

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

**TO ACCOMPANY A DEVELOPMENT  
APPLICATION FOR THE ORAN PARK  
ANGLICAN COLLEGE, ORAN PARK**

**Prepared for  
BUTLER & CO. ARCHITECTS**

**On behalf of  
SYDNEY ANGLICAN SCHOOLS CORPORATION**

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**Job No. 11002  
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## 1. INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a new development application for a Masterplan for the Kindergarten to Year 12 (K-12) school known as the Oran Park Anglican College located between Peter Brock Drive, Central Avenue and Shannon Way, Oran Park.

This application is lodged as a staged development application under the provisions of Clause 83B of the Environmental Planning and Assessment Act 1979 which states:

*(1) For the purposes of this Act, a **staged development application** is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. The application may set out detailed proposals for the first stage of development.*

This Statement of Environmental Effects is made up of the following sections:

<b>Section 1</b>	Introduction
<b>Section 2</b>	Examines the characteristics of the subject property
<b>Section 3</b>	Discusses the nature of the surrounding locality
<b>Section 4</b>	Details the zoning and development controls relating to the site
<b>Section 5</b>	Details the proposed development for which consent is sought
<b>Section 6</b>	Provides an assessment of the proposal in terms of Section 79C of the Environmental Planning and Assessment Act 1979 (as amended).
<b>Section 7</b>	Conclusion

The application is supported by relevant illustrative material and a number of technical consultant reports attached as Appendices to this SEE.

