further education opportunities and support typically available to students from rural and regional communities.

#### **Location & Use of Crown Land**

Council is adamant that the proposed location for the school remains inappropriate and notes that the amendment to remove Crown Land from the proposal does so at the detriment to the facilities and amenities able to be provided to students and removes any capacity for growth of the school.

- Where will students undertake their assembly and conduct events that would usually happen in a school hall?
- Are students expected to use the Mick Sherd Oval as a permanent arrangement to access outdoor space?

It is not clear how the application has concluded it no longer requires use of Mick Sherd Oval for delivery of the school curriculum or what alternative facilities are available to it for this purpose. Council is prevented from supporting use of Mick Sherd Oval or any Crown land managed by Council for any purpose which is not permitted under the *Crown Land Management Act 2016*.

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Council considers that the level of amenity provided under any proposal should include a school assembly hall, a canteen, open space and sporting facilities at a minimum. It should not rely on the utilisation of Crown Land not included in the proposal. Accordingly, Council will not support the current proposal on this basis.

### **Capacity**

Council notes that the revised application envisages a significant reduction in both gross floor area and total open space from the original proposal. However, the estimated capacity of 450 students and 41 teachers has not changed. The Transport Assessment notes on p38 that 342 Year 6 students currently attend NSW public schools and live within the Bungendore High School catchment area.

A current Year 6 cohort of 342 suggests a likely student cohort at the proposed school which dramatically exceeds capacity within a very short timeframe. This is likely to place significant strain on local infrastructure and amenity. This impact has not been adequately considered and addressed in the application.

### **Approval Pathway**

Council is concerned that the dual-track approach and the removal of the Crown Land from the proposal would ultimately create legal and practical issues in relation to future applications for use of that Crown Land. Specifically, Council would be under pressure to ensure that adequate facilities or access to such for students can eventually be provided through use of the Crown Land despite its objection to this location and despite the possible lack of owner's consent from the Minister for Lands and Property for the SSD. If owner's consent from the Minister for Lands and Property was withheld from DoE on proposed plans that impacted Crown Lands, then Council is concerned that no legal pathway forward exists whereby Council could legally permit use of Crown Land in the future. As noted above, if school facilities are not able to be further developed to a suitable standard, Council will not support the current proposal.

Further to the above, how would such a dual-track approval pathway impact upon Council's compensation claim matter with the Department of Education? In particular, the pool is now proposed for retention but will be partially located on land acquired by DoE.

### **Parking**

It remains unclear if the catchment data for the proposed high school supports the parking requirements outlined in the application. It is unclear whether the traffic and parking demands are modelled on an environment consistent with the Bungendore area. To assure Council that the assessment is accurate, Council requests details of the source and derivation of the assumed parameters which have been used to inform the Consultant's calculations.

Given inconsistency between the proposed school capacity and the likely cohort currently residing within the school catchment, Council is not satisfied that the application realistically assesses the impact of the proposed development on local infrastructure, the town in general and the ongoing parking requirements for teachers, students and administrative staff.

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For instance: Given the large and overwhelmingly rural catchment area, public transport options are limited and a large proportion of students will be driven to school. A significant proportion of senior students will drive themselves and require parking. If 20% of a Year 12 cohort of 342 require parking, a further 68 parking spaces will be required.

The Bungendore Railway Station carpark is now being used for school parking, both long-term and during pick-up and drop-off. This has had an impact on the availability of parking at certain times of day for railway users. The lack of parking in the Majara/Gibraltar precinct and the increased demands from the current temporary high school and the proposed development will lead to increased parking demand in the precinct. Council is not aware that Transport for NSW has reached any agreement with the Applicant to make the Bungendore Railway Station carpark available for school use; the impact of any such use must be addressed.

### **Traffic**

Council remains concerned about the increased traffic flow in Gibraltar and Majara Streets, particularly at drop-off and pick-up times. The extension of the kiss and drop zones places increased pressure on limited longer-stay parking that is currently available and may lead to informal drop-offs occurring in non-designated areas or increased congestion around the school entrances.

A proper traffic movement analysis conducted at peak times and accounting for both near-term and medium-term growth in student numbers would better inform appropriate traffic management around the kiss and drop zones or the appropriateness of these zones as proposed in the development.

