

Department of Planning, Industry and Environment
Social and Infrastructure Assessments
(Planning and Assessment)

Attn: David Way – Planning Officer

**Re: State Significant Development - SSD 10391 – New Liverpool Primary School
(18 Forbes Street, Liverpool NSW 2170)**

Dear Mr Way,

Thank you for your correspondence dated 25 June 2021 requesting Liverpool City Council's comment on the State Significant Development for the construction of a new Liverpool Primary School at 18 Forbes Street, Liverpool.

It is noted that the recent exhibition of the SSD to construct a new Liverpool Primary School provides for the following:

- Construction of new school buildings ranging from two to three storeys including core school facilities,
- Landscaping and open space improvements, and
- Associated works including school identification signage and utilities.

Council has reviewed the EIS and supporting documentation for this application. It is requested that the following comments be taken into consideration as part of the assessment of the application.

1. Outdoor Play Space Provision

At the SEARs stage, Council requested that the open space and outdoor play space provision for both the existing high schools and proposed primary school be examined and made recommendations that: *"any modification or reduction in open space within the existing school should be made so that the development is consistent with applicable State planning provisions and strategies, which recognises the importance of open space and physical and psychological well-being and development as follows"*:

State Planning Provisions	Clause/ Principle
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	<u>Schedule 4 Principle 5 – Amenity</u> <i>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</i>
Liverpool Local Environmental Plan 2008	<u>Clause 7.1 – Objectives for Development in Liverpool City Centre</u> <i>(d) to improve the quality of public spaces in the city centre,</i>

Liverpool Development Control Plan 2008	<p><u>Part 4 – Development in Liverpool City Centre</u></p> <p><i>The high schools and primary school provide green informal open space link.</i></p> <p>The development shall maintain and improve the green informal open space link within the city centre context.</p>
Social Infrastructure Study 2019 of Liverpool LGA	<p><i>There is likely to be a significant challenge in identifying suitable sites for public schools in the Established District, particularly in the City Centre District. Innovative solutions, such as vertical schools, may need to be considered and there is likely to be additional pressure on existing open space in the City Centre to provide recreation opportunities</i></p>
Healthy Urban Development Checklist (NSW Health)	<p><u>Quick Guide Q8 – Physical Activity</u></p> <p><i>Access to useable and quality outdoor spaces and recreational facilities.</i></p>

The EIS outlines the allocation of open play spaces for the proposed primary school and confirms compliance with the Department of Education's Educational Facilities Standards and Guidelines (EFSG) requirement of 10m² per student requirement. However, it does not clearly indicate the allocation of open space and outdoor play space for both Liverpool Boys and Girls High schools nor detailed any 'shared use' arrangement between the two high schools to demonstrate that outdoor play space within the site will be sufficient for high school students.

It is therefore requested that the following recommendations be appropriately addressed.

Recommendation

- a) A detailed assessment on how the provision of outdoor play space is sufficient for the existing 2,000 high school students, at capacity, noting that 10,000m² for each high school is required to meet these needs according to the DoE's minimum 10m² of open space per student.
- b) It is suggested that the applicant consults with the existing high schools in relation to the future allocation of the outdoor play space, in particular any future upgrade or 'shared use' arrangement between the schools (the redevelopment of the Liverpool Boys and Girls High School is the subject of a separate project (of which the scope is unresolved, and timing is currently unknown).
- c) Ongoing consultations with the school community and other key stakeholders to maximise public benefits (through sharing of facilities or otherwise).
- d) Proposal to reflect adaptive and multi-purpose community facilities and open space provisions that can be accessed by the wider community.
- e) Establishing partnerships with local community service providers are encouraged to ensure the use of the site by the community after hours and during school holidays complements rather than compete with other nearby services and/or uses.
- f) Impacts of losing active recreation for the high school: What consideration is made to the loss of the full-size soccer field for the primary school site? High school provision requires a minimum provision of 2 x full-size soccer fields along with supporting playing courts. What is the provision of active recreation for the primary school? The response on page 34 of the Social Impact Assessment (SIA) implies that the primary school will be built on the surplus land. However, from aerial inspection the land is identified as a soccer field. The surplus land seems to be

located around south end of Burnside Drive. The loss of soccer field needs to be compensated on the site. There is growing pressure on existing open space in Liverpool CBD.

