

29 October 2021

Infrastructure Assessments
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Attention: Tahlia.Alexander@planning.nsw.gov.au.

**Supplementary Detailed Submission
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.

Council requested an extension of time to make a submission in relation to this SSD and was advised by Social and Infrastructure Assessments at DPIE that a detailed submission could be lodged by 29 October 2021 subject to a preliminary submission being made before the closing date on 18 October 2021.

Council submitted its preliminary submission on 18 October 2021 as requested.

This letter and its attachments constitute Council's detailed submission which was considered at its meeting on Wednesday 27 October 2021.

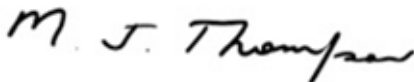
This submission should be considered as an objection to the proposal.

The submission gives a detailed explanation of why Council formed this view. Subject to a satisfactory resolution of these items Council may withdraw its objection to the proposal.

The submission also includes a detailed list of recommendations for imposition of conditions of consent in Schedule 2.

Should you have any queries in relation to this detailed submission or wish to set up a meeting to go through the matters raised 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

Submission and Comments from Council on Bungendore High School - SSD-14394209

Council's Ref: PR.2021.1036
DPIE Ref: SSD-14394209
Council Contact: M J Thompson
Council@qprc.nsw.gov.au

Date of Submission: 29 October 2021

Submission and Comments for Bungendore High School

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Detailed Comments

1. Permissibility

1.1. Comments

The development is defined as an educational establishment under Palerang Local Environmental Plan 2014.

The development is within Zone RE1 Public Recreation, Zone SP2 Infrastructure and Zone R2 Low Density Residential. Under *Palerang Local Environmental Plan 2014* educational establishments are prohibited in each of these zones. However, there are several State Environmental Planning Policies which prevail over *Palerang Local Environmental Plan 2014* as well as section 4.38 *Environment Planning and Assessment Act 1979* and together these enable consent to be issued to the development application. The State Environmental Planning Policies include - *State Environmental Planning Policy (State and Regional Development) 2011* (Clause 8(1), Schedule 1, Item 5) and *State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017* (Clauses 35 and 33).

Pages 14, 75, 76, 80 and 81 of the Environmental Impact Statement (EIS) for the New High School in Bungendore dated September 2021 and prepared by Mecone addresses the application of the above State Environmental Planning Policies to an educational establishment on this site in more detail.

The EIS on pages 84-85 also addresses the development application in terms of the relevant Land use table and Zone Objectives of *Palerang Local Environmental Plan 2014*.

Council can be satisfied that the permissibility of the development is satisfactory.

1.2. Recommendation

Nil.

2. Crown Land Impacts

2.1. Comment

Part of the current site proposed for the new High School is currently Crown land with Queanbeyan-Palerang Regional Council being the Crown land manager. This is part of 4-16 Butmaroo Street (Bungendore Park) and 18 Turallo Terrace (Bungendore Common) and is currently subject to various provisions of the *Crown Lands Management Act 2016*.

The EIS notes that the Minister for Education is in the process of acquiring these lands under section 125 Acquisition and Disposal of land of the *Education Act 1990*. At the completion of this process the land will cease to be community land subject to the provisions of the *Crown Land Management Act 2016* and become land held by the Minister for Education. The EIS notes that the land is to be acquired by agreement but notes that it could also be obtained by compulsory acquisition under the *Land Acquisition (Just Terms Compensation) Act 1991*.

It is also noted that there is an undetermined Aboriginal Land Claim over Lot 701, DP 96240 (Bungendore Common) and that this lot cannot be acquired until this land claim is determined.

3.1.1 Water

The high school development site is within the Bungendore Village pressure zone and has potable water connectivity noting the following local water mains encompassing the location that draw from the 150mmØ DICL trunk water main in Turallo Terrace;

- Local Main 100mmØ DICL (Majara St – East),
- Local Main 100mmØ AC (Gibraltar St – South),
- Local Main 100mmØ PVC (Site – North),
- Local Main 100mmØ PVC (Turallo St – North).

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.

As the 100mmØ DICL water main in the eastern verge of Majara Street will become part of the land acquired for the School, an easement will need to be created over the water main to benefit Council. The easement should include a provision that no structures be erected over the easement.

In addition, 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 located on an accessible boundary (note, this will mean replumbing the connection to the current Council building). There should only be one master meter for water supply to the site. Any submeters within the site 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.

It is not clear whether the existing water main off Turallo Terrace servicing the irrigation for Mick Sherd Oval will be located clear of the new School boundary. If ground truthing indicates that it is located within the School boundary an easement will need to be located over the main. Alternatively, the main could be relocated so that it is clear of the School site.

3.1.2 Sewer

The high school development site is currently serviced by multiple 150mm sewer ties, noting the following and currently existing local sewer mains encompassing the location that feed into the 225mmØ VC trunk sewer main in Turallo Terrace:

- Local Main 150mmØ PVC (Majara St – East = DC/3-DC/2/-DC/1) retained with street closure,
- Local Main 150mmØ VC (Bungendore Pool = Cap-A/16) will become redundant.