### **Confluence of Uses**

Council remains concerned regarding the confluence of institutions that will use this portion of Turallo Terrace and McCusker Drive, particularly immediately before, during and immediately following school hours. The pre-school, the future Abbeyfield development, the Scout Hall, which is used extensively during the day and out of hours, as well as a future school and traffic associated with the functioning of the ag-plot all coalesce around the crest of the hill where the wombat crossing is proposed.

The McCusker Drive causeway is subject to flood closure and this introduces a potential requirement for west-bound traffic on Turallo Terrace to be turned around at the crest of the hill. This again puts significantly more traffic pressure on this location that will lead to an unacceptable level of risk of accident and injury at that location. Council would like to see a more risk-centred approach to congestion issues.

### **Flooding**

The impact of stormwater on the Bungendore community has necessitated considerable effort and expense by Council to develop flood management and mitigation plans. These plans do not currently take into account the increased overland flow of water created by the proposed development. Flood mitigation plans and studies associated with the development need to be provided to ensure that downstream residents and businesses are not impacted by additional flow from the proposed development.

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## **Contamination**

Council remains concerned regarding the previous uses of the site's adjacent land. In particular, Council refers to the mining operations which have utilised the rail corridor for transport of lead ore and which have left a lasting legacy of contamination. Council is concerned that the DSIs conducted to date have not adequately identified nor addressed the probable impact of lead transport operations in relation to contamination of the subject land. Accordingly, concern is raised that if this issue has not been adequately identified at this stage, it will similarly be missed by corresponding Site Audit Report/s and Site Audit Statement/s. Council requests a review of the soil sampling and bore hole site specifically in relation to lead contamination to assure Council that robust testing for lead contamination has occurred and that this risk is appropriately identified and will be mitigated.

## **Staff Assessment**

Council Staff have undertaken a comprehensive review of the modified SSD, comparing Council's previous comments to the new proposal. A compiled commentary on the technical aspects of the proposed development is included in the attached. Issues have been numbered in accordance with previous submissions and commentary is generally in keeping with comments previously made though has been updated to reflect the current amendment. Key issues continue to include utilities, traffic, parking, pedestrian crossings and shared path links, vehicular access, accessible parking and flooding.

## **Conclusion**

Whilst Council is very supportive of a new high school in Bungendore and welcomes working with DoE on an appropriate location, its formal position stands as an objection to the proposed location on Majara Street.

Should the Minister for Planning grant consent to the proposal, Council enclosed proposed conditions of consent at Schedule 1 of the attached.

In addition, the current compensation claim matter with the Department of Education for both Crown Land and Council Land, remains an issue for Council. Attaining adequate funding for the relocation of the swimming pool, Council Administration Office/Council Chambers and the Community Centre is critical for Council and the community.

Yours sincerely,



**Rebecca Ryan**  
General Manager  
**Queanbeyan-Palerang Regional Council**

**Encl.**

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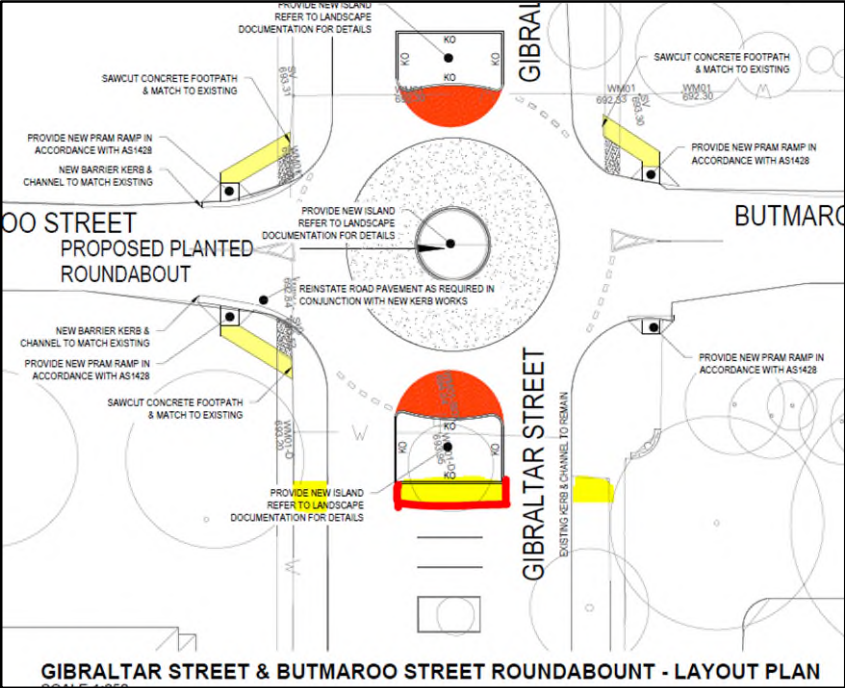
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## Attachment 1 - Comments on Amended SSDA Proposal – Bungendore High School – August 2024

