

JRPP NO:	2011SYW078
DA NO:	1679/2011/JP
PROPOSED DEVELOPMENT:	CONSTRUCTION OF SCIENCE BUILDING WITHIN THE KINGS SCHOOL
SUBJECT SITE:	LOT 1 DP 59169, LOT A DP 329288, LOT B DP 329288, LOT A DP 321595, LOT 2 DP 235857, LOT 1 DP 64765, LOT 1 DP 57491, LOT 1 DP 581960, LOT 10 DP 812772 - 87-129 PENNANT HILLS ROAD, NORTH PARRAMATTA
APPLICANT:	BERENTS PROJECT MANAGEMENT PTY LTD
LODGEMENT DATE:	24 JUNE 2011
REPORT BY:	SENIOR TOWN PLANNER SHANNON BUTLER
RECOMMENDATION:	APPROVAL

EXECUTIVE SUMMARY

The proposed development includes the demolition of the existing agricultural education building, the relocation of two (2) demountable classrooms, the relocation of an existing shade house and greenhouse and the construction of a science building. The proposed building is three storeys in height, however the ground level is partially excavated hence the building presents as two storeys in height to the two primary elevations.

The application has been assessed against the provisions of Section 79C of the Environmental Planning and Assessment Act 1979, SEPP (Major Development) 2005, the Baulkham Hills Development Control Plan Part C Section 11- Special Uses, Part D Section 1- Parking, Part D Section 5- Heritage and Part D Section 3- Landscaping and is considered satisfactory.

The application was notified in accordance with Council's policy for fourteen days and one submission was received. The submission raises concern in relation to drainage impacts on properties in Bettington Road and Gowan Court. The concerns raised by the objector are addressed in the report and it is considered that the proposed stormwater drainage system will effectively manage the stormwater impact of the development.

The proposal seeks to provide new science teaching facilities to replace the existing facilities. The proposed works are located 125 metres from the nearest site boundary and therefore will not result in any significant impacts on adjoining residential properties. The proposal does not seek to remove any vegetation and seeks to improve landscaping in the vicinity of the building.

The building is of an architectural style that is compatible with the present and future character of the site. It is of a scale consistent with the remainder of the buildings on the site. The building responds appropriately to the topography of the subject area of the site and respects the site constraints.

Accordingly, the application is recommended for approval subject to conditions.

BACKGROUND**MANDATORY REQUIREMENTS**

Owner:	Council of The Kings School	1.	<u>Section 79C (EP&A Act) – Satisfactory</u>
Zoning:	Special Uses 5(a) Educational Establishment (Private) and Residential 2(b)	2. 3. 4.	<u>BHLEP 2005 – Satisfactory</u> <u>Draft LEP 2010 – Satisfactory</u> <u>BHDCP Part C, Section 11 – Special Uses – Complies</u>
Area:	113.395 Ha	5.	<u>BHDCP Part D, Section 1- Parking – Complies</u>
Existing Development:	The Kings High School	6.	<u>BHDCP Part D, Section 5- Heritage – Complies</u>
		7.	<u>BHDCP Part D, Section 3- Landscaping – Complies</u>
		8.	<u>SEPP Major Development 2005 – Satisfactory</u>

SUBMISSIONS**REASON FOR REFERRAL TO JRPP**

1. Exhibition:	Not required.	1.	Capital Investment Value in excess of \$10 million pursuant to SEPP (Major Development) 2005
2. Notice Adj Owners:	Yes, fourteen (14) days.		
3. Number Advised:	Fifty-eight (58)		
4. Submissions Received:	One (1)		

HISTORY

1831	The Kings School was established.
18/06/1999	Development Consent 3805/1999/HD issued for entry gates to the existing school.
16/08/1999	Development Consent 361/2000/HA issued for earthworks and cricket nets within the school grounds.
11/04/2000	Development Consent 3592/2000/HD issued for the construction of a classroom building.
17/01/2001	Development Consent 1172/2001/HD issued for a portable classroom.
16/08/2001	Development Consent 2684/2001/HD issued for new prep school classrooms & music studios and the upgrade of the existing access road and car parking.
10/10/2001	Development Consent 278/2002/HA issued for a new "Centre for Learning" (Library and Teaching Facility).
07/05/2003	Development Consent 2220/2003/HA issued for alterations and additions to existing building and landscaping/civil works to senior school.
09/12/2005	Development Consent 511/2006/HC issued for a new

	gymnasium, two indoor basketball courts, change rooms and class rooms.
16/01/2006	Development Consent 913/2006/HA issued for the extension of the existing hall, refurbishment of an administration building and construction of a new administration building.
19/02/2009	Development Consent 679/2009/HC issued for alterations and additions to an existing drama theatre and construction of a new visual arts building.
30/07/2009	Development Consent 1649/2009/HC issued for construction of a learning centre, amenities building, connecting walkways, covered play area, boardwalk access to existing sports fields and the relocation and reconfiguration of existing storage and bin storage facilities.
24/06/2011	Subject Development Application lodged with Council.
30/06/2011	Subject Development Application notified for fourteen (14) days.
05/08/2011	General Terms of Approval granted by the NSW Rural Fire Service.
11/08/2011	JRPP briefing meeting held.

PROPOSAL

The proposed development includes the demolition of the existing agricultural building, the relocation of two (2) demountable classrooms, the relocation of an existing shade house and greenhouse and the construction of a science building. The proposed building is three storeys in height, however the ground level is partially excavated hence the building presents as two storeys in height to the two primary elevations.

The building is proposed to contain 18 student science laboratories with associated laboratory support areas, a hydroponics room, technical preparations room, two research laboratories, staff works areas and amenities. The building is capable of accommodating up to 500 students in the student laboratories, 36 students in the research laboratories and 26 staff members.

The proposal does not result in an increase student or staff numbers and seeks to upgrade the current science teaching facilities within the school. No additional car parking is proposed.

The building form consists of two parallel wings located either side of a circular atrium. The roof profile consists of two pitched metal deck roofs located above each parallel wing, with a flat metal deck roof situated in between, where the circular atrium is expressed. The building is connected to the main quadrangle via a single storey colonnade. A tapered entry stair connects the building to the parade ground.

The proposed building is predominantly of masonry construction with metal and sandstone feature cladding and glazed openings. The overhangs are supported on terracotta columns.

The proposal includes the minor realignment of two existing service roads. Re-landscaping of the existing agricultural precinct located to the south west of the science building is

proposed which includes garden beds, ponds, glass house and shade house. The landscaping is designed around the existing trees.

The proposed science building has a capital investment value of \$18 million.

SITE DESCRIPTION AND ZONING

The subject site has a total area of 113.395 hectares. It is irregular in shape and has a frontage of approximately 1030m to Pennant Hills Road to the south. The eastern boundaries are approximately 971.95m in total and adjoin the rear of the residential properties fronting Bettington Road, Kings Place, Gowan Court, Camelot Court and Coronet Court. The proposed works are located approximately 130 metres from the eastern boundary.

The northern boundaries extend 1350.04m in total and adjoin the rear of the residential properties fronting Camelot Court, Meckiff Avenue and Tallwood Drive. The proposed works are located approximately 148 metres from the northern boundary. The overall western boundaries extend 1691.56m and adjoin open space (within the Parramatta City Council Local Government Area) and the Tara Anglican School for Girls.