As the 150mmØ PVC sewer main in the eastern verge of Majara Street will become part of the land acquired for the school, from an operational point of view, it can be abandoned and a new connection established at the northern boundary on 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.

While it may be considered that creating an easement over the sewer main would be a viable option Council's Utilities Branch have stressed their concern about retaining assets within an enclosed environment such as a school. This concern is based on previous experience in dealing with issues related to the protection of children and emergency access, particularly with respect to sewer maintenance. As such, 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.

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.

3.1.3 Storm Water

The high school development site can be serviced by a storm water connection 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.

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 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 easement also acts as a overland flow path for stormwater and as such should be kept clear of structures and appropriately graded to cater for excessive stormwater flows.

The proposed development of the site will increase runoff, thus a stormwater management plan demonstrating the proposed development will not exceed pre-development 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.

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.

3.1.4 Other Utilities

Council understands that electricity and communications utilities may also traverse the former Majara Street road reserve. If this is the case appropriate easements should be required to protect these assets.

3.2. Recommendations

That the consent authority impose conditions requiring:

- Preparation of a hydraulic design plan providing details of the required sizing for all water, sewer and stormwater services required for the site.
- The extension and augmentation of the stormwater main to the north of Turallo Terrace clear of the proposed Abbeyfield site through to the proposed levee extension.
- The creation of appropriate easements where Council mains and other utilities traverse the site.
- Confirmation that the design for the sewer system includes a sewer reflux valve.
- The preparation of an on site detention design to limit stormwater discharge from the site to pre-development flows.
- That all connections and alterations to Council's utility services are inspected by Council staff prior to backfilling.

4. Erosion and Sediment Control

4.1. Comment

An Erosion and Sediment Control Plan (ESCP) will be required for any works causing surface cover disturbance. An ESCP will be required to be submitted with the construction certificate. A Soil and Water Management Plan (SWMP) will be required to be implemented by the property owner for any works causing surface cover disturbance. This requirement applies for all stages of development.

4.2. Recommendation

That the consent authority impose conditions require the preparation, implementation and maintenance of an erosion and sedimentation plan throughout the construction of the development (Condition).

5. Traffic and Roads

5.1. Comment

5.1.1 Traffic Assessment

The high school development includes the provision of new roundabouts at the intersections of Gibraltar Street and Majara Street and Gibraltar Street and Butmaroo Street. The closure of Majara Street from Turallo Terrace to Gibraltar Street also forms part of this development.

The detailed traffic assessment of the proposed high school in Bungendore factored in the large student catchment and extending from the NSW/ACT border and includes the villages and localities of Sutton, Wamboin, Bywong, Gundaroo and Hoskinstown.

SIDRA intersection analysis by GHD indicates that the key intersections in the proximity to the proposed high school site will operate with a good level of service with minimal delays.

The current journey to work data included in the GHD analysis for Bungendore indicates 75% of residents used private vehicles to access their workplace and 8% used sustainable modes of transport (walking, cycling or public transport).

Council engineers provided information indicating that the Elm Grove subdivision (331 lots) and Bungendore East Subdivision (500 lots) are expected to be fully developed within the next 10 years. This information was included in the traffic analysis.

The trips rate for the high school was undertaken on a first principals basis in accordance with the current journey to work data and accounted for an occupancy rate of 1.4 students per vehicle, the proposed high school is expected attract;

- 450 trips in the AM peak (225 inbound and 225 outbound), and
- 386 trips in the PM peak (193 inbound and 193 outbound).

Subsequently the SIDRA intersection analysis by GHD demonstrated that with the completion of the proposed upgrades the intersections will continue to perform with a good Level of Service in 2023 and 2033 when factoring in the high school trips, the proposed two large subdivisions and a 2% per annum background traffic growth.

5.1.2 *Parking Facilities*

In summary the parking proposed consist of:

- 44 car parking spaces will be provided to teachers and staff in a level carpark and will included two (2) disabled spaces.
- 4 bicycle parking spaces for staff will be provided in proximity to the proposed Building A.
- 76 bicycle parking spaces for students will be located at the northern and southern pedestrian entries of the school.
- The proposal also includes the following community parking to partially off-set the loss of 60 parking spaces on Majara Street:
 - 35 spaces on the southern side of Turallo Terrace
 - 5 spaces on the northern side of Turallo Terrace

The proposed car parking strategy for the high school has been designed to utilise the existing QPRC Office and Administration building asphalt car park to the eastern side of the existing building for staff parking. A total of 44 spaces including two (2) disabled parking spaces are provided.

In terms of configuration and manoeuvring, the high school development site should meet the requirements of *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 parking spaces and aisle widths must meet the functionality of the Australian Standard as a minimum. This includes ensuring that the carpark behind the existing Council building is capable of supporting two way traffic in its new configuration.

Community parking consisting of 40 parking spaces is proposed along Turallo Terrace adjacent to the new games courts and open play space and on the northern side adjacent to the pre-school.

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.

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.

It would appear therefore that the School project is deficient in carparking o the tune of $20 + 15 + 23 = 58$ carparking spaces.