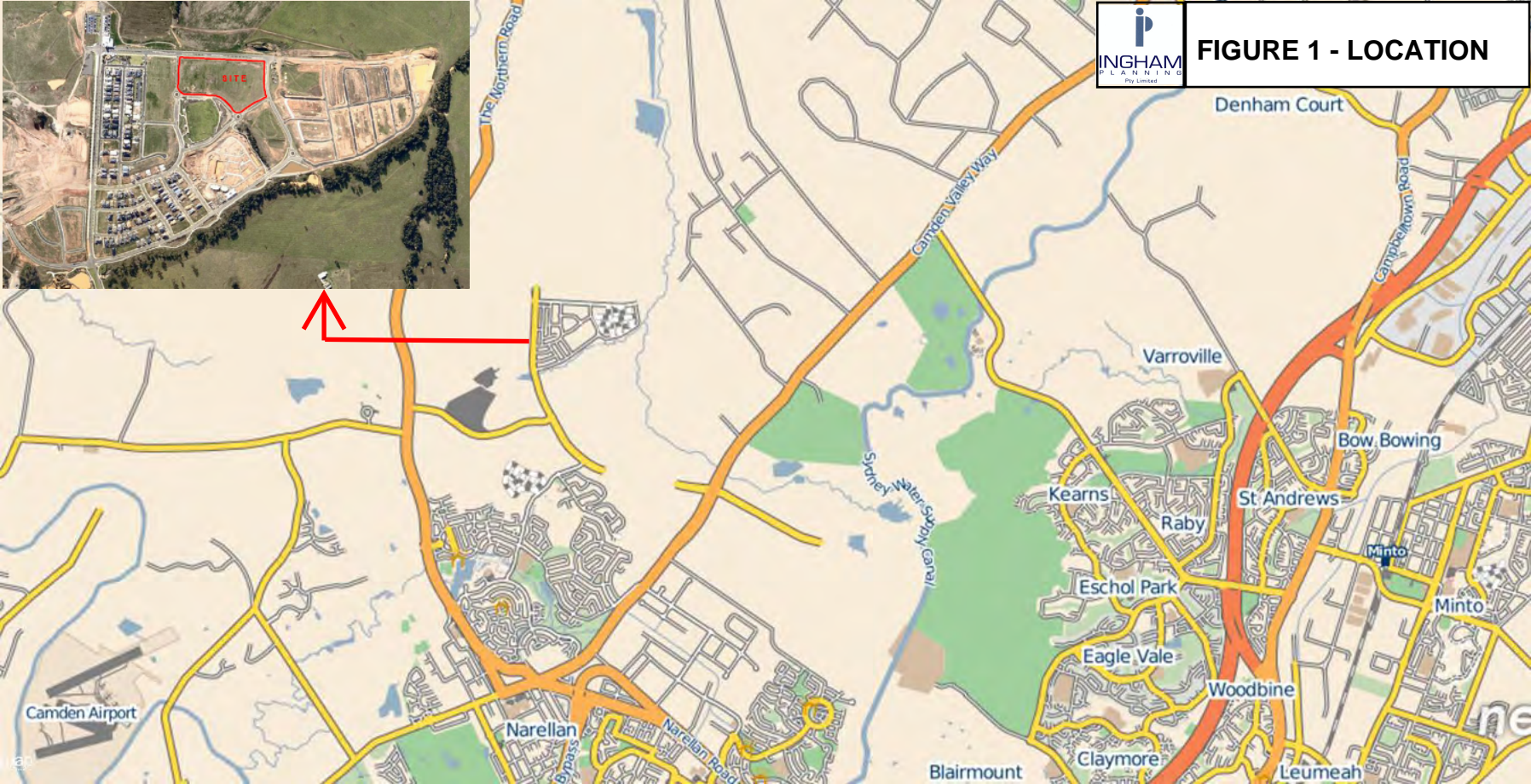
## 2. THE SITE

The subject property is known as the Oran Park Anglican College site, Oran Park and comprises a large parcel of land located between Peter Brock Drive, Central Avenue, Shannon Way and South Circuit, Oran Park. (see **Figure 1 - Location** and **Figure 2 - Site Survey**).

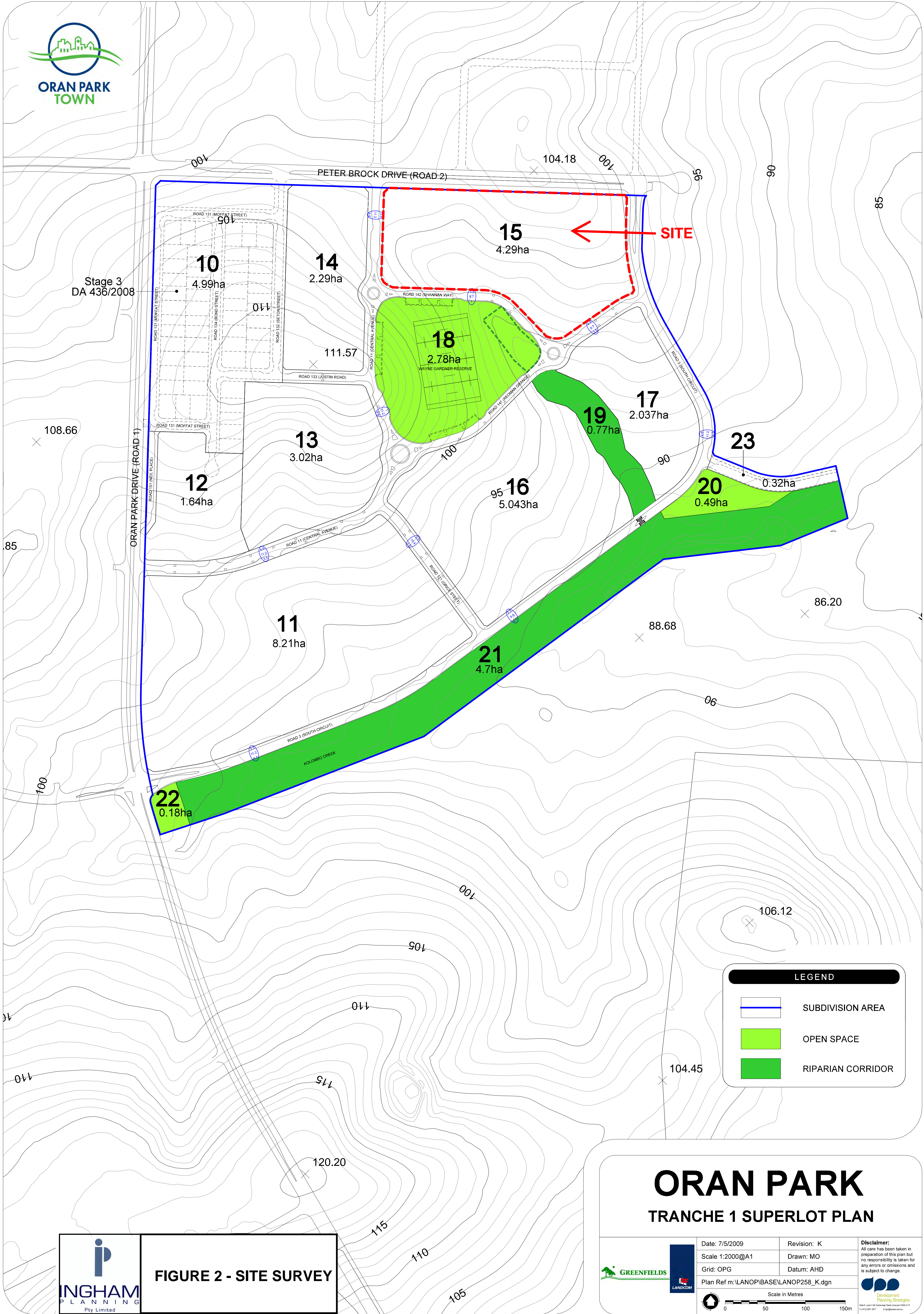
The legal description of the existing parcel of land is Lot 15 DP 1193031.