The subject site contains approximately 40 school buildings, tennis courts, swimming pool, playing fields, vehicle circulation and car parking areas.

The subject site is currently zoned as Special Uses 5(a) Educational Establishment (Private) and Residential 2(b) in the Baulkham Hills Local Environmental Plan 2005 and is proposed to be zoned Low Density Residential (R2) in the Draft Local Environmental Plan 2010. The proposal is permissible subject to the consent of the relevant determining authority.

ISSUES FOR CONSIDERATION

1. Compliance with SEPP (Major Development) 2005

Clause 13(1) of SEPP (Major Development) 2005 provides the following referral requirements to a Joint Regional Planning Panel:-

“(1) This Part applies to the following development:

- (a) *development that has a capital investment value of more than \$10 million,*
- (b) *development for any of the following purposes if it has a capital investment value of more than \$5 million:*
 - (i) *affordable housing, air transport facilities, child care centres, community facilities, correctional centres, educational establishments, electricity generating works, electricity transmission or distribution networks, emergency services facilities, health services facilities, group homes, places of public worship, port facilities, public administration buildings, public ferry wharves, rail infrastructure facilities, research stations, road infrastructure facilities, roads, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, wharf or boating facilities,*
- (c) *Crown development that has a capital investment value of more than \$5 million,*
- (d) *Development for the purposes of eco-tourism facilities that has a capital investment value of more than \$5 million,*
- (e) *Designated development,*

(f) *Subdivision of land into more than 250 lots."*

The proposed development has a capital investment value of \$18 Million thereby requiring referral to and determination by a Joint Regional Planning Panel. In accordance with this requirement the application is referred to the JRPP for determination.

2. Compliance with Baulkham Hills Local Environmental Plan (BHLEP) 2005

The subject site is zoned part Special Uses 5(a) Educational Establishment (Private) and part Residential 2(b) under the provisions of BHLEP 2005. The proposal constitutes ancillary works to the existing Educational Establishment. BHLEP 2005 defines an Educational Establishment as follows:

"Educational establishment means a building or place used as a school, university, college, technical college, academy, lecture hall, gallery or museum, but does not include a building used wholly or principally as an institution or child care centre."

Development for the purpose of an educational establishment is permissible with consent in the Special Uses 5(a) and Residential 2(b) zones. Accordingly, the proposal is considered satisfactory with regard to BHLEP 2005.

3. Compliance with Draft Local Environmental Plan 2010

The subject site is proposed to be zoned 'R2 Low Density Residential' under the provisions of the Draft Local Environmental Plan 2010 (Draft LEP 2010). The proposal constitutes ancillary works to the existing educational establishment. Draft LEP 2010 defines an Educational Establishment as follows:

"Educational establishment means a building or place used for education (including teaching), being:

(a) A school, or

(b) A tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act."

Development for the purpose of an educational establishment is proposed to be permissible in the R2 Low Density Residential zone. Therefore, the proposal is considered satisfactory under the provisions of Draft LEP 2010.

4. Compliance with BHDCP Part C, Section 11- Special Uses

The Baulkham Hills Development Control Plan (BHDCP) Part C Section 11- Special Uses contains development standards in relation to a number of key considerations. These include:

Clause 2.1 Strategic Considerations

BHDCP Part C Section 11- Special Uses requires that the design is to consider proximity to residential areas, suitable roads, commercial facilities, public transport, human service, physical services, open space and the cumulative effect of proposed development on particular areas.

The proposal is situated approximately 125 metres from the nearest residential property. The site is situated on Pennant Hills Road and is located in close proximity to commercial facilities, public transport services and open space.

Clause 2.2 Site Analysis

BHDCP Part C Section 11- Special Uses requires that development is to be designed to respect site constraints such as topography, drainage, soil landscapes, flora, fauna and bushfire hazard.

The proposal has been designed to integrate with the site constraints and existing structures. The proposal was referred to the Rural Fire Service to ensure appropriate bushfire measures are in place.

Clause 2.3 Streetscape

BHDCP Part C Section 11- Special Uses requires that the design of buildings must be compatible with form, bulk, scale and height of the existing and likely future development.

The proposed science building has been designed to complement the character and scale of recent works on the school site. The proposed facilities are not visible from the street and therefore will not adversely impact on the future character of the streetscape.

Clause 2.4 Noise

BHDCP Part C Section 11- Special Uses requires that the location of potential noise sources within the development are to be located away from adjoining residential areas.

The proposed science building is located wholly within the grounds of the Kings School site, approximately 125 metres away from the nearest site boundary. In addition, no increase is proposed to student numbers. As such, the proposal is considered to have minimal acoustic impact on adjoining residential properties given the vast size of the subject site.

Clause 2.5 Sunlight and Overshadowing

BHDCP Part C Section 11- Special Uses stipulates that the design of buildings is to consider orientation of building areas, use of deciduous trees, pergolas, eaves, use of solar energy collectors, height of buildings, setbacks, fencing and finished ground levels.

The proposed facilities are located wholly within the school grounds and are set back significantly from the boundaries. There will be no off-site overshadowing impacts as a result of the proposal.

Clause 2.6 Car Parking

BHDCP Part C Section 11- Special Uses requires that all access arrangements and car parking shall be provided on-site in accordance with BHDCP Part D Section 1- Parking.

The BHDCP Part D Section 1- Parking required parking rate for schools is based on staff and student numbers. No changes are proposed to student and staff numbers, therefore the proposal will not result in increased demand on car parking.

Clause 2.7 Servicing and Maintenance

BHDCP Part C Section 11- Special Uses requires that the design is to consider the layout of buildings, driveways, location of work areas, garbage collection areas, plant types and materials used in landscaping.

The current servicing and maintenance arrangements will be maintained.

Clause 2.8 Traffic Generation

BHDCP Part C Section 11- Special Uses stipulates that the design is to consider traffic volumes, capacity of existing roads, site traffic generation, hours of operation, proximity to public transport, provision of car parking and other road improvements.

As there is no increase in staff or student number proposed, no increase to traffic is expected.

Clause 2.9 Off-Site Impact

BHDCP Part C Section 11- Special Uses requires that development is to consider visual impact and other environmental impacts of a local or regional nature.

The proposal is considered to result in a negligible impact. All works are located wholly within the site and will not be visible from the street.

Clause 2.10 Drainage/Stormwater Management

BHDCP Part C Section 11- Special Uses contains a number of standards to ensure that drainage from a special uses site will not increase as a result of development taking place.

The application was referred to Council's Subdivision & Certification Section, and no objection was raised to the proposal subject to conditions. An on-site detention system is proposed to reduce the stormwater impact.

Clause 2.11 Landscaping

BHDCP Part C Section 11- Special Uses requires that landscape treatments are to harmonise with building designs and should consist of trees, shrubs, groundcovers and grass.

The application was referred to Council's Tree Management Co-ordinator for assessment. No objection was raised to the proposed landscaping subject to conditions.

Clause 2.12 Energy Efficiency

BHDCP Part C Section 11- Special Uses requires that buildings shall demonstrate passive design principles such as, window placement, building orientation, shading, insulation, thermal mass, ventilation and incorporation of suitable landscaping.

Solar access has been maximised by the use of large glazed windows and roof lights. Large eaves are proposed to manage temperatures and natural ventilation is provided.