It would therefore seem appropriate that the School project be required to provide, at a minimum, an additional 58 on street spaces to compensate for the loss of parking in Majara Street and for new demand created. This could be by an extension of the proposed indented 90 degree bays off Turallo Terrace on both the northern and southern sides of the road. In addition, the construction of indented parallel parking in Butmaroo Street could be considered as an option. Separate discussions by the applicant should be held with adjacent landowners.

It is noted that this does not include provision of parking for the Customer Service/Community Hall/Library facility on Turallo Terrace however, given that the configuration of this precinct has not been finalised it would be premature to require additional parking for these facilities.

It is noted Transport for NSW will seal part of the Bungendore Rail Station carpark although this does not form part of the development application. If the applicant chooses to rely on the provision of this parking area to offset its parking demands then the consent authority should look at some way of including a provision in the consent that this will actually occur by the time the School is occupied.

A separate driveway entry into the car park is located parallel to the pedestrian entry and is directed behind the proposed technology building to provide a clear delineation between pedestrian and vehicular movement while allowing for car parking for staff and site servicing. A planter box provides a safety barrier and landscaping buffer at the school entry.

A new turning head is proposed to the northern end of the car park to facilitate turning of a waste collection vehicle.

5.1.3 Roundabouts

Two new roundabouts will be constructed at the intersections of Gibraltar and Butmaroo Streets and Gibraltar and Majara Streets. Council is keen to see these roundabouts being consistent with the already installed roundabout at the Gibraltar and Ellendon Streets intersection. The landscape plan submitted with the EIS indicates that both new roundabouts will be landscaped but the configuration is not clear from the plans. Council seeks confirmation that the configuration and landscaping of the new roundabouts will be the same as the existing Gibraltar/Ellendon intersection.

5.2. Recommendation

- That 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 designed in conjunction with QPRC. (Objection)
- 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. (Objection)

6. Student Pick-Up and Drop-Off

6.1. Comments

The proposed high school student pick-up and drop-off zones will be on the northern side of Gibraltar Street, comprising 15 car spaces, and the southern side of Turallo Terrace, comprising 3 car spaces, both adjacent to the high school site.

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.

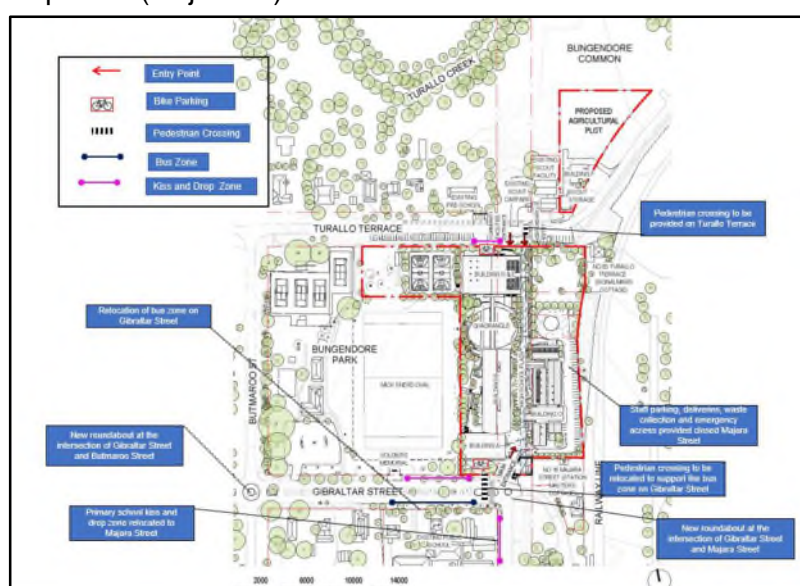
There will be opportunities for parents and guardians with special needs children attending the high school and minibuses associated with the NSW’s Government Assisted School Travel Plan (ASTP) to pick-up and drop-off their children within the high school staff car park. Although there are no dedicated 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.

Council considers that the number of spaces on Turallo Terrace needs to be increased. While the number of pick-up/drop-off spaces have 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.

One of the goals of the School Transport Plan is to decongest the road networks around the school and the roads most vulnerable to congestion are Gibraltar Street and Majara Street. Enhancing the Turallo Terrace pick-up/drop-off capacity will assist in decongesting the roads in the school zone most at risk of congestion.

6.2. Recommendation

That the drop off/pickup zone on Turallo Terrace be extended or relocated to accommodate a total of 6 vehicle spaces. (Objection)



Proposed Traffic Infrastructure and Parking – 10 Majara Street, Bungendore

7. Public Transport

7.1. Comments

High school students will share the primary school Bus Zone. The existing primary school Bus Zone is currently located on the western side of Majara Street. In accordance with suggestions from Council Engineers, the bus zone will be relocated to the southern side of Gibraltar Street, adjacent to the primary school. Subsequently, the primary school pick-up and drop-off zone will be relocated to the western side of Majara Street.