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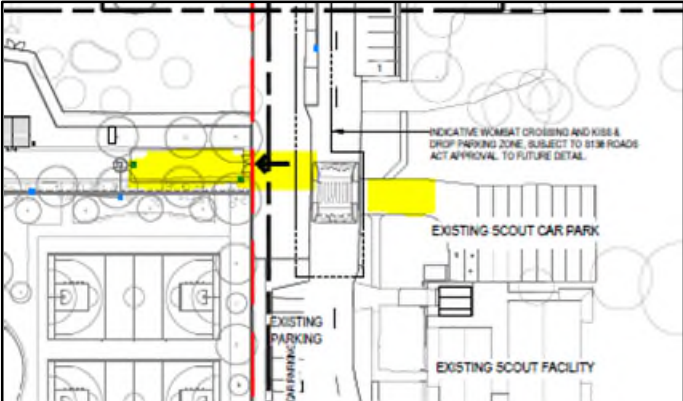
Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
1. Permissibility	The amended application's removal of development from Bungendore park and Bungendore Common Crown land is noted but greater clarity is sought in relation to the proposed level of dependence the school will have on the Crown Land for a student hall and open space use and what mechanisms are proposed to formalise these arrangements.	<b>Objection</b> until suitable arrangements are agreed.
2. Crown Land Impacts	As above.	<b>Objection</b> until suitable arrangements are agreed.
3. Utilities	<p>Previous commentary stands and previous recommended conditions of consent remain relevant.</p> <p>The Infrastructure Management Plan Report does not consider impacts of stormwater volumes created by the school site and where this flow might go, or if the existing network is sufficient to accept it. An assessment is required for the stormwater demands/production from the site, what local stormwater network is present, what the impact is to the local stormwater network and adjacent public areas, noting localise flooding due to the additional flow from the school is not acceptable.</p> <p>The proposed landscaping plans do not show the easements which have previously been agreed with Schools Infrastructure for stormwater and water mains along Majara Street. Staff are therefore unable to determine where the proposed plantings/features are in relation to the easement/s. It is noted that the architectural drawings do show the easements, and indicate that many trees, seats and footpaths to be in those easements. Trees are unacceptable and Staff object to seating proposed in the easement/s. Accordingly, the development, including landscaping, must comply with Council's Development Adjacent to Water Sewer and Stormwater Mains Policy. Should seating or other landscaping elements be placed within easements in contravention of Council's aforementioned policy, Council will not be responsible for repairing or reinstating any landscaping features within the easement/s in the event that those features are affected by routine or emergency maintenance.</p> <p>Where does the overflow from the underground rainwater tank go when it has reached capacity?</p>	<b>Objection</b> until comments suitably addressed.
4. Erosion and Sediment Control	Previous commentary stands and previous recommended conditions of consent remain relevant.	As per previous commentary.
5. Traffic and Roads	<p><u>Traffic Generation</u></p> <p>Previous traffic generation calculation error has been corrected and addressed within the updated PDC Consultants Transport Assessment report dated 11 June 2024. The resulting trip generation is 225 trips in the AM and 193 trips in the PM and are an overall decrease than what was initially anticipated in previous assessments. Considering the number of students within the proposed school catchment, concern is raised over the validity of the presumed traffic generation as it fails to acknowledge the likely high growth demand this school may experience. Accordingly, staff consider</p>	<b>Objection</b> until comments suitably addressed.

Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
	<p>that this assessment does not satisfactorily address likely expansion on the school and therefore cannot be relied upon.</p> <p><u>Turning Movements</u></p> <p>Turning movements should be required to demonstrate support bus and delivery trucks can get in and out of the school carpark in a forward direction.</p> <p>The plan also shows new Kerb Only (KO) around an existing tree on Gibraltar Street at the southern approach of the intersection. The southern section of KO should align with edge of the last centre parking space. If there is space to do so in this new kerbed area, construct a midblock crossing point with pram ramps on its edge as well as at the edges of Gibraltar St. Connecting paths to this new midblock crossing should also be constructed on the verge of Gibraltar St. New paths and pram ramps should be a minimum of 2.0m wide, noting this area is earmarked for a shared path. Are there pavement details for the roundabout or turning movements for buses?</p>  <p><b>GIBALTAR STREET &amp; BUTMAROO STREET ROUNDABOUT - LAYOUT PLAN</b></p>	

Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
	<p><u>Parking</u></p> <p>A separate driveway entry into the car park with clear delineation between pedestrian and vehicular movement while allowing for car parking for staff and site servicing is provided. A planter box provides a safety barrier and landscaping buffer at the school entry.</p> <p>In summary the amended parking proposed consists of:</p> <ul style="list-style-type: none"> <li>• On Site Parking 56 on-site parking spaces, including 23 student spaces, 29 staff spaces and 4 visitor car spaces. The two (2) disabled parking spaces initially proposed appear to be removed with a reliance on the Assisted School Travel Plan (ASTP) vehicle parking provided within the staff car park for students or visitors with additional needs.</li> <li>• Street Parking 22 parallel car parking spaces including two (2) disabled spaces, along the southern kerbside of Turallo Terrace. These spaces will replace the 20 car spaces that were provided on Majara Street adjacent to the Council building. 19 indented angled (90-degree) including two (2) disabled spaces, in front of Bungendore Pre-School.</li> <li>• Bicycle Parking 80 bicycle parking spaces for students and staff. It is noted that the bicycle parking provision is based on the expected travel mode split of the proposed high school. Should bicycle parking demand exceed the initial provision, the proposed high school would be able to increase the number of bicycle spaces accordingly.</li> </ul> <p><u>Parking for people with disabilities</u></p> <p>Accessible parking is to be located close to the school entry gate.</p> <p>Council receives many complaints from community members about accessible parking at schools that parking is not sufficiently close to the entry gate.</p> <p>The parking in Turallo Terrace is recommended to be amended to relocate the two parallel accessible parking spaces to the eastern most point of the bank of parallel street parking proposed on Turallo Terrace.</p> <p>There is no Accessible parking available near the school entrance that would service parents/carers coming to the office. This will need to be included.</p>	



Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
6. Student Pick-Up and Drop-Off	<p>The amended proposed high school student Kiss and Drop zones have been increased to 21 comprising of 11 spaces on Majara Street, 4 spaces on Gibraltar Street and 6 spaces on Turallo Terrace.</p> <p>The pick-up and drop-off zone on Turallo Terrace will provide utility to parents residing in northern Bungendore (particularly in the morning peak) to drop off their students and travel westbound onto Molonglo Street/Kings Highway and onto the commercial centres of Queanbeyan and Canberra. The pick-up/drop-off zones will be controlled by “No Parking” signage (8:00am to 9:30am and 2:30pm to 4:00pm school days) to encourage quick vehicle turnover. Outside of these time periods, the pick-up/drop-off zone can be legally used for parking by the general public.</p> <p>There will be opportunities for parents and guardians with special needs children attending the high school and minibuses associated with the NSW’s Government Assisted School Travel Plan (ASTP) to pick-up and drop-off their children within the high school staff car park. Although there are no dedicated bays provided for such pick-up and drop-off, provision of ASTP and special needs access within the staff park will provide separation from other parental pick-up and drop-off activity and will occur behind gates which significantly reducing student safety risks to traffic.</p>	As per previous commentary and also noting the commentary in the covering letter.
7. Public Transport	Previous commentary stands and previous recommended conditions of consent remain relevant.	As per previous commentary.
8. Access to 16 Majara Street	Formal condition of consent is still required for a right of way to be established at the front of No.16 Majara Street to allow access to this property.	As per previous commentary.
9. Crossings and Pedestrian Movement	<p>The demolition section makes no mention of the demolition of a shared path connecting Turallo Terrace and Gibraltar St through the eastern side of Mick Sherd Oval. This shared path is an important community asset providing active transport connection between the northern residential areas of Bungendore to Bungendore Public School. It should be mentioned in the demolition summary. Connections to and from Turallo Terrace and Gibraltar St need to be both east and west of the Oval. (Table 3 - Summary of Amendments, Page 16)</p> <p>There is also no mention of the demolition of a shared path connecting Turallo Terrace and Gibraltar St through the southern side of Mick Sherd Oval. This shared path is an important community asset providing active transport connection between the northern residential areas of Bungendore to Bungendore Public School. At a minimum there should be a statement to the effect that agreement has been reached between DoE and QPRC for DoE to provide financial contributions to Council to cover the construction costs of a replacement shared path to the north of Mick Sherd Oval.</p> <p>Council notes the new wombat crossing on Turallo Terrace is immediately in front of the existing driveway to the Scout Carpark. Although we do not object to the location of the wombat crossing, DoE</p>	<b>Objection</b> until comments suitably addressed.

Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
	<p>will be required to build the Scout Carpark a new driveway to the east of the new wombat crossing to enable continued access to the carpark and consult with the Scouts as to how this would be achieved.</p> <p>This may include some redesign to the carpark itself to make vehicular movements work and maintain the existing parking (including disability Access).</p> <p>Additionally, in light of the proposed Abbeyfield House Development on the newly closed road reserve, the proposed new wombat crossing should be located such that it does not preclude suitable practical site access, separate to the Scouts carpark. All works within the road reserve to be undertaken in accordance with a S138 approval yet to be gained from Council.</p> <p>Vehicles are to be prevented from using the gate on the school avenue access to Turallo Terrace.</p>  <p>Council also notes that the current road pavement is 7m wide, allowing only two lanes of traffic. The design of the wombat includes the 7m wide two-lane road plus kerb extensions to cover ramps off the side of the wombat crossing. However, the pavement plan does not show extension of road pavement to match the extent of the kerb extensions. Road pavement widening needs to be extended further to accommodate the width of the wombat crossing point. The drainage plans then need to be modified to show how the drainage is to function along with a review of the existing network capacity to accept the additional runoff.</p> <p>Wombat crossings to be designed in accordance with AS1742.13 and have lighting levels designed by a suitably qualified lighting consultant, in accordance with Category PX3 of AS/NZ1158.3.1 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting — Performance and design requirements and AS4282 Control of the obtrusive effects of outdoor lighting. These design and installation works to be at the cost of the Applicant.</p>	



Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
	The proposed turning head at the northern end of the car park to facilitate turning of a waste collection vehicle has been removed. Revised waste vehicle swept paths support a 12.5m medium rigid truck entering and exiting in a forward direction.	
11. Entrance and Access	<p>It is noted that proposed access to the Ag plot will now only be pedestrians only from Turallo Terrace. Vehicular access should also be allowed for in the design as there is potential for vehicles to be required to transport planting/harvesting materials (soil, bag of fertiliser, mulch) or vehicular access for mowers. (Table 3 - Summary of Amendments, Page 17)</p> <p>It is not appropriate nor safe to rely only on a pedestrian path to use as a travel path even for a mower. This is a conflict of uses.</p> <p>In accordance with the Palerang DCP 2015 Section B7.1, the car park appears to demonstrate two way or separate access and egress allowing all vehicles to enter and leave in a forward direction.</p> <p>Vehicular access into the site will be provided via the northern leg of the proposed roundabout at the intersection of Gibraltar Street and Majara Street. Only teachers, staff and waste collection vehicles will have access to the new access road that will be controlled via a boom gate with a security reader and intercom.</p> <p>The internal access has been designed based on passenger vehicle manoeuvrability and car park functionality for a standard B99 vehicle. The access off Majara Street must be designed for heavy ridged 10.5m vehicle manoeuvrability for garbage service.</p>	<b>Objection</b> until comments suitably addressed.
12. Flooding	<p>The amended Flood Assessment confirms that in both existing and proposed conditions, site flooding is limited to the Agricultural Plot area in the northeast of the site which does not include any proposed buildings. During a probable maximum flood (PMF) event, peak flood levels at the agricultural plot is 694.61mAHD.</p> <p>The high school development footprint is above the Flood Planning Level and just outside the Flood Planning Area. However, due to the development adjacent to the 1% AEP flood zone in Turallo Terrace, the incorporation of a sewer reflux valve is highly recommended.</p>	As per previous commentary.