Clause 2.13 Water Efficiency

BHDCP Part C Section 11- Special Uses contains development standards to reduce the water consumption of open space developments.

All proposed systems are to be fitted with Triple A water rated fixtures.

Clause 2.14 Disabled & Aged Persons Access

BHDCP Part C Section 11- Special Uses requires that access arrangements shall be provided in accordance with Council's policy "Making Access for All 2002".

The facilities will include appropriate measures for people with disabilities.

Clause 2.15 Safety & Security

BHDCP Part C Section 11- Special Uses stipulates that clearly defined pedestrian pathways are to be provided and adequate lighting is required to ensure the safety of pedestrians.

The proposal permits passive surveillance and includes clearly defined pedestrian access to the area.

Clause 2.16 Services

BHDCP Part C Section 11- Special Uses requires that site services and facilities such as garbage compounds shall be designed so as to provide safe and convenient access and be visually integrated with the development.

Garbage quantity, collection points and times remain unchanged by the proposal.

5. Compliance with BHDCP Part D, Section 1- Parking

The Baulkham Hills Development Control Plan (BHDCP) Part D, Section 1- Parking requires the following car parking provision for schools:

- 1 space per employee plus
- 1 space per 8 year 12 students, plus
- 1 space per 30 students enrolled for visitors and/or parent parking

The proposal does not involve any increase in staff or student numbers. No additional car parking demand is generated by the proposal as it will only be replacing the existing science teaching facilities and staff areas. The existing car parking and vehicular access arrangements are considered satisfactory to cater for the needs of school. Therefore, the proposal is considered satisfactory with regard to BHDCP Part D, Section 1- Parking.

6. Heritage Impact

There are no heritage items in the immediate vicinity of the proposal. Existing school buildings and vegetation separate the proposal from the heritage items located on the site which are located approximately 500m away from the proposed building.

A Heritage Impact Statement was prepared by Orwell and Peter Phillips Architects which concludes that the proposed development is located between 400m to 500m from the King's School Chapel, the nearest component of the listed Gowan Brae Group. The new building will be effectively screened from the heritage items by existing buildings and mature plantings, as it is of comparable heights to intervening existing buildings. The new work will therefore, have no impact on the Gowan Brae Group and its setting and it is considered that the heritage impact of the proposal is acceptable.

7. Issues Raised in Submissions

The application was notified to residents in the vicinity of the proposed works for a period of 14 days and one (1) submission was received. The issues raised in the submission are addressed as follows:

ISSUE/OBJECTION	COMMENT	OUTCOME
During the construction of the existing science block, adjacent to the proposed building, during the late 1980s/ early 1990's, there were several weather storm	The previous drainage issues on the site are acknowledged. It is considered that the proposal addresses stormwater management in an effective manner. Given the increased	Issue addressed.

ISSUE/OBJECTION	COMMENT	OUTCOME
<p>events with very heavy rainfall. Stormwater from the construction site flowed through the eastern school boundary near Gowan Court and Bettington Road and travelled through a number of residential properties.</p> <p>A dish drain along the school boundary was ineffective in containing and diverting the volume of water, which caused extensive damage to the objector's property by washing away the soil, plants and hard landscaping. There were other properties which were damaged even more severely than the objector's.</p> <p>Concern is raised in relation to the proposed development's potential to generate similar stormwater flows.</p>	<p>impervious area proposed, an on-site detention system is proposed which was designed in accordance with the Upper Parramatta River Catchment Trust Handbook.</p> <p>It is noted that the subject area of the site falls to the north-east. The stormwater falling on the impervious areas will be directed to a number of stormwater pits (10 in total) on the northern and eastern sides of the building. These pits will direct the stormwater to the on-site detention system for its gradual release to the nearby catchment.</p> <p>The stormwater plan has been assessed by Council's Subdivision Engineer and is considered satisfactory.</p>	

SUBDIVISION ENGINEERING COMMENTS

The application has been assessed by Council's Subdivision Engineer in relation to site drainage and vehicular access/parking and no objection is raised subject to conditions.

TREE MANAGEMENT COMMENTS

The application has been assessed by Council's Tree Management Co-ordinator and no objection is raised subject to conditions.

HEALTH & ENVIRONMENTAL PROTECTION COMMENTS

The application has been assessed by Council's Environmental Health Co-ordinator and no objection is raised subject to conditions.

WASTE MANAGEMENT COMMENTS

The application has been assessed by Council's Waste Management Projects Officer and no objection is raised subject to conditions.

HERITAGE COMMENTS

The proposal has been referred to Council's Heritage staff as the subject site is in the vicinity of a heritage listed item (Gowan Brae Group). No objection is raised to the proposal.

FLORA AND FAUNA COMMENTS

The vegetation surrounding the proposal is mapped as Sydney Sandstone Gully Forest which is not listed under the Threatened Species Conservation Act 1995. No vegetation is proposed to be removed with all trees being retained as part of the proposal. The recommendations contained within the Bushfire Hazard Assessment Report dated 26 May 2011 are noted. The report states that asset protection zone requirements are currently established and no further vegetation management is required.

Council's Environmental Health and Sustainability Officer raised no objection to the proposed development in terms of flora and fauna issues.

NSW RURAL FIRE SERVICE COMMENTS

The application was referred to the NSW Rural Fire Service as an Integrated Development pursuant to the provisions of Section 91 of the Environmental Planning and Assessment Act, 1979. A deemed bushfire safety authority has been issued by the NSW Rural Fire Service as required under section 100B of the Rural Fires Act 1997 subject to conditions (see Condition No. 6). Refer to Attachment 10 for a copy of the NSW Rural Fire Service's General Terms of Approval.

CONCLUSION

The proposal has been assessed against the provisions of Section 79C of the Environmental Planning and Assessment Act 1979, SEPP (Major Development) 2005, the Baulkham Hills Development Control Plan Part C Section 11- Special Uses, Part D Section 1- Parking, Part D Section 5- Heritage and Part D Section 3- Landscaping and is considered satisfactory.

The application was notified in accordance with Council's policy for fourteen days and one submission was received. The submission raises concern in relation to drainage impacts on properties on Bettington Road and Gowan Court. The concerns raised by the objector are addressed in the report and it is considered that the proposed stormwater drainage system will effectively manage the stormwater impact of the development.

The proposal seeks to provide new science teaching facilities to replace the existing facilities. The proposed works are located 125 metres away from the nearest site boundary and therefore will not result in any significant impacts on adjoining properties. The proposal does not seek to remove any trees and seeks to improve landscaping in the vicinity of the building.

The building is of an architectural style that is compatible with the present and future character of the site. It is of a scale consistent with the remainder of the buildings on the site. The building responds appropriately to the topography of the site and respects the site constraints.

Accordingly, the Development Application is recommended for approval subject to conditions.

IMPACTS:

Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

Hills 2026

The social and environmental impacts have been identified and addressed in the report. The proposal provides for a permissible development which is sustainable and maintains the character of the locality and the Shire as a whole.