- g) Upgrading basketball courts to multi-purpose courts (provision for line marking with tennis and netball). This can be further defined with the school management.
- h) Shared use of facilities, i.e. sports fields and courts and assembly hall for community use after school hours. Shared use of sports fields for weekend markets.
- i) Public school site on Railway St: What happens to the public school site on Railway St? Is it to be retained, upgraded or expanded?

2. Roof Form

The roof form identified is quite basic. Whilst cost effectiveness is a key consideration, extending larger eaves overhangs along the western, northern, and eastern sides of all buildings can serve to reduce the ongoing operational costs, particularly in summer months where Liverpool suffers from urban heat island effects.

3. Traffic and Parking

The Transport and Accessibility Impact Assessment Report (Traffic Report) prepared by GTA Consultants (now Stantec) submitted with the SSD indicate that 25 pick-up/ drop-off spaces will be provided (to be delivered under a separate planning approval), located on the western side of Burnside Drive, on the eastern frontage of the proposed school.

The report indicates that to encourage students to cycle to and from school, and to reach the 'moderate' scenario target mode share of 5%, delivery of additional cycling infrastructure will be required.

- a) The report proposes widening on Burnside Drive (separate planning approval) to create new 2.5-metre-wide indented kerbside parking. The footpaths adjacent to the indented parking areas will also be further widened from the existing 1.2 metres to 2.5 metres.
- b) The existing facilities are fragmented and do not sufficiently provide key trunks of safe cycling infrastructure, appropriate for all ages. It includes the recommended cycling infrastructure, in alignment with the Liverpool City Council Bike Plan. It recommends that SINSW investigate the required works in collaboration with Liverpool City Council.
- c) It notes that while the recommendation of George Street as an on-road cycling facility is to ensure congruence with Liverpool Council's Bike Plan, consideration should be given to its delivery as an off-road facility, providing additional safety and comfort for the New Liverpool Primary School students that may ride to school.

Recommended Traffic Related Conditions

Council recommends the following traffic conditions be included in any approval granted.

Recommended conditions of consent	
Prior to the issue of a Construction Certificate	<p><i>Detailed design drawings prepared in accordance with the DCP and AS2890 of the following:</i></p> <ul style="list-style-type: none"> • <i>All proposed road improvements identified in the transport impact assessment (TIA) and Student Transport Plan submitted with the DA including vehicular access, staff parking, pick-up/ drop-off parking, bicycle parking and bus zone.</i> • <i>Roundabout at the Lachlan St. / Forbes St. intersection</i> • <i>The proposed School Roundabout at the southern end of Burnside Drive to facilitate turnaround for vehicles originating from the north on Burnside Drive (it is noted in the TIA that this forms part of a separate application to this SSD application).</i> • <i>The proposed new bus zone on Lachlan Street west of the site,</i> • <i>Signs and line marking scheme prepared by a traffic engineer or designer is to be submitted through Council's Traffic and Transport Section, to the Liverpool Traffic Committee for assessment and Council's approval.</i>
Prior to the issue of a Construction Certificate	<p><u>Access, Car Parking and Manoeuvring</u></p> <p><i>The Certifying Authority shall ensure and certify that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development have been designed and are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.</i></p>
Prior to the issue of a Construction Certificate	<p><u>Access, Car Parking and Manoeuvring</u></p> <p><i>The Certifying Authority shall ensure and certify that:</i></p> <ul style="list-style-type: none"> • <i>Off street access and parking complies with AS2890.1,</i> • <i>Vehicular access and internal manoeuvring have been designed for the longest (B-Double/ Heavy Rigid/ Medium Rigid) vehicle expected to service the development site, in accordance with AS2890.2,</i> • <i>Sight distance at the street frontage has been provided in accordance with AS 2890.1,</i> • <i>All vehicles can enter and exit the site in a forward direction, and/or</i> • <i>Requirements of the Disability Discrimination Act 2002, Disability Standards for Accessible Public Transport and the Guidelines for assessing compliance of bus stops with the Disability Standards for Accessible Public Transport 2002</i>
Prior to the issue of a Construction Certificate	<p><u>Bus Stops</u></p> <p><i>The Certifying Authority shall ensure that all bus stops have been designed in accordance with the in accordance with the requirements of the Disability Discrimination Act 2002, Disability Standards for Accessible Public Transport and the Guidelines for assessing compliance of bus stops with the Disability Standards for Accessible Public Transport 2002.</i></p>
Prior to the issue of a Construction Certificate	<p><u>Street lighting</u></p> <p><i>The applicant/developer shall engage the services of an Endeavour Energy accredited ASP Level 3 service provider to submit a Public Lighting Design Brief to Council's Traffic and Transport Section, to specify design requirements to upgrade the</i></p>

