

ATTACHMENT 1

499/2014/DA-C

Recommended Conditions of Consent

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

1. Approved Development

The development shall be carried out in accordance with the approved plans prepared by Millennium Design Consultants Pty Ltd, listed below, and all associated documentation supporting this consent, except as modified in red by Council and / or any conditions within.

Plans prepared by Millennium Design Consultants Pty Ltd (project number 21305):

Drawing No. DA-01, dated 06.03.14

Plans prepared by CC Engineering P/L (Job No.0879):

Drawing Page No.P-L-1, Issue A, dated 30.06.2014

2. Enrolment

This development consent permits the enrolment of a maximum of 600 students between years Kindergarten and Year 12 inclusive. Any increase in enrolments above 600 students requires Council's separate development consent.

Prior to any further increase in students at the educational establishment, the applicant shall provide to Council a statement from a qualified traffic engineer and an as constructed car parking plan prepared by a registered surveyor confirming that the car parking and manoeuvring areas have been constructed in accordance with Australian Standards 2890.1 and 2 (as amended) and as that approved under this consent.

Prior to any further increase in students, a Parking and Traffic Plan of Management shall be developed by a suitably qualified traffic engineer and provided to the Council for its approval for the purpose of managing the parking of cars and movement of vehicles and pedestrians throughout the site during morning and afternoon peak hours.

The management of the movement of vehicles during peak periods is to be continually monitored. Where any need for an alteration to the Plan of Management is required, the applicant shall only make those changes with the approval of the Council.

3. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved site plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works. The landscape design shall incorporate a significant portion of native, low water demand plants.

4. Driveway

The gradients of driveways and manoeuvring areas shall be designed and maintained in accordance with *Australian Standard AS 2890.1 and AS 2890.2 (as amended)*.

5. Unreasonable Noise

The development, including operation of vehicles in the car parking area, shall be conducted so as to avoid the generation of unreasonable noise and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from vehicles, warning sirens, public address systems and the like.

In the event of an adverse and undue noise related issue arising during operation of the school, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction to mitigate that impact of noise upon neighbours.

6. Engineering Design Works

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown (Sustainable City) DCP 2012 - Volumes 1 and 3*.

7. Car Parking Spaces

53 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended) prior to the school further increasing student numbers.

8. Amplifier/Loudspeaker

On any part of the land to which this consent applies or within any building on the land, the use of an amplifier/loudspeaker is permitted between 8.30am and 3.30pm Monday to Friday, only.

9. Rubbish/Recycling Bin Storage

The rubbish and recycling bins shall not be stored within vehicle parking, vehicle manoeuvring areas or landscaped areas.

The bin(s) shall only be stored in accordance with the existing approvals on the land.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000*, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Advice 1. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Disability Discrimination Act 1992* (DDA1992) or *Disability (Access to Premises – Buildings) Standards 2010* (Premises Standards).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

Advice 2. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 3. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