RECOMMENDATION

It is recommended that the subject Development Application be approved subject to the following conditions:

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	REVISION	DATE
A10-00	Location Plan	12	23/06/2011
A15-01	Site Demolition Plan	05	23/06/2011
A21-01	Lower Ground Plan	13	23/06/2011
A21-02	Ground Floor Plan	13	23/06/2011
A21-03	Level 1 Plan	12	23/06/2011
A21-04	Roof Plan	10	23/06/2011
A30-01	Elevations North & South	09	23/06/2011
A30-02	Elevations East & West	09	23/06/2011
A40-01	Sections AA & BB	10	23/06/2011
A40-02	Sections CC & DD	06	23/06/2011
2008.1106DA1	Landscaping Plan	A	21/06/2011

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. External Finishes

External finishes and colours shall be in accordance with the details submitted with the development application and approved with this consent.

3. No Increase in Student/Staff Numbers

There shall be no increase in student/staff numbers as a result of the works the subject of this consent.

4. Construction Certificate

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

5. Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

6. Compliance with NSW Rural Fire Service Requirements

Compliance with the requirements of the NSW Rural Fire Service attached as Appendix "A" to this consent and dated 5 August 2011.

7. Adherence to Approved Waste Management Plan

The Waste Management Plan submitted to and approved by Council must be adhered to at all stages in the demolition/construction/design of facilities and on-going use phases. All waste material nominated for recycling must be reused or recycled. Any material moved offsite is to be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997) and only to a place that can lawfully be used as a waste facility. Dockets/receipts verifying recycling/disposal must be kept and presented to Council when required.

8. Waste Storage and Separation - Construction and Demolition

The reuse and recycling of waste materials must be maximised during construction and demolition. The separation and recycling of the following waste materials is required:

- 1) masonry products (bricks, concrete, concrete roof tiles) to be sent for crushing/recycling;
- 2) timber waste to be separated and sent for recycling;
- 3) metals to be separated and sent for recycling;
- 4) clean waste plasterboard to be returned to the supplier for recycling (excluding plasterboard from demolition); and
- 5) mixed waste (plastic wrapping, cardboard etc) to be sent to a licenced recycling or disposal facility

This can be achieved by constructing a minimum of five trade waste compounds on-site. Each waste compound must be adequately sized to enclose the waste. Alternatively, mixed waste may be stored in one or more adequately sized waste compounds and sent to a waste contractor/waste facility that will sort the waste on their site for recycling. Waste must be adequately secured and contained within designated waste areas and must not leave the site onto neighbouring public or private properties. Personal waste must not litter the site. Copies of actual weighbridge receipts verifying recycling/disposal must be kept and presented to Council when required.

9. Waste Collection

Waste and recycling material, generated by the premises, must only be collected between the hours of 6am and 10pm except for Sundays and public holidays, where collection shall be between 8am and 10pm.

10. Garbage Collection – Commercial/Industrial

Collection of waste and recycling material, generated by the premises, must not cause nuisance or interference with the amenity of the surrounding area.

11. Planting Requirements

All shrubs planted as part of the approved landscape plan are to be minimum 200mm pot size. Groundcovers are to be planted at 5/m².

12. Tree/s to be retained

To maintain the treed environment of the Shire, all trees as shown with solid outline on Landscape Plan prepared by TGS Landscape Architects and dated 21 June 2011 are to be retained and protected during all works.

13. Stockpiles

Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water, to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

14. Protection of Public Infrastructure

Council must be notified of any damage to public infrastructure caused by the development. Adequate protection must be provided prior to work commencing and maintained during building operations. Any damage caused must be made good, to the satisfaction of Council, before an Occupation Certificate can be issued. Public infrastructure includes the road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the site.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

15. Onsite Stormwater Detention – Upper Parramatta River Catchment Area

Onsite Stormwater Detention (OSD) is required in accordance with Council's adopted policy for the Upper Parramatta River catchment area, the Upper Parramatta River Catchment Trust OSD Handbook.

The stormwater concept plan prepared by Harris Page and Associates Pty Ltd, Drawing No: SW-00 to WS 08, Revision (01) dated 8/06/2011 is for DA purposes only and is not to be used for construction. The detailed design must reflect the approved concept plan and the following necessary changes:

Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer and submitted with:

- A completed OSD Drainage Design Summary Sheet;
- Drainage calculations and details, including those for all weirs, overland flow paths and diversion (catch) drains, catchment areas, times of concentration and estimated peak run-off volumes;
- A completed OSD Detailed Design Checklist;
- A maintenance schedule.

The design and construction of the OSD system must be approved by either Council or an accredited certifier. This certification must be included with the documentation approved as part of any Construction Certificate.

A Design Compliance Certificate (DCC) certifying the detailed design of the OSD system can be issued by Council subject to the following being provided:

- i. A completed application form;
- ii. Four copies of the design plans and specifications;
- iii. Payment of the applicable application and inspection fees.

PRIOR TO WORK COMMENCING ON THE SITE

16. Principal Certifying Authority

A sign is to be erected in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000.

17. Builder and PCA Details Required

Notification in writing of the builder's name, address, telephone and fax numbers to be submitted to the Principal Certifying Authority prior to work commencing.

Two days before work commences, Council shall be notified of the Principal Certifying Authority in accordance with the Regulations.

18. Management of Building Sites – Builder's Details

The erection of suitable fencing or other measures to restrict public access to the site and building works, materials or equipment when the building work is not in progress or the site is otherwise unoccupied.

The erection of a sign, in a prominent position, stating that unauthorised entry to the site is not permitted and giving an after hours contact name and telephone number. In the case of a privately certified development, the name and contact number of the Principal Certifying Authority.

19. Approved Temporary Closet

An approved temporary closet connected to the sewers of Sydney Water, or alternatively an approved chemical closet is to be provided on the land, prior to building operations being commenced.

20. Stabilised Access Point

A stabilised all weather access point is to be provided prior to commencement of site works, and maintained throughout construction activities until the site is stabilised. The controls shall be in accordance with the requirements with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

21. Protection of Existing Trees

The trees that are to be retained are to be protected during all works with 1.8m high chainwire fencing which is to be erected at least three (3) metres from the base of each tree or group of trees and is to be in place prior to works commencing to restrict the following occurring:

- Stockpiling of materials within the root protection zone,
- Placement of fill within the root protection zone,
- Parking of vehicles within the root protection zone,
- Compaction of soil within the root protection zone.

All areas within the root protection zone are to be mulched with composted leaf mulch to a depth of not less than 100mm.

The installation of services within the root protection zone is not to be undertaken without consultation with Council's Tree Management Officer.

22. Erosion and Sedimentation Controls – Minor Works

Erosion and sedimentation controls shall be in place prior to the commencement of site works; and maintained throughout construction activities until the site is landscaped and/or suitably revegetated. The controls shall be in accordance with the details approved by Council and/or as directed by Council Officers. These requirements shall be in accordance with Managing Urban Stormwater – Soils and Construction produced by the NSW Department of Housing (Blue Book).

23. Separate OSD Detailed Design Approval

No work is to commence until a detailed design for the OSD system has been approved by either Council or an accredited certifier.

DURING CONSTRUCTION

24. Dust Control

The following measures must be taken to control the emission of dust:

- dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work;
- all dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system;

- all stockpiles of materials that are likely to generate dust must be kept damp or covered.

25. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority

Section 109E(d) of the Act requires certain specific inspections (prescribed by Clause 162A of the Regulations) and known as "Critical Stage Inspections" to be carried out for building work. Prior to permitting commencement of the work, your Principal Certifying Authority is required to give notice of these inspections pursuant to Clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

NOTE: You are advised that inspections may only be carried out by the PCA unless by prior agreement of the PCA and subject to that person being an accredited certifier.