Approximately 167 students are expected to catch a bus to and from school which is the equivalent of 4-5 buses with approximately 40 students per bus. Currently there is approximately 100 metres of kerb space available for the proposed Bus Zone on Gibraltar Street. This proposed Bus Zone is expected to service up to five large (14.5 m) buses simultaneously or up to 11 minibuses (22 seater coaches), with an assumption of nose to tail operation with one-metre separation between buses.

There are ongoing discussions with TfNSW and Bungendore Coaches regarding the provision of bus services for the high school.

7.2. Recommendation

Nil.

8. Access to 16 Majara Street

8.1. Comment

This part of the assessment considers the potential impacts of the development on a future subdivision of 16 Majara Street, Bungendore with a focus on vehicular access to the site post development.

Historically, vehicular access and access for services to the site is over land owned by Country Rail Infrastructure Authority and NSW Trains. This is a consequence of the former station masters house being part of the railway complex.

Effectively the dwelling has no legal vehicular access because it relies on the access to the railway station which, for the purpose of legal access, is private land. This has never been an issue before because, if the rail authority restricted access over their land, 16 Majara Street could always be accessed off its Majara Street frontage. A similar situation would arise if the Railway Cottage allotment were ever subdivided and relied on access from the Majara Street frontage.

Part of the proposed infrastructure works include a new roundabout at the intersection of Majara and Gibraltar Streets. This would seriously compromise the existing ability of 16 Majara Street to have legal vehicular access off Majara Street, particularly if the property were to be subdivided in the future.

It is this intersection which is proposed to become the main entrance to the new development. This entrance will also incorporate a closed section of Majara Street including a part which fronts No. 16. In regard to this entry the EIS notes at page 121 *"Only teachers, staff and waste collection vehicles will have access to the closed section of Majara Street, which will be controlled via gate and a reader/intercom"*.

A number of plans indicate that the area in the closed part of Majara Street immediately in front of the premises has been set aside as a proposed right of way for future access to the 16 Majara Street. While this is shown on the plans a condition should be imposed to ensure this right of way is recorded on the title of the newly created school allotment.

8.2. Recommendation

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. (Condition)

9. Crossings and Pedestrian Movements

9.1. Comments

9.1.1 Crossings

With the one bus stop for both the existing central school and the new school on the southern side of Gibraltar Street, this will make the new location the only one in Council's LGA that requires children to cross the road to catch a bus.

It is estimated that 167 students will use a bus as mode of travel to and from school. This is an additional 334 crossing movements by unaccompanied children every day in the school zone, because the bus stop is located on the non- high school side.

This risk is on Council's road network and it is noted multiple times in the Preliminary School Transport Plan that School Staff will only be providing 'bus duty' in the afternoon within the school gates, resulting in unaccompanied school children in the care of the school crossing a road.

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. As TfNSW manage the School Supervisor Program this should be noted in the Transport Plan. The Preliminary School Transport Plan notes in multiple sections that the Travel Coordinator will apply to QPRC for a crossing supervisor. TfNSW manage the School Crossing Supervisor Program and this should be noted in the Transport Plan and must note crossing supervisor is mandatory to support the large amount of unaccompanied school children using the crossing.

Fencing should be provided for Gibraltar Street on the northern (high school side) to channel high school students to the crossing

The crossing facility on Gibraltar St is proposed to be a pedestrian crossing. Given the significant amount of school children that will be using the crossing especially for bus travel, a wombat pedestrian crossing to reduce travel speeds is supported. The wombat crossing should also feature children crossing facilities including hold line, barber polls and school crossing flags.

The crossing facility on Turallo Terrace is proposed to be a pedestrian crossing. A wombat pedestrian crossing to reduce travel speeds is supported.

9.1.2 Pedestrian Links

The relocation of the pedestrian path through the western portion of Bungendore Park and the formalisation of the crossing point at the eastern end of Turallo Terrace warrants a review of the paths servicing the school.

In particular paths coming from the north of the town should be extended to direct students to the safest crossing points. The sketch below shows locations where paths should be augmented shown in blue.



Proposed Locations for New Pedestrian Paths (shown blue)

9.2. Recommendation

- That TfNSW's management of the School Crossing Supervisor Program be noted in the School Transport Plan. (Condition)
- That the requirement to provide a mandatory school crossing supervisor to support the large amount of unaccompanied school children using the crossing be included in the School Transport Plan. (Condition)
- That the school crossing supervisor be included as a member of the internal working group proposed in the Preliminary School Transport Plan. (Condition)
- That in order to reduce travel speeds consideration be given to making the proposed pedestrian crossing on Turallo Terrace a wombat crossing. (Objection)
- That the applicant be required to install new pathways as indicated in the above sketch. (Condition)