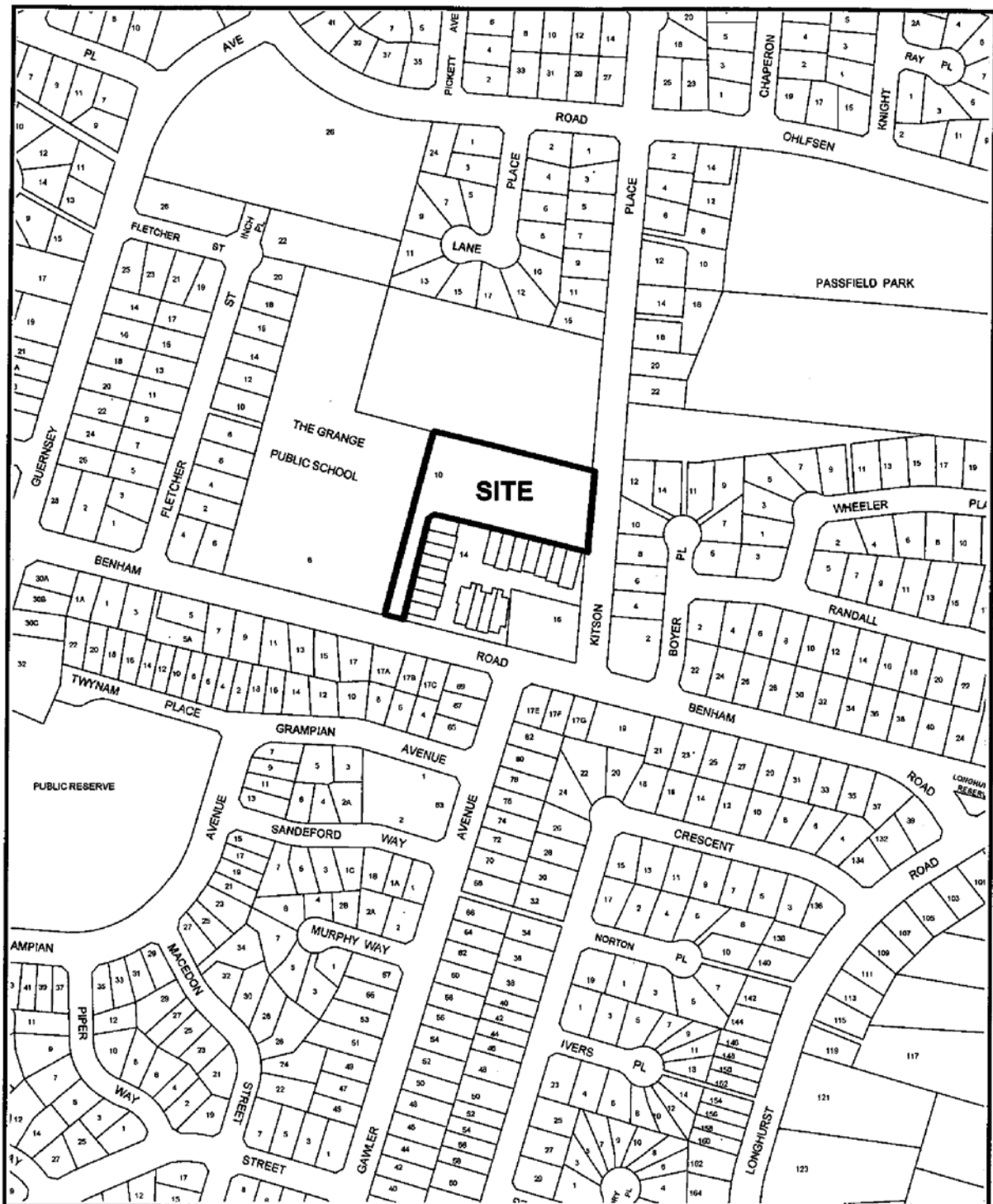
Advice 4. *Telecommunications Act 1997 (Commonwealth)*

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995* (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