PRIOR TO ISSUE OF A OCCUPATION CERTIFICATE

26. Landscaping Prior to Issue of Occupation Certificate

The landscaping of the site shall be carried out prior to issue of the Occupation Certificate in accordance with the approved plan. All landscaping is to be maintained at all times in accordance with BHDCP Part D, Section 3 – Landscaping and the approved plan.

27. Regulated Systems

To ensure that adequate provision is made for ventilation of the building all mechanical and/or natural ventilation systems shall be designed, constructed and installed in accordance with the provisions of:

- a) The Building Code of Australia,
 - b) AS 1668 Part 1 & 2 – 1991,
 - c) The Public Health Act – 1991
 - d) Public Health (Microbial Control) Regulation 2000,
 - e) Work Cover Authority,
 - f) AS 3666 –1989 Air Handling and water system of building microbial control
- Part 1 - Design installation and commissioning
 Part 2 - Operation and maintenance
 Part 3 - Performance based maintenance of cooling water systems.

An application to register any regulated system installed must be made to Council prior to commissioning.

28. OSD System Certification

The Onsite Stormwater Detention (OSD) system must be completed to the satisfaction of the Principal Certifying Authority (PCA) prior to the issuing of an Occupation Certificate. The following documentation is required to be submitted upon completion of the OSD system and prior to a final inspection:

- a) Works as executed plans prepared on a copy of the **approved** plans (in accordance with Appendix **B.10** from the OSD-Handbook)
- b) A certificate from a suitably accredited engineer or surveyor verifying that the constructed OSD system will function hydraulically (in accordance with Appendix **B.11** from the OSD-Handbook)
- c) A certificate of structural adequacy from a suitably accredited structural engineer verifying that the structures associated with the constructed OSD system are

structurally adequate and capable of withstanding all loads likely to be imposed on them during their lifetime.

Where Council is not the PCA a copy of the above documentation must be submitted to Council.

THE USE OF THE SITE

29. Waste Storage and Collection – Commercial/Industrial

To ensure the adequate storage and collection of waste from the occupation or use of the premises, all garbage and recyclables emanating from the premises must be stored in the designated waste storage area. Arrangement must be in place in all areas of the development for the separation of recyclable materials from general waste.

30. Servicing of Bins

Council contracted or private garbage/recycling collection vehicles servicing the development are not permitted to reverse in or out of the site. Collection vehicles must be travelling in a forward direction at all times to service bins.

31. Chemical Waste

Any chemical waste that may be used or generated on site needs to be disposed of safely and appropriately.

ATTACHMENTS

1. Locality Plan
2. Aerial Photograph
3. Part Site Plan
4. Lower Ground Floor Plan
5. Ground Floor Plan
6. Level 1 Plan
7. Elevations
8. Perspectives
9. Landscaping Plan
10. RFS General Terms of Approval

ATTACHMENT 1 – LOCALITY PLAN



- ☐ SUBJECT SITE
- ✓ PROPERTIES NOTIFIED
- SUBMISSION RECEIVED

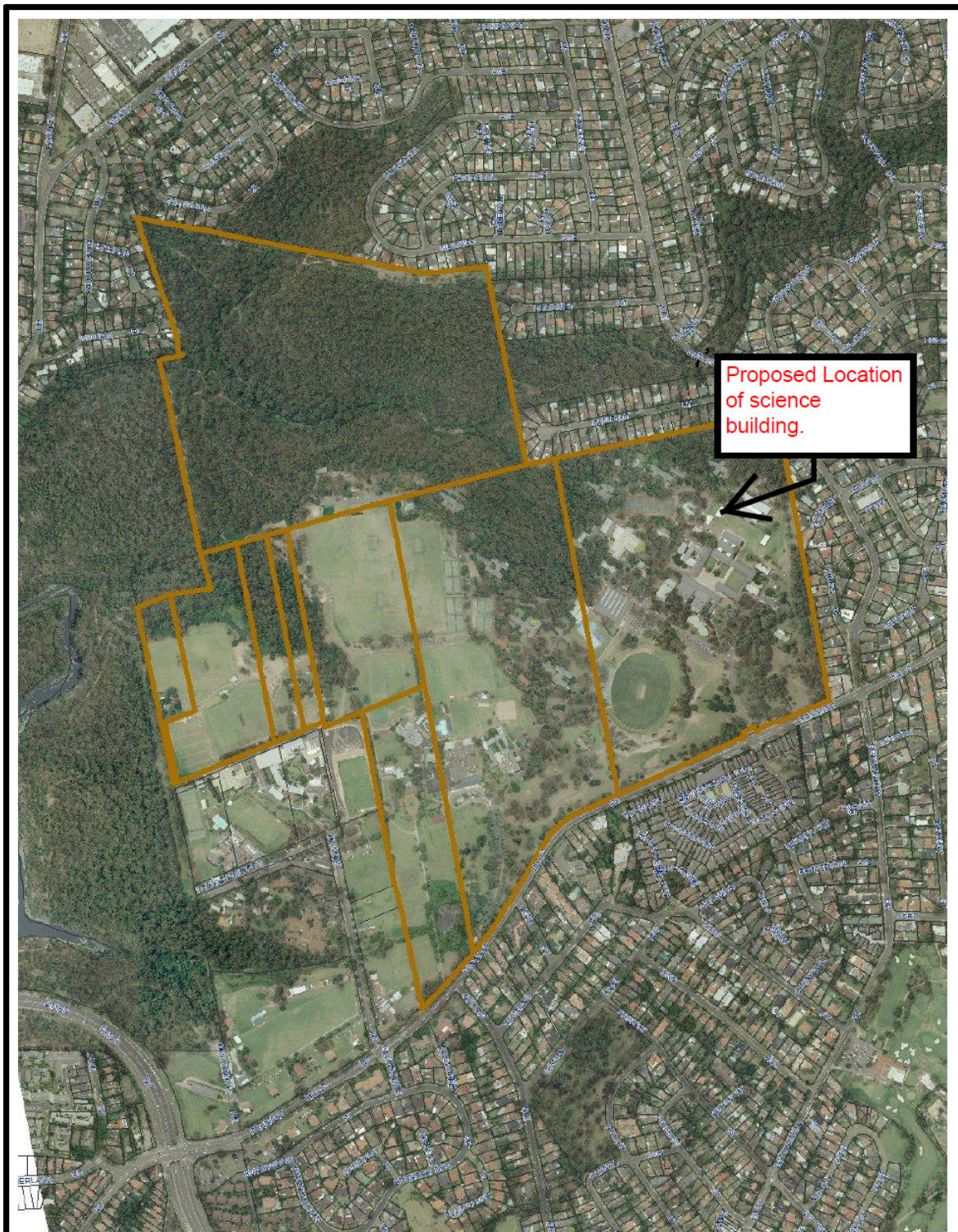
NOTE: THE HILLS DISTRICT HISTORICAL SOCIETY, PARRAMATTA CITY COUNCIL & RTA ALSO NOTIFIED

THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

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ATTACHMENT 2 – AERIAL PHOTOGRAPH