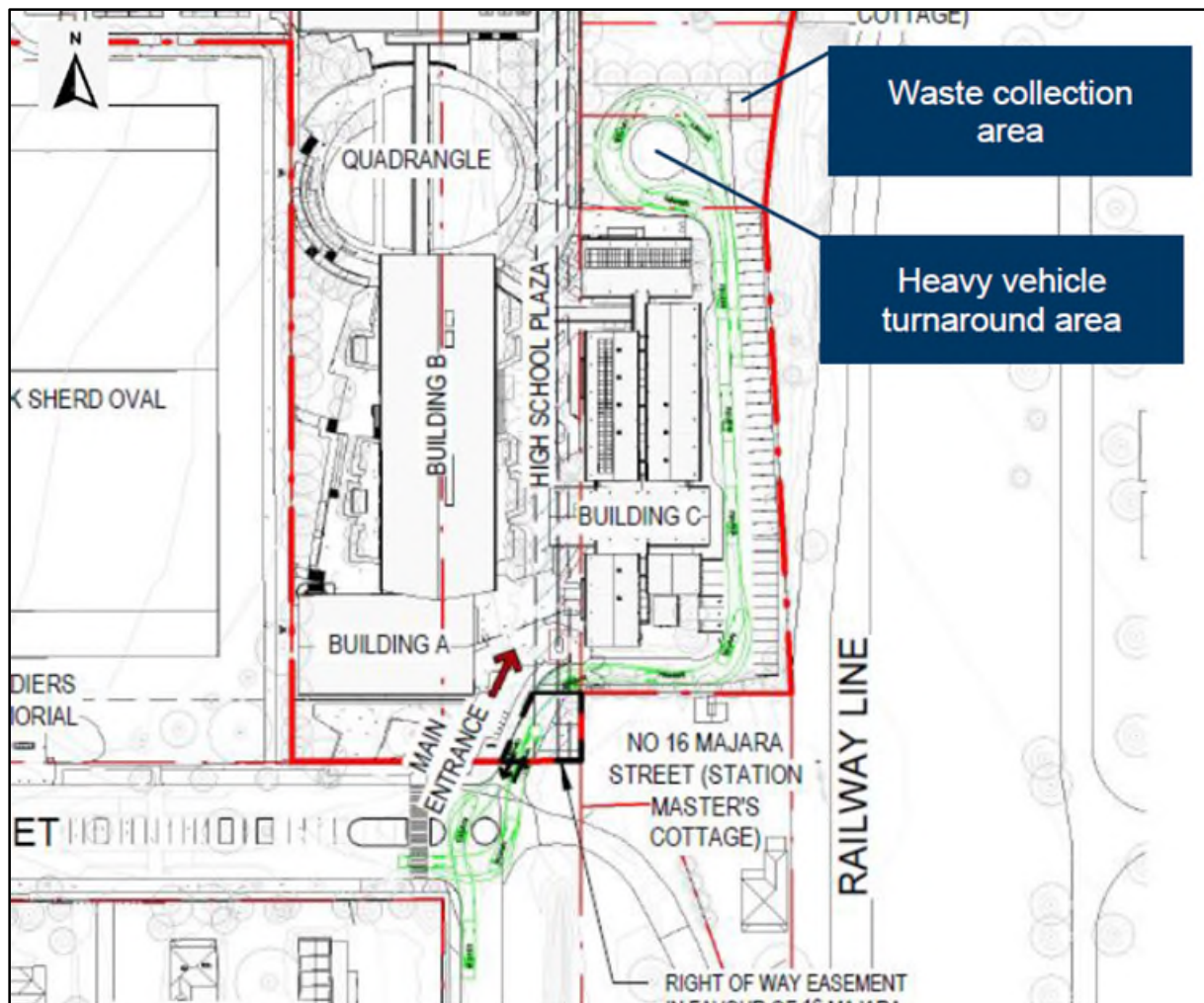
10. Waste Collection and Deliveries

10.1. Comments

Waste collection and deliveries will occur within the closed section of Majara Street. Waste collection will be undertaken by a private contractor. Access will be through the boom gates using a security fob to enable drivers to service the waste collection area. Medium Rigid Vehicles (10.5m) will collect waste from the nominated Waste Collection Point before 8:00am and after 4:00pm on weekdays, ideally during times between 6:00am – 7:30am. Additionally collection times should not be too early or too late to avoid causing noise nuisance to neighbours.

10.2. Recommendation

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. (Condition)



Waste Collection Vehicle Swept Path Analysis – 10 Majara Street, Bungendore

11. Entrance and Access

11.1. Comments

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.

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.

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 rigid 10.5m vehicle manoeuvrability for garbage service.

11.2. Recommendation

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. (Condition)

12. Flooding

12.1. Comment

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.

A portion of the agricultural plot will also be within the flood planning area. While this will not impact the outdoor activities and the proposed utility buildings are generally clear of the affected area the floor level of the new buildings should be located at or above the flood planning level for the site.



1% AEP and FPL Zones – 10 Majara Street, Bungendore

12.2. Recommendation

That the consent authority impose a condition requiring the floor level of all utility buildings erected of the agricultural plot on Bungendore Common to have a finished floor level at or above the flood planning level for the site. (Condition)

13. Developer Contributions

13.1. Comment

13.1.1 Section 7.11 Contributions

Section 7.11 contributions have been levied previously for the former QPRC Office and Administration building and Bungendore Community Centre, car parking spaces exceed the required number, and subsequently Sec.7.11 contribution for Bungendore Plans for Street Upgrading and Car Parking Facilities do not apply.