	<p><i>street lighting system along the frontage of the development site, including any side streets.</i></p> <p><i>The upgrade shall include undergrounding of existing aerial power lines and communication cables and replacement of existing street light poles with multifunction poles, and all necessary accessories. The specification and accessories details are to be obtained from Council's Infrastructure and Environment Directorate.</i></p> <p><i>The accredited ASP Level 3 service provider is to prepare electrical design and submitted to Council's Traffic and Transport Section for review and then submitted to Endeavour Energy for prior to construction.</i></p> <p><i>The street lighting must comply with the electricity service provider Street Lighting Policy and illumination requirements and Council's Street Lighting policy.</i></p>
Prior to the issue of a Construction Certificate	<p><u>Construction Traffic Management Plan (CTMP)</u></p> <p><i>A construction traffic management plan (CTMP) prepared by a traffic engineer/project manager is to be submitted to Liverpool City Council's Traffic and Transport Section for endorsement. The CTMP is to be submitted via an application form available on Council's website.</i></p> <p><i>A copy of the endorsed CTMP and traffic control plans are to be available on the works site for inspection at any time by an authorised Council officer.</i></p> <p><i>Construction shall not commence until the construction traffic management plan has been endorsed. The endorsed CTMP is to be implemented during construction.</i></p>
Prior to Commencement of Works	<p><u>Road Occupancy Permit</u></p> <p><i>Applications must be made to Council's Traffic and Transport Section under Section 138 of the NSW Roads Act, for required Road Occupancy permit and Road Opening approval for any road occupancy within public road reserve.</i></p> <p><i>The Road Occupancy permit and Road Opening approval application, is to include Traffic Control Plans including details for pedestrian management, prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.</i></p> <p><i>The road occupancy permit and road opening approval with approved traffic control measures shall be implemented during construction. A copy of the road occupancy permit and road opening approval shall be available on site at all times.</i></p> <p><i>Note: A copy of the road occupancy permit and road opening approval shall accompany the Notice of Commencement to Liverpool City Council.</i></p>

Prior to Commencement of Works	<p><u>Traffic Control Plan</u></p> <p>Prior to commencement of works, a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller. Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times. Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.</p> <p>Works within the public road reserve shall not commence until the design drawings including the associated signs and line marking scheme have been approved.</p>
Requirements during Construction	<p><u>Car Parking Areas</u></p> <p>Car parking spaces and driveways must be constructed of a minimum of two coat finish seal or better. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off Street Car Parking.</p> <p>All car parking areas to be appropriately line marked and sign posted in accordance with the approved plans. All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.</p> <p>The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.</p>
Requirements during Construction	<p><u>Directional signage</u></p> <p>Directional signage indicating the location of customer parking, "in" and "out" crossings and directional arrows are to be provided in accordance with the approved plans.</p>
Requirements during Construction	<p><u>Works within the road reserve</u></p> <p>All works within the road reserve, including the approved sign and line making scheme, are to be carried out at the applicant cost, in accordance with the RTA's Traffic Control at Worksites Manual and the TfNSW Delineation Guidelines.</p>
Requirements during Construction	<p><u>Work zone</u></p> <p>If a work zone is required, an application must be made to Council's Traffic and Transport Section. The application is to indicate the exact location required and the applicable fee is to be included. If parking restrictions are in place, an application to have the restrictions moved, will need to be made. An application form is available on Council's website.</p>