THE HILLS SHIRE COUNCIL

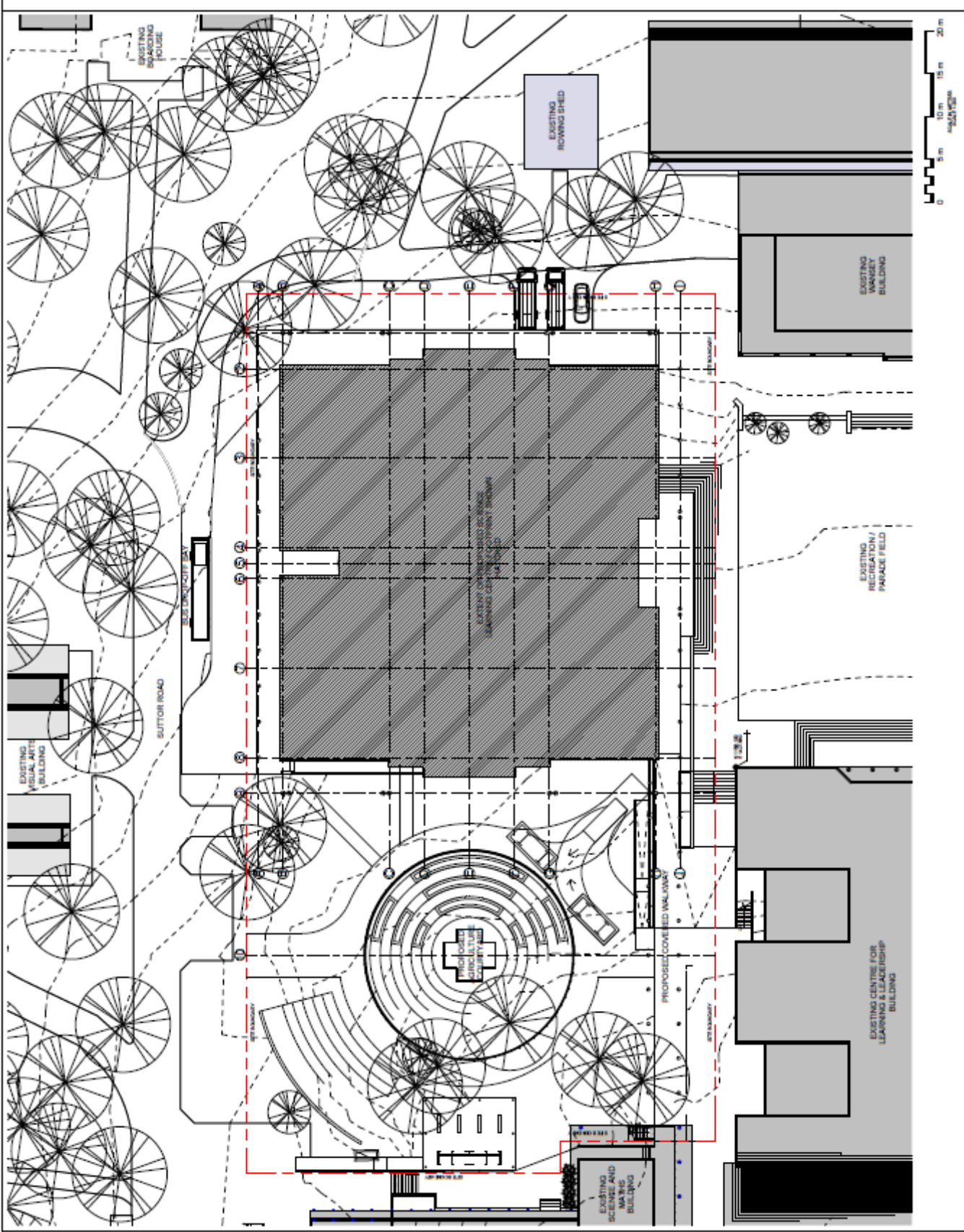
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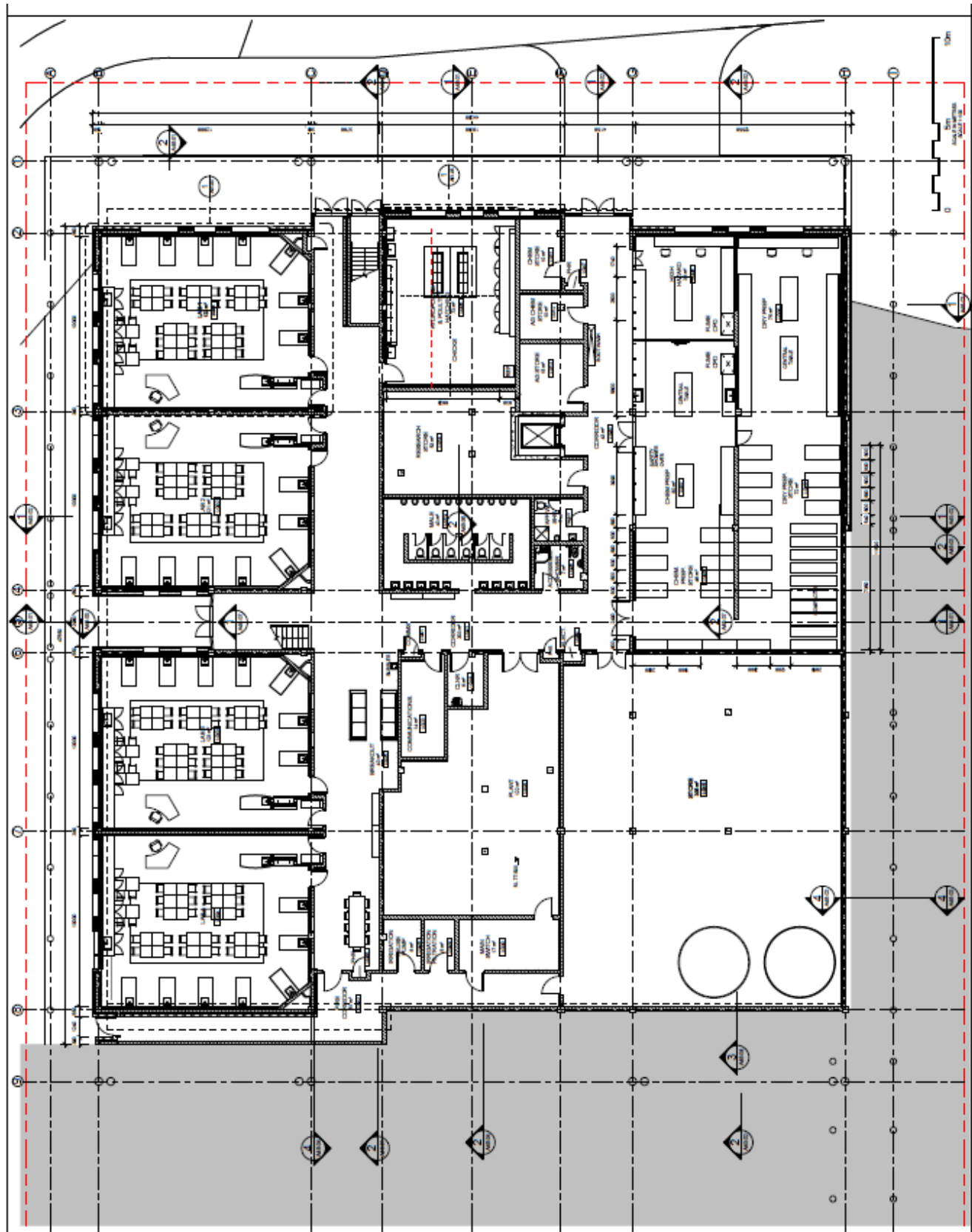
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21/08/2011