Notwithstanding this, the applicant advises that Section 7.11 developer contributions should not be applied in this case given the advice from DPIE in Circular D6 "Crown Development Applications and Conditions of Consent". This circular notes that Crown activities provide facilities which lead to significant benefits for the public in terms of essential community services and employment opportunities, and the activities are not likely to require the provision of public services and amenities in the same way as development undertaken with a commercial objective.

13.1.2 Section 64 Water and Sewer Contributions

Section 64 contributions would have been determined previously for the former QPRC Office and Administration building and Bungendore Community Centre building with credit calculations based on the land parcel area 4,564m² and 3,794m² respectively for a total of 8,358m². Based on these figures and applying the commercial property credit rate of 15 ET/ha for both water and sewer, a credit of 12.54 E.T. was determined.

Subsequently, the following Section 64 contributions were calculated with reference to the NSW Water Directorate Determinations of Equivalent Tenements – April 2017 for secondary school developments on page 33. Before applying any credit and based on a 100% capacity of 450 students and 41 staff, 14.73 ET for water and 24.55 ET for sewer was calculated respectively for this development.

Factoring the 12.54 ET credit, the water and sewer headworks contributions for Bungendore are calculated at 2.19 ET and 12.01 ET respectfully for the following amounts;

- Water Headworks (Infill) for 2.19 ET = (\$7,659 x 2.19) = \$16,773.
- Sewer Headworks (Infill) for 12.01 ET = (\$10,732 x 12.01) = \$128,891.

Notwithstanding that the high school provides an important social benefit to the community, it will be one of the single largest developments in the village placing considerable demands upon Council's water and sewer infrastructure. As such it is appropriate that water and sewer contributions be charged.

13.2. Recommendations

- 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. (Comment)
- That the consent authority impose a condition requiring the payment of section 64 water and sewer contributions prior to the school being occupied. (Condition)

14. Bushfire Assessment

14.1. Comment

A Bushfire Protection Assessment Report was provided with the submission and prepared by Eco Logical Australia. The report concluded that the site had a bushfire rating of BAL-LOW and therefore does not require any additional bushfire safety measures for construction.

14.2. Recommendation

Nil.

15. Fire Services/Disability Access

15.1. Comment

A BCA and Access Assessment Report was provided with the submission and prepared by Blackett, Maguire & Goldsmith. The report addressed all clauses of the BCA and provided comments regarding the compliance of each clause. While some clauses require further information, or the preparation of a performance solution, the report concluded in part that *“the proposed development can readily achieve compliance with the BCA...”*

15.2. Recommendation

Nil.

16. Section 68 Local Government Approvals

16.1. Comment

Generally State government developments are exempt from the need to obtain approvals under the *Local Government Act*. Notwithstanding, there are several matters which would greatly assist the Council if details were provided.

16.1.1 Details of Internal Water and Sewer Services

As the water and sewer authority Council would normally approve and inspect the internal installation of water and sewer services within the school site. While a approval is not required it would be appropriate to include a condition requiring the applicant to:

- Require that all internal plumbing and drainage be inspected by Council (Building Team).
- Require that a works as executed design of the water, sewer and stormwater services for the development be provided to Council for its records.

16.1.2 Trade Waste Discharges

The operation of a school generates liquid trade waste requiring disposal to Council's sewer. Activities such as the school canteen and science laboratories can produce liquid wastes that need to be managed before disposal to Council's sewer.

As the water and sewer authority Council would normally approve and inspect trade waste services installed at the school site. While an approval is not required it would be appropriate to include a condition requiring the applicant to:

- Require that the installation of all trade waste devices and associated drainage be inspected by Council (Building Team).
- Require that a works as executed design of the trade waste system for the development be provided to Council for its records.

16.2. Recommendation

- That consent authority impose conditions requiring water, sewer and trade waste installations to be inspected by Council staff. (Condition)
- 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. (Condition)

17. Building Design and Amenity

17.1. Comments

It is considered that the eastern elevation of Building A to the to the plaza could be strengthened with further architectural treatment.

Council has no objection to the proposed variation to the 8.5m height limit. Generally across the site no height limits were imposed on either the Bungendore Park or the Council administration building site. The only reason that the site has a height limit is due to the closed road corridor inheriting a height limit from the adjacent R2 zoning. The development would seem acceptable in an otherwise 8.5m height control for R2 surrounding zones.

It is noted that shadow diagrams for Building B indicate long shadows being cast over the school plaza as the afternoon progresses. The plaza will be a cold place during winter and coupled with a wind tunnelling effect the plaza may not be as desirable as envisaged from an amenity perspective. However, without major design changes it is difficult to see how changes could be made to accommodate a more desirable outcome.

It is important that all buildings have disability access across the site, particularly given the level difference between Mick Sherd Oval and the school buildings. It is noted that an access plan has been prepared to address these issues.

17.2. Recommendation

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. (Comment)

18. Heritage

18.1. Comments

18.1.1 Building A

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 inconsistent with historic Georgian town planning.