Requirements during Construction	<p><u>Interruptions to pedestrians or vehicular traffic</u></p> <p>Notice must be given to Council's Transport Planning section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.</p>
Requirements during Construction	<p><u>Implementation of pedestrian and cyclist infrastructure</u></p> <p>The Sustainable Travel Action Plan contained in Table 2.3 of the Student Travel Plan including the identified pedestrian and cyclist infrastructure is to be implemented within the nominated timeframe. This is to include the appointment of a Travel Coordinator is to be appointed for the NLPS to by the Department of Education prior to the school opening.</p>
Prior to Occupancy	<p>An Operational Traffic Management Plan (OPTM) which is to be prepared by a qualified traffic management practitioner to minimise the traffic / pedestrian impact during the school operational hours is to be submitted to Council.</p> <p>Details of sustainable transport options and means of dealing with any overspill parking requirements also need to be addressed. The OPTM component is to be submitted to Council's Traffic and Transport Section for approval.</p>
Conditions relating to Use	<p><u>Implementation of the Sustainable Travel Action Plan</u></p> <p>The Sustainable Travel Action Plan contained in Table 2.3 of the Student Travel Plan is to be implemented within the nominated timeframe. This is to include the appointment of a Travel Coordinator is to be appointed for the NLPS to by the Department of Education prior to the school opening.</p>
Conditions relating to Use	<p><u>Car Parking/Loading</u></p> <p>All car parking spaces in the approved plans must be provided including the proposed 33 spaces for staff parking.</p> <p>Signage is to be provided and maintained within the drop off/pick up "kiss and drop" zone limiting parking within this area to a maximum of 5 minutes between 7.00 - 9.30am and 2.30 – 6.00pm on school days. The applicant is to cover the costs of installation and maintenance of the signage.</p> <p>Signage is to be provided and maintained within the bus drop off/pick up zone. Signage is to limit parking within this area for authorised school buses only. The applicant is to cover the costs of installation and maintenance of the signage.</p> <p>All staff car parking areas are to be clearly signposted limiting car parking for staff only. The applicant is to cover the costs of installation and maintenance of the signage.</p> <p>Flashing 'school zone' lights shall be installed on both approaches to the school, within the public reserve adjacent to the roadway. The signage and lights shall be in accordance with the relevant Australian Standard, and installation of the signage and lights</p>

	<p><i>shall take place after consultation and approval by Council's Local Traffic Committee, and the Roads and Maritime Services.</i></p> <p><i>Deliveries and service vehicles are to be scheduled to access the site outside of peak am and pm pick up and drop off times to minimise conflict between different vehicle modes, pedestrians and conflict over car parking spaces.</i></p> <p><i>The operation of the educational establishment at all times is to comply with the approved School Road Safety Program.</i></p>
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4. Engineering Related Conditions

It is recommended that the following engineering conditions be included in any approval granted.

Recommended conditions of consent	
General condition	<i>All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.</i>
Prior to the issue of a Construction Certificate	<p><i>Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:</i></p> <ul style="list-style-type: none"> <i>a. Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)</i> <i>b. Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)</i> <i>c. Road occupancy or road closures</i> <p><i>All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.</i></p>
Prior to the issue of a Construction Certificate	<p><i>Periphery Type/ Core Type paving shall be installed along the entire Lachlan Street frontage, as part of this development. Footpath paving and Landscaping works shall be strictly in accordance with the Liverpool CBD Street Tree and Landscape Strategy 2005 and The Liverpool CBD Streetscape and Paving Guidelines 2005 as amended in Implementation Note 12/2015 – Liverpool CBD Paving</i></p> <p><i>Detailed plans are required to be submitted to and approved by Council showing the proposed tree locations, species and planting sizes, paving location and layout, including references to the relevant details and specifications as contained in the abovementioned documents.</i></p> <p><i>To ensure that the street tree planting size, quantity and quality is maintained throughout the Liverpool CBD, please contact Council's City Design & Public Design Section on 1300 36 2170 for further information.</i></p>

	<i>A Section 138 Roads Act Approval for all works within Council's road reserve will be required.</i>
Prior to the issue of a Construction Certificate	<p><i>Prior to the issue of a Construction Certificate for building or subdivision works the Certifying Authority shall ensure that a S138 Roads Act application, including the payment of application and inspection fees, has been lodged with Liverpool City Council (being the Roads Authority under the Roads Act), for provision of stormwater connection in Burnside Drive and footpath works in Lachlan Street.</i></p> <p><i>Engineering plans are to be prepared in accordance with the development consent, Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroad Guidelines and best engineering practice.</i></p>
Prior to the issue of a Construction Certificate	<p><i>A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Meinhardt/Bonacci (drawing no. 12954 02/FS001, 003, 005, 006, 007, 030 and 031 Rev P2 dated 19 March 2021).</i></p> <p><i>a. The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties</i></p> <p><i>b. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes</i></p> <p><i>c. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.</i></p>
Prior to the issue of a Construction Certificate	<p><i>Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that details of a stormwater pre-treatment system have been provided on the stormwater plans and that the design meets pollutant retention criteria in accordance Council's Development Control Plan</i></p> <p><i>The Construction Certificate must be supported by:</i></p> <ul style="list-style-type: none"> <i>• Specification & installation details of the stormwater pre-treatment system</i> <i>• The approval of an operation and maintenance manual/schedule for the stormwater pre-treatment system</i> <p><i>A copy of the approved operation and maintenance manual/schedule shall be submitted to Liverpool City Council with notification of the Construction Certificate issue.</i></p>
Prior to the issue of a Construction Certificate	<i>Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.</i>
Prior to the issue of a Construction Certificate	<i>Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Lachlan Street and Burnside Drive is to be submitted to Liverpool City Council. The</i>