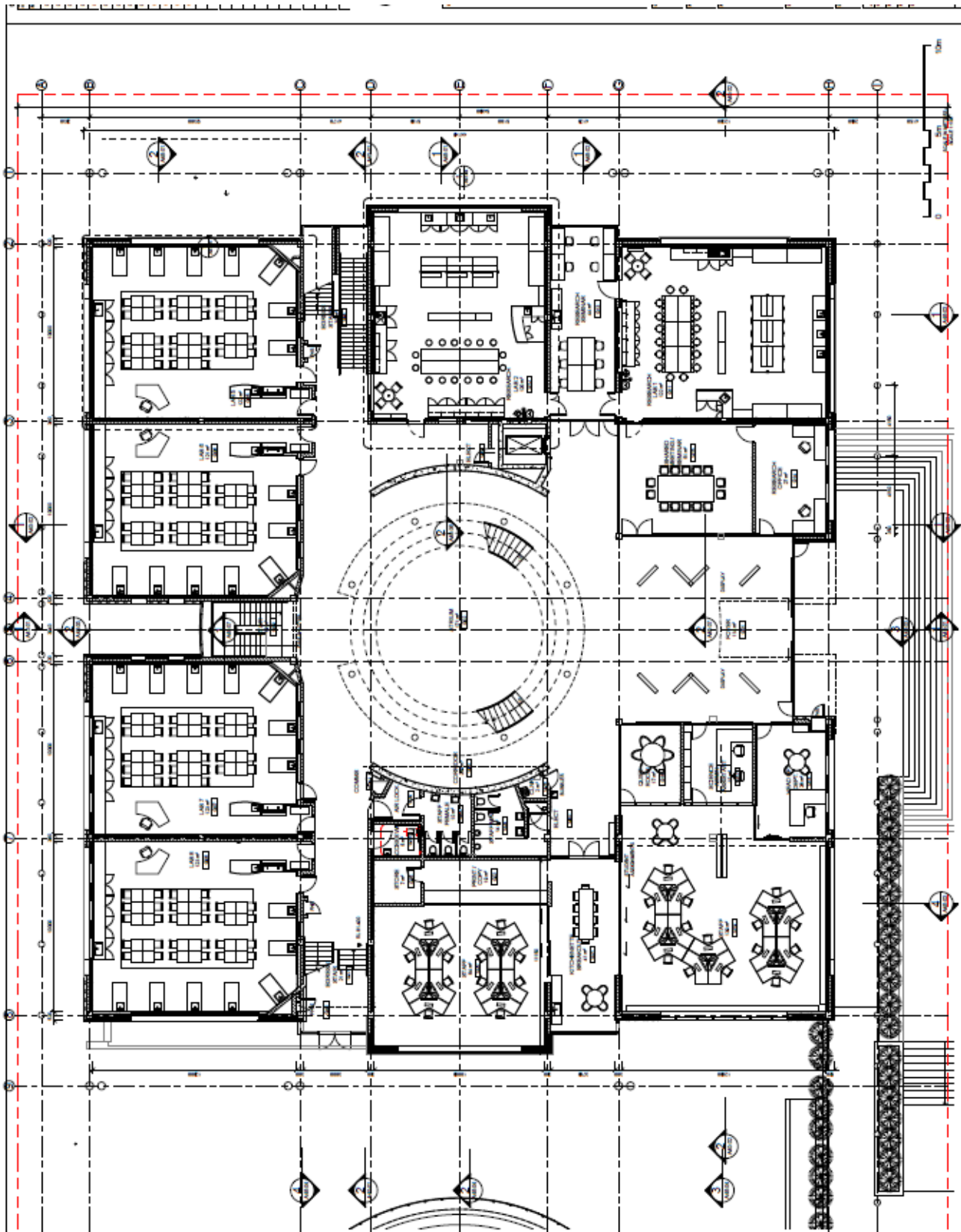
ATTACHMENT 3 – PART SITE PLAN



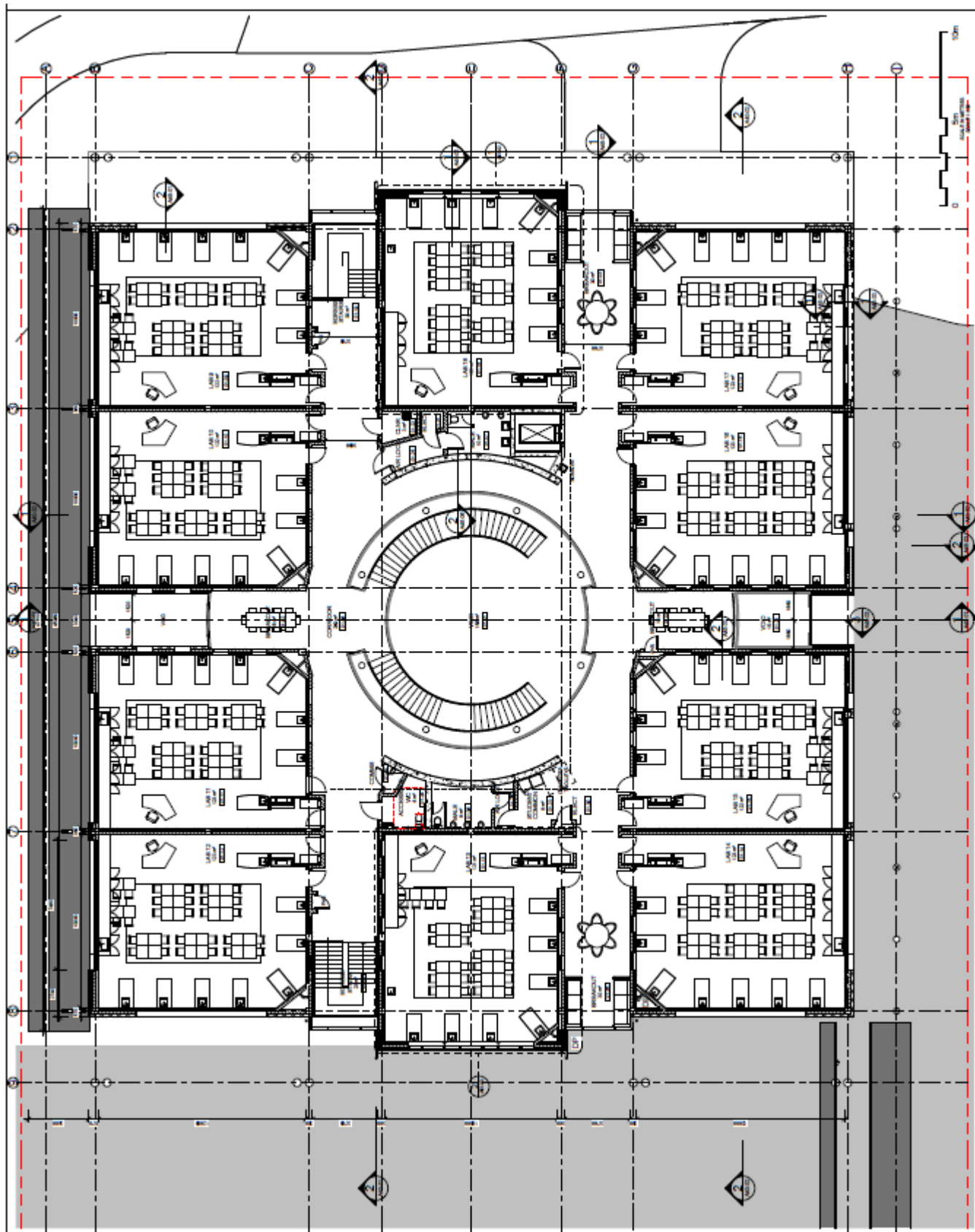
ATTACHMENT 4 – LOWER GROUND FLOOR PLAN



ATTACHMENT 5 – GROUND FLOOR PLAN



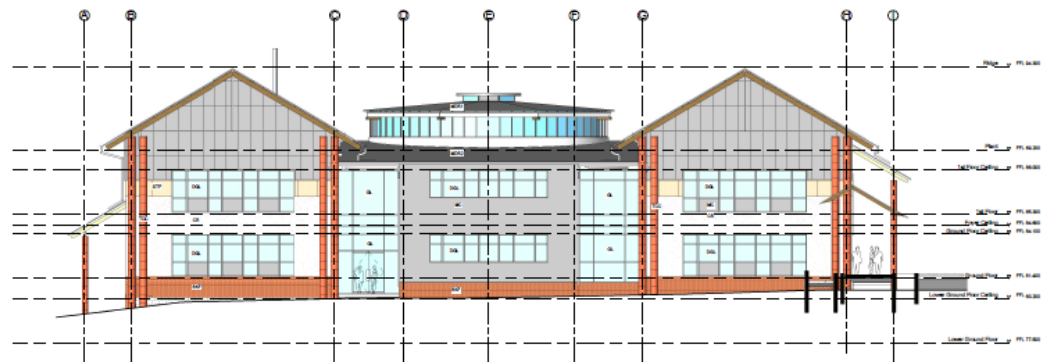
ATTACHMENT 6 – LEVEL 1 PLAN



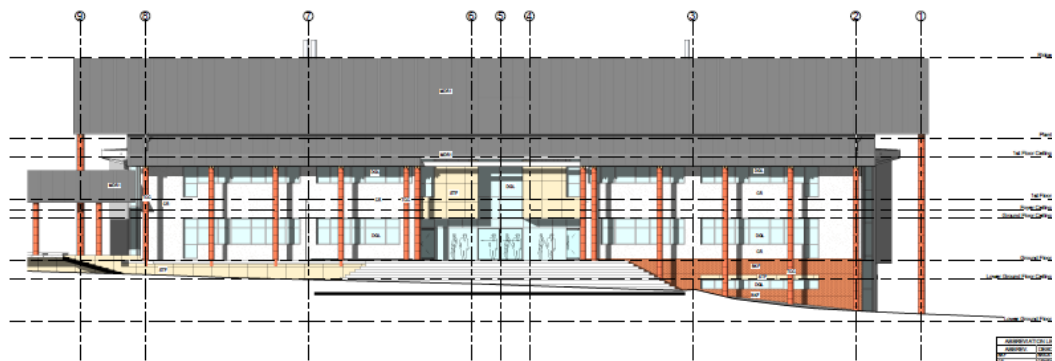
ATTACHMENT 7 – ELEVATIONS



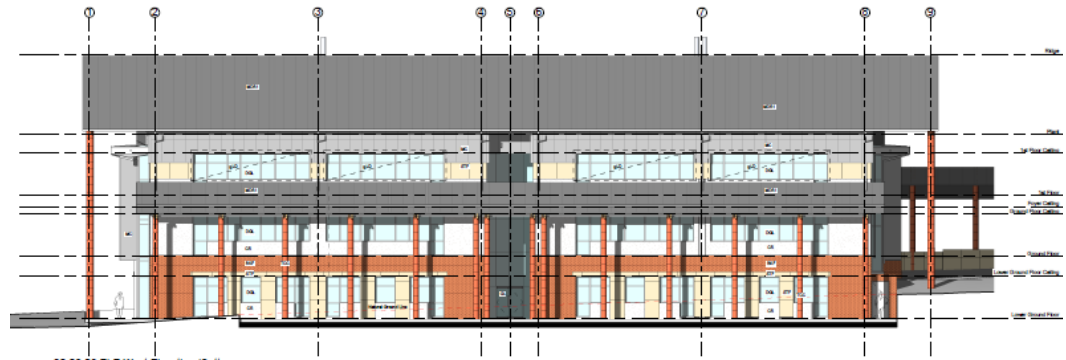
30-01-01 ELE North Elevation
(Wansey)
SCALE 1:100



30-01-02 ELE South Elevation (Ag
Court)
SCALE 1:100



30-02-01 ELE East Elevation (Parade
Grounds)
SCALE 1:100



30-02-02 ELE West Elevation (Sutor
Road)
SCALE 1:100

ATTACHMENT 8 – PERSPECTIVES



1 EXT path NW gable
SCALE



4 AXO site SE
SCALE



3 EXT SHELTERED WALKWAY
SCALE



2 EXT colonnade E
SCALE

Architectural site plan of the proposed school building and its surrounding landscape. The plan shows a large rectangular building with a central circular atrium and several classrooms. To the left is a 'PROPOSED CLASS HOUSE' with a circular design. To the right is a 'GEOLOGICAL GARDEN' and an 'ORGANIC AMPHITHEATRE'. The site is surrounded by 'ARTIFICIAL WETLANDS' and 'LANDSCAPE' with various trees and shrubs. A 'PROPOSED' label is visible near the top right.

ATTACHMENT 10 – RFS GENERAL TERMS OF APPROVAL

All communications to be addressed to:

Headquarters
15 Carter Street
Lidcombe NSW 2141

Headquarters
Locked Bag 17
Granville NSW 2142

Telephone: 8741 5175

Facsimile: 8741 5433

e-mail: development.assessment@rfs.nsw.gov.au



