

28 November 2019

RPS Group Pty Ltd
Capital Centre Arcade L 13 255 Pitt St
SYDNEY NSW 2000

Dear Sir/Madam,

RE: Pre-Development Application Meeting PDM/2019/94/1

**PROPERTY: C O'Keefe Drive ORAN PARK
LOT: 1001 DP: 1234527**

I refer to the above pre-development application meeting which was held on 26 November 2019. I provide the following as a summary of the issues discussed at the meeting and as advice for your assistance.

This advice is based on the proposed development as described by you. Should the development or any relevant planning policy change in any way prior to the lodgement of a development application (DA) then this advice may no longer be fully accurate or complete.

Please note that this advice is preliminary in nature and that no detailed assessment of the site or proposed development has been undertaken. Following lodgement of the DA and a detailed assessment, additional issues may arise that are not detailed in this letter that may require the proposed development to be modified or additional information to be provided. Council may also determine that the proposed development cannot be supported on the site.

Proposed Development

1. The proposed development involves early works for Catherine Field Primary School consisting of bulk earthworks, site establishment and stock piling.

Construction of buildings, hardstand areas including car park, footpaths and landscaping is the subject of a separate application.

Zoning/Permissibility

2. The site is zoned R2 Low Density Residential pursuant to State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The proposed development is defined as 'earthworks' for a proposed 'educational establishments' Both land uses are permitted with consent in the zone.

Development Classification

3. The proposal will be classified as a Crown development application as the land is owned by the Minister for Education and the development application is therefore made by or on behalf of the Crown.

The application will require determination by the Sydney Western City Planning Panel if the capital investment value exceeds \$5 million.

Capital Investment Value

4. Any DA lodged with Council must clearly state the capital investment value (CIV) of the proposed development. Please refer to the Department of Planning, Industry and Environment's Planning Circular PS 10-008 which describes what items must be included and excluded when calculating the CIV for development. Depending upon this value the DA may be determined by the Sydney Western City Planning Panel (the Panel).

Town Planning Advice

5. A statement of environmental effects must be submitted with the DA that fully describes the proposed development and assesses it against all relevant environmental planning instruments, development control plans and plans applicable to the site and development. These include (but may not be strictly limited to):

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006;
- State Environmental Planning Policy No 55—Remediation of Land;
- Deemed SEPP Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (No 2 – 1997);
- State Environmental Planning Policy (Infrastructure) 2007;
- Camden Growth Centres Development Control Plan 2012;
- Camden Development Control Plan 2019;
- Greater Sydney Region Plan; and
- Western City District Plan.

6. The statement of environmental effects must also clarify the proposed timing of the development in relation to adjoining approved development applications. DA/2018/147/1 approved the perimeter road to the east, earthworks (including fill over the subject site) and subdivision. DA/2017/491/1 (and modifications) approved the perimeter road to the south, earthworks (including fill over the subject site) and subdivision.

The 'existing levels' shown on the engineering plans shall be amended to reflect the approved levels of these applications depending on proposed sequencing.

7. The finished levels are to be checked against the adjoining proposed subdivisions to ensure the final heights match one another. Significant level changes adjoining boundaries are unlikely to be supported.

The difference in finished levels between the site and future roads in the south eastern corner of the site are not supported. The proposed fill and finished levels shall be reduced to minimise the adverse impacts created by the change in levels.

8. The bulk earthworks must not prejudice the outcome of the State Significant Development application (SSDA9477). The pad and associated batter provided for the future car park does not provide flexibility in the event that the design is modified.
9. Confirmation shall be provided that the easement for overhead powerlines 9 wide through the site has been extinguished. If not, a referral to Endeavour Energy is required by State Environmental Planning Policy (Infrastructure) 2007.
10. In addition to owner's consent for the subject site, owner's consent must also be provided for the relevant lot if any works or access is proposed on or from adjoining lots (rather than the road reserve).
11. The application will be notified in accordance with the Camden Development Control Plan 2019 for 14 days.

Engineering Advice

12. The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
13. Temporary site access locations are to be shown on the plans. Direct access off O'Keefe Drive is not supported due the potential impact created by turning truck movements in and out of the site close to residential houses. A temporary access point should be located at the southern end of O'Keefe Drive. This will also protect the existing kerb and gutter.
14. The bulk earthworks for the site should have batters between height differences and not vertical faces. All batter is to be a maximum of 1 in 4 (however visual impacts may require lesser gradients in visually prominent areas)
15. The bulk earthworks should ensure the site is able to drain to the temporary sediment basin without any trapped low points on site.
16. The existing onsite detention basin to the north of the site has an easement that appears to encroach into the proposed site. If this easement has already been extinguished, can evidence be provided demonstrating this.
17. All sediment and erosion controls to comply with relevant standards.

Environmental Health Advice

18. A copy of the environmental site assessment shall be lodged with the application.
19. A salinity management plan will be required based on the salinity results contained within the stage 2 environmental site assessment.

Documents to be Submitted with the DA

You must submit the following plans and reports with the DA:

- Completed development application form,
- Completed [DA lodgement checklist 12](#),
- Statement of environmental effects,
- Survey plan (A3),
- Engineering plans (A3),

- Stormwater management report,
- Geotechnical report,
- Environmental site assessment,
- Salinity management plan,
- Contamination assessment,
- Acoustic report,
- Construction waste management plan,
- Traffic report,
- Cost of works estimate/quantity surveyor report,
- USB drive/CD containing all of the above information,
- Copy of this pre-DA advice letter.

Failure to submit the above information will result in Council refusing to accept the DA.

DA Fees

Prior to the lodgement of the DA, please contact Council's Customer Relations Team on (02) 4654 7777 to obtain a fee quote. A copy of this fee quote is to be provided with the DA.

All DA fees must be calculated and provided in accordance with the Department of Planning, Industry and Environment's Planning Circular PS 13-002. The circular requires that a cost estimate of the proposed development be submitted with the DA along with the methodology used to calculate it. Please note that for larger developments with costs greater than \$3 million a detailed cost report must be prepared by a registered quantity surveyor and submitted with the DA.

Other Information

Council would welcome the opportunity to act as certifier for the proposed development. Should you choose this, please advise Council's customer service staff when lodging your DA to ensure that your application form is completed correctly and that the correct fees are paid for the required certificates and inspections.

Please note that following receipt and detailed assessment of the DA, additional issues may arise that are not detailed in this letter that may require the proposed development to be modified or additional information to be provided. Council may also determine that the proposed development cannot be supported on the site. You will be advised of this as soon as possible following the lodgement of the DA.

Any additional pre-DA meetings regarding the proposed development will attract a fee in accordance with Council's current fees and charges.

Should you have any enquiries in relation to this matter, please do not hesitate to contact the undersigned on (02) 4654 7613.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Soldo".

Mr J Soldo
Senior Town Planner
(Planning and Environmental Services)