18.1.2 Digital Sign

These types of sign have no place in an area that is publically visible and has a strong historic component, regardless of whether the site is technically heritage listed or not. A large fixed sign is already proposed for the wall of the building and so a secondary digital sign facing street is not necessary to advertise the school or its function. The digital sign should be directed into the school, not into the public arena where many members of the community find them visually offensive.

18.1.3 Fence around Station Master's and Signalman's Cottages

The fencing between the existing Council building and the old Station Masters residence at 16 Majara Street and the existing heritage dwelling at 63 Turallo Terrace (Signalman's Cottage) is presently a poorly maintained timber paling fence. While these fences are presently compatible with the heritage nature of the properties a new fence will be required when the school is in operation. It is not entirely clear from the fencing plan in the EIS what type of fencing will be provided in these locations. Figure 3.16 appears to indicate that the fence will be a 2.1m palisade fence however, there is a light blue delineation on the plans which suggests some other form of fencing as well. 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.

18.1.4 Rotunda & Bush Balladeers Stone Memorial

This relatively recent addition to the park is both attractive and well-built and is likely to have important local social value and enhanced the experience of the many walkers who use the path around the oval. Plans show it due for demolition. Council has previously resolved that the facility be reconstructed at Frogs Hollow.

18.2. Recommendation

- 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. (Objection)
- 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. (Condition)
- That the consent authority request the applicant to remove the digital sign from the proposal and deploy an alternative design. (Objection)

19. Use and Maintenance of Mick Sherd Oval and Games Courts

19.1. Comments

The application specifies that certain types of fencing will be installed around Mick Sherd playing fields and the new games courts in the school grounds. In relation to Mick Sherd Oval a 1.0m high intermittent post and rail fence will be installed. It is important that the fence include a gate at an appropriate location to allow Council staff and users to access the oval for maintenance.

Council is also concerned about the ability of the bollards behind the existing War Memorial to be removed to allow the grassed area to the north of the Memorial to be used for seating during commemoration ceremonies. The applicant should consult with QPRC and the Bungendore War memorial Committee regarding the type of bollards to be installed and the length of fencing that needs to be in this form.

In relation to the Games Courts a 2.4m chain wire fence will be installed. It is important that access for members of the public be provided as they will have access outside of the school hours.

In addition, the applicant is proposing that they will bear the cost for relocation of floodlighting and irrigation. This should be enforced by a condition of consent.

It is also noted that Mick Sherd Oval is likely to require additional maintenance to sustain its present high quality surface due to the additional use associated with the new school's sports curriculum. While this is not a matter which can be addressed as part of the SSD Council will need to take this into account when negotiating the MOU for use of the facility.

19.2. Recommendation

- That the consent authority impose a condition of consent requiring a maintenance gate to be installed in the post and rail fence around Mick Sherd Oval, such fence to be located in consultation with QPRC. (Condition)
- That the consent authority 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. (Condition)
- That the consent authority impose a condition of consent requiring the applicant to relocate floodlighting and irrigation services displaced by the new development at no cost to Council. (Condition)
- That the consent authority 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. (Condition)

20. Contamination

20.1. Comment

While it appears that the preliminary site assessment did not find any significant contaminants of concern that would make the site unsuitable for its proposed use for a high school, the more recent discovery of elevated contamination levels in the adjoining rail corridor, which has occurred since the original contamination report was prepared, warrants additional investigation.

In any case, the recommendations of the preliminary site assessment require the completion of a Stage 2 detailed site investigation which will allow further studies of lead contamination to be carried out.

Even in the event that lead contamination is found removal of contaminated soil is an effective remediation technique and it appears unlikely that the site could not be made suitable for its proposed school use.

Subject to the above there appear to be no other impediments from a contamination perspective.

20.2. Recommendation

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 requirement that any recommendations, site management or remediation resulting from that report be implemented.

21. Other Matters

21.1. Comments

Council has also reviewed the application in relation to the following matters:

- Biodiversity
- Tree Removal
- Waste Management
- Ecologically Sustainable Development
- Soil and Water
- Noise and Vibration

Issues of concern that have been raised in relation to these matters have been adequately dealt with in the EIS and satisfactory mitigation measures implemented where necessary.

21.2. Recommendation

Nil.

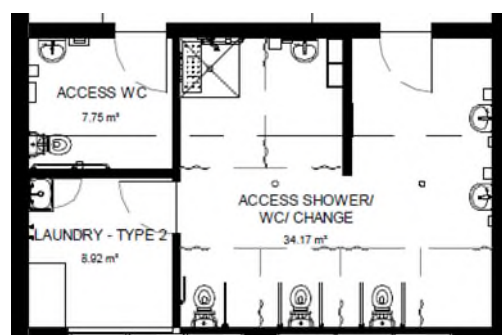
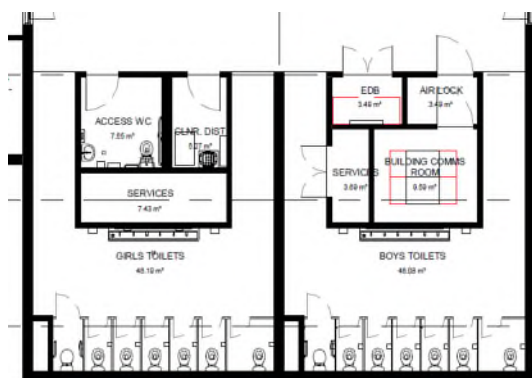
22. Environmental Health Matters

22.1. Comment

It is important that food preparation areas throughout the school are constructed in accordance with the relevant NSW Food Safety Standards. As Council will carry out inspections of facilities in the future it would be useful for Council to be provided with design of food preparation areas for its records.

