

COMMENTS TO IPC ON DRAFT CONDITIONS – SSD-10444

Condition	Comment
<p>B4. The detailed design drawing must demonstrate that to the satisfaction of the Planning Secretary that:</p> <p>(a) the detailed internal and external design plans for the existing dwelling have been prepared in consultation with the Project Heritage Architect and include recommendations of the <i>Statement of Heritage Impact</i> prepared by Heritage 21 dated May 2020 (as updated by the addendum dated 4.11.2020 and 30.11.2020;</p> <p>(b) the design of the balustrade and timber handrails of the first-floor balcony, including the schedule of materials, colours and finishes generally match the first-floor balcony of the existing dwelling;</p> <p>(c) the proposed replacement of the roof / new roof tiles has been designed by the Project Heritage Architect and matches the existing roof including use of materials such as Canadian slate;</p> <p>(d) the open framed pergola type structure and the entry structure at the rear of the site:</p> <p>(i) have been designed in consultation with the Project Heritage Architect in consultation with the Strategic Planning Branch of Council;</p> <p>(ii) is consistent with the schedule of colour and finishes of the landscape elements in <i>Drg No. 04219 Landscape Plan Issue D</i> prepared by Fiona Cole Design dated 26.11.2020; and</p> <p>(iii) is consistent in height, scale and footprint, with the approved plans listed in condition A2; and</p> <p>(e) the colour scheme of the metal palisade balustrade to the new fire stairs match the existing dwelling; and</p> <p>(f) any new class 10B structure as defined per the National Construction Code are constructed of materials that are non-combustible or hardwood.</p>	<p><u>Subclause (e)</u></p> <p>The external fire stair is purposely in a darker colour (“woodland grey”) in order that it appear recessive and be in keeping with the slate roof colour, which is the dominant architectural element against which the fire stair would be viewed. This has been endorsed by Heritage 21, the project heritage consultant. As such, it is requested that subclause (e) is deleted.</p>
<p>D2. Within three months of commencement of construction, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by the Project Heritage Architect in consultation with the Strategic Planning Branch of Council;</p> <p>(b) include details of the heritage walk proposed along the pedestrian pathway from William street to the rear of the dwelling;</p> <p>(c) include details of interpreting the tennis court;</p> <p>(d) include details of relocating the existing timber gate and posts on Rosemead Road;</p>	<p>The intention for the heritage interpretation strategy is to involve students, families and other community members in its development. The strategy would be prepared in collaboration with these parties and would therefore be prepared following the commencement of operation of the facility.</p> <p>As such, it is requested that the timing for submission of the Heritage Interpretation Plan is amended to be within three months of the commencement of <u>operation</u> of the premises (rather than commencement of <i>construction</i>).</p>

Condition		Comment
	(e) include details of preserving the existing first-floor balustrade and timber handrails; and (f) incorporate interpretive information into the site including naming of elements within the site.	
E15	<p>E15. Prior to the commencement of operation, the Applicant must prepare an Operational Management Plan (OMP) for the school and submit it to the Certifier for approval. The plan must include:</p> <p>(a) measures to ensure all wayfinding signage, security measures (i.e. access control), and landscaping are managed to maintain their effectiveness;</p> <p>(b) measures to manage the operation and use of the development including details confirming no use of the site on the weekends or weekday evenings;</p> <p>(c) the operating hours of the school, the Out-of-hours care (OOSH) and the pre-school;</p> <p>(d) measures to manage the use and access to outdoor play areas, including any staggered play times for the years and age groups with details of the programme of use in accordance with the recommendations in the Acoustic Assessment Report, Proposed Community School, 1 Rosemead Road Hornsby NSW, dated 6 May 2020 and the addendum dated 6 November 2020 prepared by NG Child & Associates;</p> <p>(e) details of times when the waste collection vehicles would access the site so that there is no conflict with the peak drop-off / pick-up times for the pre-school (both AM and PM);</p> <p>(f) include an evacuation and Emergency Management Plan complying with Regulations 97 and 168 of the Education and Care Services National Regulations;</p> <p>(g) arrangements for the management of staff and students that includes measures to minimise noise impacts on any sensitive residential receivers to comply with the recommendations of Acoustic Assessment Report, Proposed Community School, 1 Rosemead Road Hornsby NSW, dated 6 May 2020 and the addendum dated 6 November 2020 prepared by NG Child & Associates;</p> <p>(h) incorporate the recommendations of section 6.3.10 (Noise Management Plan) of the Acoustic Assessment Report, Proposed Community School, 1 Rosemead Road Hornsby NSW, dated 6 May 2020 and the addendum dated 6 November 2020 prepared by NG Child & Associates in the OMP;</p> <p>(i) include details to demonstrate that no amplified music would be played in the external areas;</p> <p>(j) include details of any proposed community use of the site;</p>	<p><u>Subclause (b)</u> It is requested that a blanket restriction on use of the site on the weekends or weekday evenings is deleted. There are appropriate standard school related uses which must be allowed for at these times, as outlined in response to Condition F1 below. Accordingly, it is requested that the wording <i>“including details confirming no use of the site on the weekends or weekday evenings”</i> is removed from subclause (b).</p> <p><u>Subclause (e)</u> Waste collection will be via Council kerbside collection, and therefore the Applicant has no control over the collection times. Accordingly, it is requested that this subclause is deleted. Alternatively, the condition could be amended to refer to “details of times when any private waste collection vehicles...”</p>

