



OA2020/0008

28 October 2021

Department Of Planning Industry & Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir/Madam,

Subject: Modification Application SSD-8926-MOD-2
Application No: OA2020/0008
Property: 2 Percy Street Auburn.
Proposal: Ministerial Consent - SSD-8926 - Modification to IMSA Gallipoli Campus
2 Percy St Auburn

Reference is made to the Department of Planning, Industry and Environment referral received on the 8 October 2021 inviting Council's comments for the modification being - Increase student numbers during the stage 2 through the use of four temporary classrooms.

Council has reviewed the submitted information and the following response is provided.

Planning

1 - A condition will be required which places a time limit for the four temporary portable classrooms on site. The statement of effects suggests that the classrooms will be on site for at least three (3) years. Therefore, this should be enforced via a suitably worded condition.

Engineering comments

1 - The Site is affected by flooding. In this regard,

- a) A Flood advice letter shall be obtained from Council.
- b) The subject development shall comply with Flood advice letter and Chapter 6 of 'Auburn Development Control Plans 2010 - Stormwater Drainage'. Supporting documents shall be submitted in order to ensure that the development complies with the controls nominated in Table 5 Auburn Development Control Plan 2010 – Stormwater Drainage.

2 - It is noted that community activity and events are proposed in the Operation Management Plan submitted as part of the application. Any community activity areas shall comply with the Auburn DCP 2010 parking requirements for function centres as shown below:

Function Centre - Whichever is the greater of:-

15 spaces per 100 square metres gross floor area or 1 space per 3 seats.

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Welcome Belong Succeed

The Traffic Impact Report shall also be prepared to ensure proposed use will not have any adverse impact on traffic.

The assessing officer should verify that the proposed community activity and events are acceptable as part of the proposed modification.

Noise and Acoustic issues

An unsatisfactory report was prepared for the proposal by Resonate Consultants (Reference S210512RP1) dated Wednesday 8 September 2021. The report carried out noise and vibration monitoring on the 11 August 2021 for a period that included 20 passing trains. It is not clear what the duration of monitoring was for this date. Noise modelling was carried out for railway and construction works on the site. Based on the noise & vibration monitoring and modelling, mitigation measures were recommended to ensure that acceptable noise levels 45 dB(A) are maintained within the demountable classrooms.

The mitigation measures recommended are:

- Construct a 4 m high hoarding along the eastern boundary of the demountable site. The hoarding should be a solid screen with no gaps.
- Install solid barriers along the eastern and southern facades of the demountable veranda. The barriers are to be installed along the full length and full height of the two facades of the veranda.
- The windows along the eastern façade of the demountable are to be at least 6.38 mm laminated glass with acoustic seals and should achieve a minimum acoustic rating of RW 33.
- External doors along the eastern facade of the demountable building should have an acoustic rating of at least RW 30.
- The wall, roof/ceiling and floor systems of the demountable building are to have an acoustic rating of at least RW 45.
- The demountable classrooms external windows and doors that face the construction works will need to be closed when the classrooms are in used. Therefore, alternate ventilation methods which meeting the ventilation requirements of the BCA and Australian Standard AS 1668.2:2002 will be required and design input should be sought from an appropriately qualified mechanical services consultant.
- Where possible, smaller rock breaker and piling rig should be used for the excavation works.
- Where possible, rock breaking, and piling works should be conducted outside of school teaching hours or school terms.

The report is unsatisfactory for the following reasons.

- A calibration certificate is not provided.
- All noise monitoring results in the form of a graph is not supplied.
- Noise modelling was against 45dB(A) instead of the more stringent criteria of 40dB(A). A difference of 3dB(A) is detectable by the human ear and therefore, a difference of 5dB(A) will have a greater impact.

An amended acoustic report that addresses the following issues is required.

- Calibration certificate be provided.
- All noise monitoring results, in the form of a graph, be provided.
- Noise modelling be against the more stringent criteria of 40dB(A).

Food and public health

It is identified that the consent does not include 2 conditions relating to Council notification of cooling/warming towers and the school kitchen/canteen. It is recommended that to assist Council in its regulatory functions to protect public health that the following two conditions are requested to be added to the modified conditions of consent, should consent be granted:

- Notification of Food Business

Prior to the issue of any Occupation Certificate, the owner of the business must notify Council of their food business details in accordance with the Food Act 2003 and The Australia New Zealand Food Standards Code – 3.2.2 – Food Safety Practices and General Requirements, Clause 4. Registration forms are available on Council's website www.cumberland.nsw.gov.au.

- Notification of Warm Water and Cooling Water Systems

Within one month of installation of any warm water and cooling water systems at the premises, the occupier must notify Council of the details of the system in accordance with the Public Health Act 2010. Registration forms are available on Council's website www.cumberland.nsw.gov.au.

Note: warm water systems include the use of thermostatic mixing valves.

Should you have any further enquiries please do not hesitate to contact Harley Pearman on 8757 9956 in relation to this matter.

Yours faithfully,



Michael Lawani
Coordinator Major Development Assessment - Planning