END OF CONDITIONS

ATTACHMENT 2



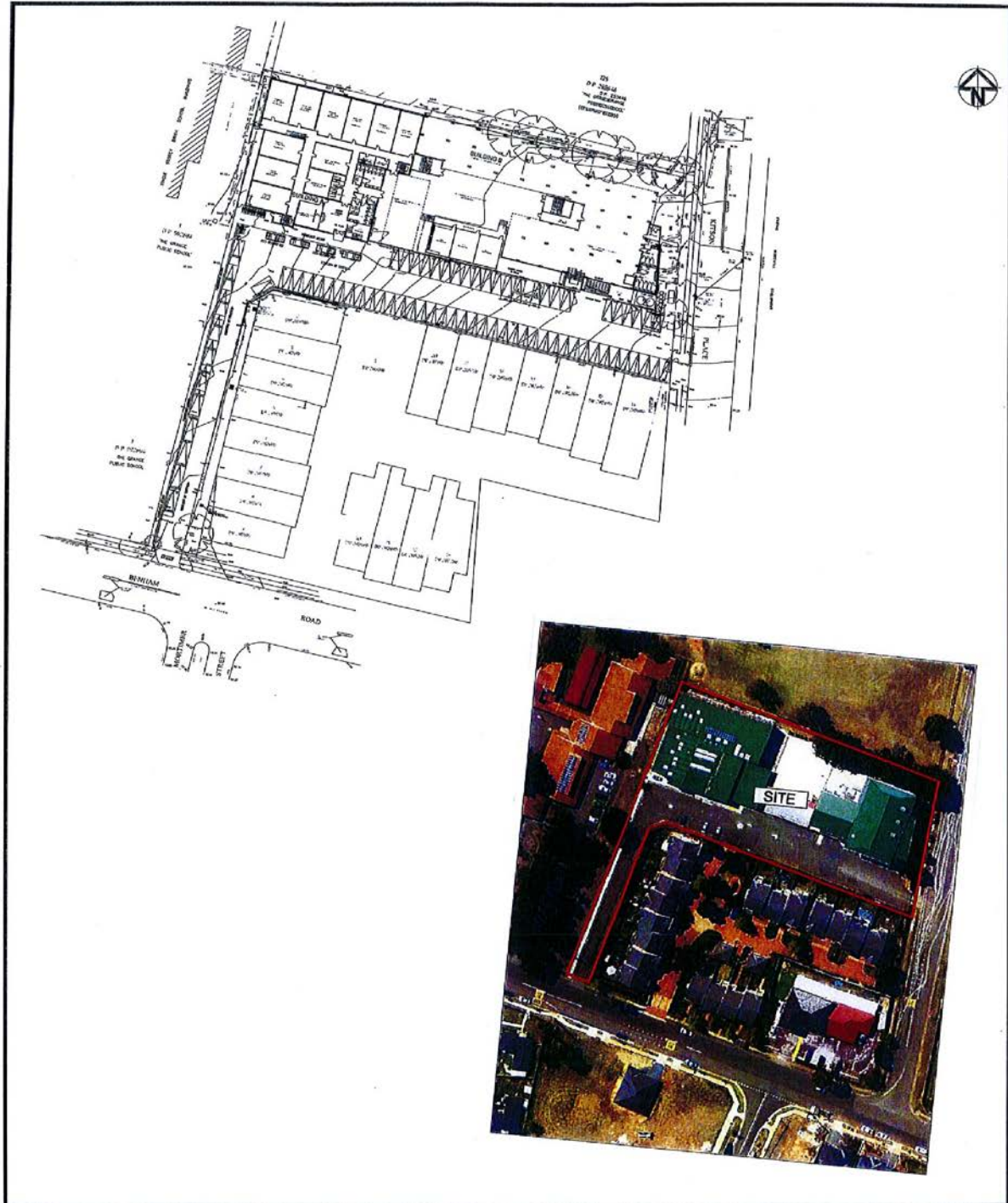
LOCALITY PLAN



SUBJECT:

**PROPOSAL TO INCREASE STUDENT POPULATION
FROM 250 TO 600 AT AL-FAISAL COLLEGE.
LOT 1 DP 1193701 - No. 10 BENHAM ROAD, MINTO.**