The General Manager
The Hills Shire Council
PO Box 75
Castle Hill NSW 1765

Your Ref: 1679/2011/JP
Our Ref: D11/1066
DA11071378785 DS

ATTENTION: Shannon Butler

5 August 2011

Dear Mr Butler

Integrated Development for 1/59169 Pennant Hills Road North Parramatta 2151

I refer to your letter dated 28 June 2011 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. At the commencement of building works the property to the north the proposed science and classroom building to a distance of 85 metres and 70 metres to the west, shall be maintained as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

2. Amendments are to be made to the "Kings School Bush Fire Evacuation Plan" to incorporate the emergency and evacuation of the proposed Building. The plan is to comply with section 4.2.7 of Planning for Bush Fire Protection 2006.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

3. The development proposal is to comply with the location and layout identified on the drawing prepared by Cox Richardson Architects, number: A10-00, dated 23/06/2011.
4. New construction shall comply with section 5 (BAL 12.5) Australian Standard AS3959-2009 "Construction of buildings in bush fire-prone areas" and section A3.7 Addendum Appendix 3 of "Planning for Bush Fire Protection" 2006.

For any queries regarding this correspondence please contact Doug Stevens on 8741 5175.

Yours sincerely



Nika Fomin

Team Leader Development Assessment

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.