	<p>report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 20m either side of the development.</p>
Prior to Commencement of Works	<p>Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".</p> <p>The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.</p>
Prior to Commencement of Works	<p>Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.</p> <p>Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.</p> <p>Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.</p>
Requirements during Construction	<p>Erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.</p>
Requirements during Construction	<p>Prior to the connection of private drainage to Council's drainage system, an inspection is to be carried out by Liverpool City Council's Development Engineering Unit. A fee will be charged in accordance with Council's adopted Fees and Charges, and is to be paid prior to the inspection.</p>
Prior to the issue of an Occupation Certificate	<p>Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.</p>
Prior to the issue of an Occupation Certificate	<p>Prior to the issue of an Occupation Certificate, works-as-executed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.</p> <p>An original set of works-as-executed drawings and electronic copies on a USB of compliance documentation shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.</p>
Prior to the issue of an Occupation Certificate	<p>Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:</p> <ul style="list-style-type: none"> a. On-site detention system/s b. Stormwater pre-treatment system/s <p>Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.</p>

Prior to the issue of an Occupation Certificate	<p><i>Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:</i></p> <p><i>a. On-site detention system/s</i> <i>b. Stormwater pre-treatment system/s</i></p> <p><i>Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works</i></p>
Prior to the issue of an Occupation Certificate	<p><i>Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council.</i></p> <p><i>Any rectification works within Lachlan Street and Burnside Drive will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.</i></p> <p><i>Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.</i></p>
Advisory	<p><i>Before any excavation work starts, contractors and others should phone "Dial Before You Dig" service to access plans/information for underground pipes and cables. www.1100.com.au</i></p> <p><i>The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.</i></p> <p><i>Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such an adjoining property.</i></p>

5. Environmental Health Related Matters for Consideration

Council requests the following be appropriately addressed.

Contamination

The Department must ensure that sufficient information is available to satisfy Clause 7 of State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land.

Given the proposed development's sensitive use, it is believed that a Remedial Action Plan would enable the Department to effectively assess the remediation proposal, address Clause 7(1) of SEPP No. 55 – Remediation of Land and provide a useful measure for site validation work. Consequently, the Department is requested to require the remediation works to be undertaken in accordance with a Remedial Action Plan prepared by a suitably qualified environmental consultant prior to site validation.

If the contaminated soils are to be relocated on-site, it is also recommended that the Department requires a survey plan and detailed report prepared by suitably qualified

environmental consultant to be submitted to the consent authority verifying the placement of contaminated soils from the vicinity of TP07 to the secondary school oval as recommended by Coffey Services Australia Pty Ltd.

Noise and Vibration

The Proponent should address any expected need to undertake work outside the standard hours. This would enable the consent authority to consider whether work outside standard hours has been adequately justified and assess the adequacy of the relevant recommended acoustic mitigation measures.

In addition to the noise mitigation measures recommended by AECOM Australia Pty Ltd, consideration should be given to the following site-specific noise controls that may be implemented to minimise noise levels below the relevant Noise Management Levels:

- a) minimising the need for vehicle reversing by arranging for one-way site traffic routes;
- b) using broadband audible reverse alarms, as opposed to beepers, on relevant plant and equipment to be used on-site; and
- c) where practicable, minimise the number of high noise generating plant items operating concurrently.

The Construction Noise and Vibration Management Plan must identify and implement strategies to minimise noise from the proposed construction activities and incorporate: approaches for promoting noise awareness by contractors; training procedures; a complaint lodgement procedure to ensure that members of the public and local residents are able to report noise issues; an ongoing review process and a plan for responding to noise complaints.

The Construction Noise and Vibration Management Plan shall clearly specify the responsibilities of site personnel in managing noise and include a detailed list of steps taken to manage potential noise impacts. The Construction Noise and Vibration Management Plan and complaints' handling procedure shall be submitted to the consent authority for review.