Council also notes the following concerns with the design of amenities.

- There is no visual barrier into the student toilet facilities
- There is no urinal in boys toilets
- The Access Shower/ WC Change seems to be a unisex facility with no provision for privacy.



22.2. Recommendation

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. (Condition)

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

Subject to Council being satisfied that the following items have been addressed by the applicant Council any objection to the High School proposal would be withdrawn.

<i>Relevant Issue</i>	<i>Matter Raised</i>
1. Whether the legislative construction of the original dedication of the Crown lands being acquired is overcome by the acquisition 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.
2. Unacceptable loss of off-street parking spaces.	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.
3. 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..
4. Insufficient parking for kiss 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.
5. Safety of Pedestrian Crossing in Turallo Terrace	That in order to reduce travel speeds consideration be given to making the proposed pedestrian crossing on Turallo Terrace a wombat crossing.
6. 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.
7. 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.

Schedule 2 - Recommended Conditions of Consent

Recommended Conditions of Consent - Bungendore High School

Prior to the Commencement of Site Works

1. Contamination

Prior to the commencement of any works on site, a Stage 2 Detailed Site Investigation shall be carried out. Any recommendations, site management or remediation requirements resulting from that report are to be implemented.

Reason: To ensure the site is remediated to a state where it is suitable for its proposed use as a school.

2. 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.

3. 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.

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, shovelling, 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.

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. Vehicle Manoeuvrability

The access off Majara Street shall be designed to accommodate a heavy rigid vehicle of up to 10.5m.

Reason: To ensure that waste collection and delivery vehicles can access the waste storage collection areas and delivery points.

13. 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.

14. 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.

15. Fences Adjoining Heritage Items

Fencing which will be installed along the boundaries with the old station master's residence and signalman's residence are to be designed to be sympathetic to heritage character of these two properties. Council's heritage advisor shall be consulted prior to installation of new or replacement boundary fencing.

Reason: To ensure boundary fencing for heritage items adjoining the new school grounds are of an appropriate height and construction materials.

Conditions to be Complied with During Construction

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. Sewer Main Transfer to DoE Asset – Majara Street

Department of Education (DoE) to take asset ownership and maintenance responsibility for the existing 150mmØ PVC sewer main in the eastern verge of Majara Street from DC/3 north to the new sewer manhole on northern boundary of the high school.

Construct a new sewer manhole on or immediate adjacent to the high school northern boundary on the existing 150mmØ PVC sewer main alignment DC/2-DC/1

Reason: To form the limit of responsibility between Council and the Department of Education sewer assets.

25. 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.

26. 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.

27. Flooding

The floor level of all utility buildings erected on the agricultural plot on Bungendore Common is to be located above the flood panning level for the site.

Reason: To ensure that the floor level of the new buildings will not be affected by 1% AEP flood.

28. Extension of Existing Pedestrian Paths

That the applicant be required to install new pathways as indicated in the sketch below.



Proposed Locations for New Pedestrian Paths (shown blue)

Reason: To ensure that students have safe pedestrian paths linking existing pathways to the school that direct them to designated crossing points.

29. 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.

30. 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.

31. 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;

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

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

32. 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.

33. 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.

34. 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.

35. 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.

36. Maintenance of Bungendore Park

1. A maintenance gate to be installed in the post and rail fence around Mick Sherd Oval, such fence to be located in consultation with QPRC.
2. An access gate shall be placed in the fence around the Games Court that is accessible by members of the public after school hours.
3. That the applicant relocate floodlighting and irrigation services on Mick Sherd Oval that are displaced by the new development at no cost to Council.
4. That the applicant 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.

Reason: To ensure appropriate provisions are in place for the continued access, use and maintenance of Council's facilities.

37. 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.

38. 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.

39. 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.

Prior to Occupation of the Site as an Operational High School

40. Development Contributions to be Paid

Prior to the lodgement of the Notice to Commence Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 7.11 of the Environmental Planning and Assessment Act 1979, Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

41. 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.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. 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.

52. Fencing Adjacent to School Crossing

Fencing should be provided for Gibraltar Street on the northern (high school side) to channel school students to the crossing.

Reason: To direct students to the desired pedestrian crossing point.

53. 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.

54. 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

55. Maintain Car Parking Areas and Driveway Seals

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

Reason: To ensure car park areas are useable.

56. 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.

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

All car parking spaces, loading and unloading areas, vehicle manoeuvring 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.

58. 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.