Matter Raised by Council on Original DA	Council Submission – 15 August 2021	Outcome
16. Section 68 Local Government Approvals	Previous commentary stands and previous recommended conditions of consent remain relevant.	As per previous commentary.
17. Building Design and Amenity	<p>Amenity issues have been addressed by the original application as amended for Building A and overshadowing impact is minimal due to distances from nearest dwellings.</p> <p>Height - Building B exceeds Height controls of 8.5m. Cl 4.6 variation would be required and it is noted that Clause 3.43 of the Transport and Infrastructure SEPP allows the contravention of the QPLEP 2022 height controls.</p> <p>Streetscape - Digital signage relocated and replaced with static sign in original application (as amended).</p> <p>Fencing - Issues addressed by Education in original application (as amended).</p>	As per previous commentary.
18. Heritage	Former recommendation remains for condition that the Rotunda and the Bush Balladeers Stone Memorial be relocated at the applicant's cost be imposed.	As per previous commentary.
19. Use and Maintenance of Mick Sherd Oval and Games Courts	Further detail required on the cut and fill proposed. In particular Ch 35 on CL SC04 has an existing sewer main crossing the basketball court. Plans show >800mm cut above the main. More effort is needed in the detail design to protect this main and approval from Council's Manager Utilities for any works within the vicinity of the main.	<b>Objection</b> until comments suitably addressed.
20. Contamination	<p>Previous commentary stands and previous recommended conditions of consent remain relevant.</p> <p>See also commentary in covering letter.</p>	<b>Objection</b> until comments suitably addressed.
21. Other Matters	<p><u>Earthworks</u></p> <p>Further detail required on the cut and fill proposed. In particular Ch 35 on CL SC04 has an existing sewer main crossing the basketball court. Plans show &gt;800mm cut above the main. More effort is needed in the detail design to protect this main and approval from Council's Manager Utilities for any works within the vicinity of the main.</p>	<b>Objection</b> until comments suitably addressed.
22. Environmental Health Matters	Previous commentary stands and previous recommended conditions of consent remain relevant.	As per previous commentary.
23. Tree Protection	Previous commentary stands and previous recommended conditions of consent remain relevant.	As per previous commentary.

## Schedule 1 - Recommended Conditions of Consent

### **Recommended Conditions of Consent Following Response to Submissions - Bungendore High School – August 2024**

#### **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. Submission of Traffic Control Devices Plan**

A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices (roundabouts, wombat crossings, regulatory signage). It must include all line-marking and sign-posting.

*Reason: To authorise traffic control devices.*

##### **4. 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.*

##### **5. 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.*

##### **6. 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**

### **7. 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.*

### **8. 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.*

### **9. 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.*

### **10. 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.*



## **11. 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.*

## **12. 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.*

## **13. 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**

### **14. 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.*

### **15. 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.*

### **16. 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.*

## **17. 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.*

## **18. 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.*

## **19. 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.*

## **20. 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. As such the main will need to be extended clear of the new Abbeyfield site.*

## **21. 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.*

## **22. 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.*

## **23. 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.*

## **24. 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.*

## **25. 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.*

## **26. 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.*

## **27. 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.*

## **28. 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.*

## **29. 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.*

### **30. 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.*

### **31. 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.*

### **32. 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**

### **33. 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.*

### **34. 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.*

### **35. 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.*

### **36. 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.*

### **37. 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.*

### **38. 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.*

### **39. 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.*

### **40. 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.*

### **41. 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.*

### **42. 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.*

#### **43. 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.*

#### **44. 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.*

#### **45. 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.*

#### **46. 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**

#### **47. 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.*

#### **48. 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.*

#### **49. 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.*

## **50. 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.*