Significant advancements have been made to audible reversing alarms. As a result, there is a range of alternatives to the traditional reversing signals capable of providing a safe system of work, whilst also reducing noise impacts. Apart from broadband alarms, these include variable-level audible alarms, focused tonal alarms, non-audible warning systems, proximity alarms, spotters or observers and exclusion alarms. To ensure compliance with work, health and safety requirements, further advice should be sought from SafeWork NSW.

Operational Noise

In accordance with Council's requirements, it is strongly recommended that the Department requires acoustic reports and noise and vibration management plans to be prepared or reviewed and certified by a suitably qualified acoustic consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm. The report's cover or title page must confirm the consultant's membership with the Australian Acoustical Society

or employment by an Association of Australasian Acoustical Consultants (AAAC) member firm.

School Canteen

It is unclear whether the proposed development (i.e. pre-school and primary school) will include kitchen facilities or a school canteen involving the preparation and handling of food for sale. If kitchen facilities or a school canteen are to be located on-site, detailed floor and section plans are required for the food preparation and storage areas demonstrating compliance with the Food Act 2003, Australia New Zealand Food Standards Code and Australian Standard 4674-2004 Construction and Fit-Out of Food Premises.

Detailed floor and section plans for the food preparation area shall make provision for the following:

- a) Construction details/finishes for the floors, walls and ceiling throughout the entire food premises;
- b) Location and construction details of all light-fittings at the food premises;
- c) Designated hand washing facilities shall be located within the food preparation and serving areas of the premises. The hand basin shall be fitted with a common spout capable of delivering a supply of warm-running water;
- d) A stainless steel double-bowl sink connected to a supply of hot and cold water which can be used to effectively clean and sanitise utensils and equipment; and
- e) A stainless steel cleaner's sink provided with hot and cold water;

Note: The cleaner's sink shall be located outside areas where open food is handled.

Detailed plans and specifications of the mechanical ventilation system servicing the food preparation areas of the premises shall be prepared by an appropriately qualified person. The plans shall certify compliance with AS/NZS 1668 - 'The Use Of Ventilation and Air-Conditioning In Buildings' and make provision to the following:

- a) The location of the mechanical ventilation system outlet including detailed specifications of the stack height and discharge velocity required to service the food preparation and dining area;
- b) Proposed methods to mitigate odour and noise impacts arising from the operation of the mechanical ventilation system; and
- c) The sound output level (Sound Pressure Level at 1 metre) of the mechanical ventilation system- (To be assessed in the acoustic assessment outlined above if required).

Sewerage Management

Section 68 of the Local Government Act 1993 requires approval to install, construct or alter a waste treatment device and operate a system of sewage management at the premises. The submitted EIS indicates that wastewater may drain to a pump-out pit connected to Sydney Water's sewer.

"Operate a system of sewage management" means hold or process, or re-use or discharge, sewage or by-products of sewage (whether or not the sewage is generated on the premises on which the system of sewage management is operated). Therefore, separate approval may be required under Section 68 of the Local Government Act 1993

if the proposal includes infrastructure to hold or process, or re-use or discharge, sewage or by-products of sewage. In these circumstances, the Applicant is required to demonstrate that the system's design and capacity are adequate for its intended purpose taking into consideration maximum load requirements, unforeseen incidents and shutdown contingencies.

Waste Management

Suitable waste storage facilities are to be provided as part of the proposal. The garbage/waste storage areas shall be clearly identified on the site plans and be located within the proposed building. The designated garbage/waste storage areas shall comply with the following requirements:

- a) The rooms shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
- b) Provided with a hose cock for hosing the garbage bin bay and a sewered drainage point in or adjacent to the bin storage area. The drainage point should have a fine grade drain cover sufficient to prevent coarse pollutants from entering the sewer. If the hose cock is located inside the bin storage bay, it is not to protrude into the space indicated for the placement of bins;
- c) The room shall have a floor waste which is to consist of a removable basket within a fixed basket arrestor and is to comply with Sydney Water requirements; and
- d) The room must include a tight-fitting, self-closing door and mechanical ventilation.

Council thanks you for the opportunity to provide comment on this application and would also welcome the opportunity to comment on further stages associated with the Liverpool Innovative Precinct.

Should you wish to discuss this matter further, please contact Kevin Kim, Senior Development Planner of Development Assessment on (02) 8711 7896.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nelson Mu', with a horizontal line underneath.

Nelson Mu
Acting Coordinator
Development Assessment