ATTACHMENT 3

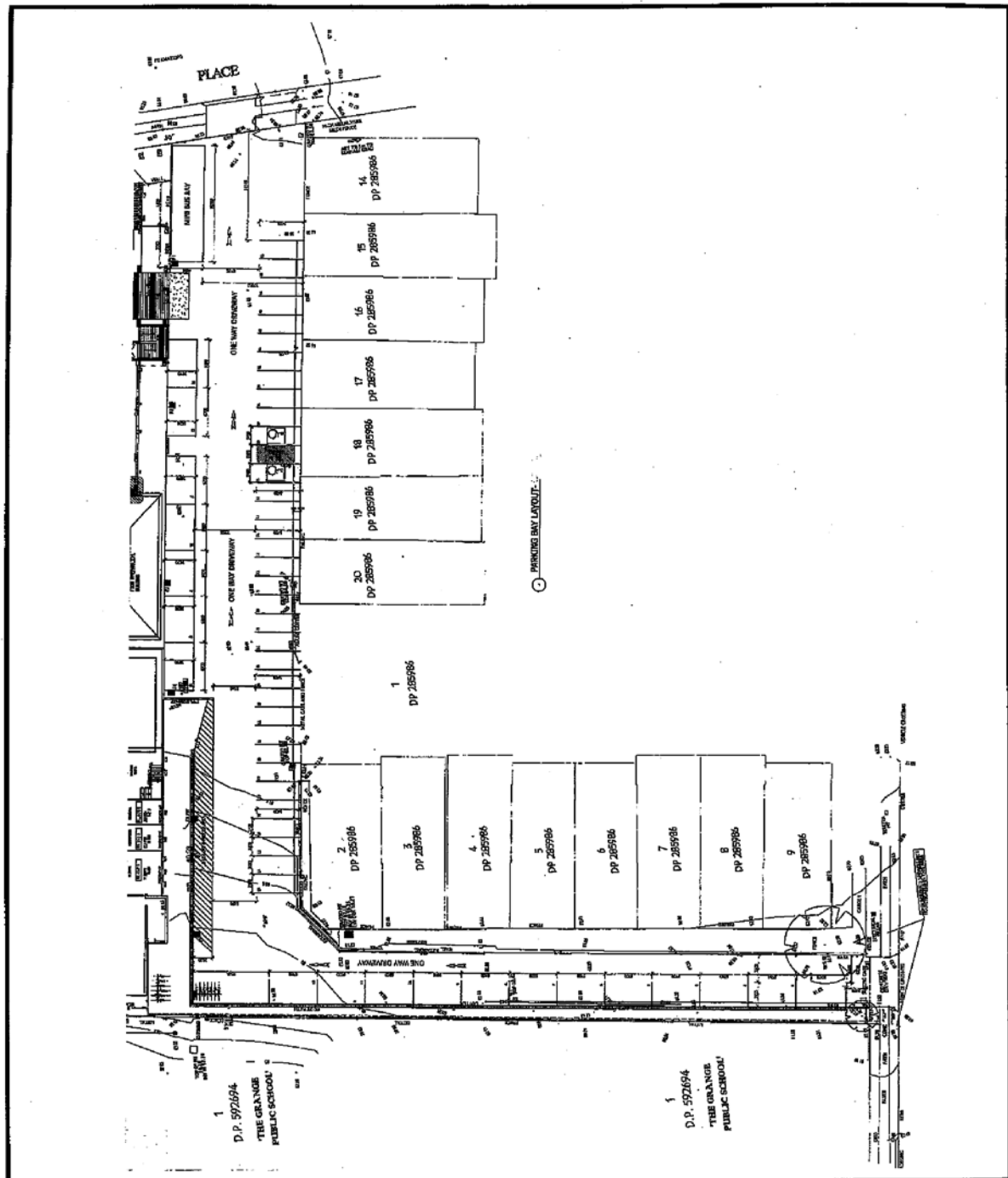


SITE PLAN

SUBJECT:

PROPOSAL TO INCREASE STUDENT POPULATION
FROM 250 TO 600 AT AL-FAISAL COLLEGE.
LOT 1 DP 1193701 - No. 10 BENHAM ROAD, MINTO.

ATTACHMENT 4



CAR PARKING PLAN

SUBJECT:

PROPOSAL TO INCREASE STUDENT POPULATION
FROM 250 TO 600 AT AL-FAISAL COLLEGE.
LOT 1 DP 1193701 - No. 10 BENHAM ROAD, MINTO.