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<p>(k) include a copy of the Bushfire Emergency Management and Evacuation Plan required by condition E23;</p> <p>(l) include a complaints management procedure to provide for the registration of, and response to, complaints; and</p> <p>(m) procedures for the annual monitoring and review of the OMP.</p>	
<p>E36. Prior to the issue of the occupation certificate, a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme must certify that the site is suitable for the proposed landuse.</p>	<p>It is requested that this condition is deleted. Contamination has been addressed in the <i>Preliminary (Stage 1) Site Investigation</i>, prepared by NG Child & Associates, dated 30 April 2020, submitted with the application. The contamination assessment included soil sampling, and concluded that the underlying soils at the site are not contaminated and that soil quality is appropriate for the educational use proposed.</p> <p>This condition will likely require a duplicate assessment and soil sampling by a CEnvP / CPSS CSAM practitioner, which is unnecessary given the submitted contamination report which has already stated that the site is suitable for the proposed use.</p> <p>Furthermore, other conditions of consent address contamination. Conditions D31 and D32 include a requirement that the recommendations in the abovementioned investigation report are complied with during construction, and for the Applicant to “<i>ensure that the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination</i>”. In particular, Condition D32 recognises that the risk of contamination has already been assessed and deemed acceptable, and the requirement is only to respond to any change to that level of risk.</p> <p>In addition, an unexpected finds protocol for contamination is required to be included in the CEMP required under Condition C9.</p> <p>Conditions C9, D32 and D32 are sufficient to address contamination.</p>
<p>F1. The operational hours of the premises are restricted as:</p> <p>(a) pre-school hours: Monday to Friday: 8am to 6pm with two enrolment options:</p> <p> (i) standard day (8am – 3:30m); and</p> <p> (ii) full day (8am - 6pm);</p> <p>(b) primary school hours: Monday to Friday: 9am to 3pm.</p> <p>(c) OOSH: Monday to Friday: 8am to 9am and 3pm to 6pm.</p> <p>(d) vacation care (for up to 48 students): Monday to Friday: 8am to 6pm; and</p> <p>(e) no use on the weekends.</p>	<p>Normal school use of the premises will include ancillary activities outside of the operational hours specified in this condition. For example, teacher preparation and planning, staff meetings, parent / teacher meetings, administrative/office duties, cleaning, maintenance etc. As such, it is requested that clarification is added to this condition, with the following suggested wording:</p> <p><i>“Use of the premises for ancillary purposes (including, but not limited to, teacher preparation and planning, administration, class room set up, cleaning, maintenance, gardening and the like) is permitted outside of the hours specified in F1.”</i></p>

Condition		Comment
		<p><u>Subclause (a)</u> It is requested that reference to “two enrolment options” and the listing of those at (i) and (ii) is deleted. It is considered sufficient to refer to the hours of the pre-school of Monday to Friday 8am to 6pm without restricting the enrolment options that the facility may offer.</p> <p><u>Subclause (e)</u> It is requested that item (e) “<i>No use on weekends</i>” is deleted, as this could be misconstrued as not only referring to operation of the school / pre-school / OOSH and vacation care (which would not operate on weekends), but that no use of the site at all is allowed for in the weekends. Ancillary activities (for example, gardening) are appropriately undertaken in the weekends and should be permitted. Any restriction should refer only to operation of the school / pre-school / OOSH and vacation care.</p>
F6	<p>F6. Within six months of commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;</p> <p>(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>	<p>With low staff numbers, and small size of the proposed school, providing a formal Green Travel Plan by way of a standalone document is not considered necessary. Notwithstanding, a member of staff will be designated as the travel coordinator who will be responsible for advising new staff and families of the alternative transport options available and their benefits. This information will also be provided in the foyer’s notice board as well as on their website.</p>