The site area is 4.29 hectares.

The existing site has a 294 m frontage to Peter Brock Drive, a western frontage to Central Avenue of 106 m, a southern frontage to Shannon Way of 213 m, an eastern frontage to South Circuit of 213 m and a south eastern frontage to Redman Grange of 102 m.







**LEGEND**

- SUBDIVISION AREA
- OPEN SPACE
- RIPARIAN CORRIDOR



The existing site includes a brick school building constructed as part of the approved Junior School. This Masterplan development application follows the approval and construction of Junior School buildings and associated works at the western end of the site under DA 680/2010. The school commenced operation on the site in January 2012.

The remainder of the land is generally an open grassed area.

The land slopes gently from the Peter Brock Drive frontage down to Shannon Way with the large Wayne Gardner Oval reserve located on the opposite side of Shannon Way.

Existing access to the site is provided from Central Avenue and Shannon Way.

The subject site has direct and convenient access to existing and planned public transport facilities located along Peter Brock Drive.

### 3. SURROUNDING ENVIRONMENT

The subject property is located on the southern side of Peter Brock Drive within the recently established new town centre known as Oran Park.

The subject site forms part of a planned town centre between Harrington Park and Leppington in the South West Sydney. The new town centre and residential neighbourhood development generally extending from Cobbitty Road to the south, The Northern Road to the west with connection to Camden Valley Way to the east.



Source: Oran Park Town Centre website, Greenfields Development Company/Landcom

The planned Oran Park Town Centre and residential neighbourhood development is interspersed by a wide range of retail, commercial, leisure, civic and cultural facilities, community and educational uses including churches, schools and open space areas.

The location of a Kindergarten to Year 12 school on the subject site has been embraced in the concept plans during the planning of the Oran Park Town Centre (see **Figure 3 – Oran Park Tranche 1 Concept Plan**).

The school site is well served by planned public transport and is located within easy access to surrounding retail, commercial and community facilities associated with the Oran Park Town Centre.

The subject property is generally surrounded by retail, leisure centre and mixed use development on the opposite side of Peter Brock Drive, Wayne Gardner Reserve and retirement village to the south of the site, medium and higher density development to the west of Central Avenue and east of South Circuit.

The Oran Park Town Centre to the north west of the subject site is planned to accommodate supermarkets, discount department store, mini major and specialty shops.

The existing residential lots further to the west of the school site (include an existing Display Village) and predominantly comprise contemporary two storey brick and tile dwellings.

A new Anglican church is planned on a site fronting Central Avenue (opposite Wayne Gardner Reserve) to the south-west of the subject site.

## 4. ZONING AND DEVELOPMENT CONTROLS

### 4.1 State Environmental Planning Policy (Sydney Region Growth Centre) 2006

The subject property encompasses land zoned R3 Medium Density Residential under the provisions of SEPP (Sydney Region Growth Centre) Appendix 1 Oran Park and Turner Road Precinct Plan (see **Figure 4 – Zoning**).

The land use table provided in the SEPP for the R3 Medium Density Residential states the following:

#### 1 Objectives of zone

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To support the well being of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.*
- *To provide for a variety of recreational uses within open space areas.*








**FIGURE 3 - ORAN PARK TRANCHE 1**



K-12 SCHOOL SITE DESIGNED BY COX RICHARDSON  
RETIREMENT VILLAGE DESIGNED BY BOFFA ROBERTSON GROUP

# **ORAN PARK** **TRANCHE 1 CONCEPT PLAN**

Date: 5/2/2009	Revision: J	<b>Disclaimer:</b> All data has been taken in preparation of this plan and no responsibility is taken for any errors or omissions and is subject to change.  <small>INGHAM PLANNING 1000-10000 1000-10000</small>
Scale: 1:2000	Drawn: MO	
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Scale in Metres		
 		





# State Environmental Planning Policy (Sydney Region Growth Centres) 2006

## South West Growth Centre Land Zoning Map (Edition 2) - sheet LZN 004

### LEGEND

#### Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Mixed Use
- B5 Business Development
- B4 Environmental Living
- IN1 General Industrial
- R1 General Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure

#### Growth Centre Boundaries

- South West Growth Centre Boundary
- South West Growth Centre Precinct Boundary

#### Cadastral

- Cadastral 28/06/07 © Dept of Lands



0 0.1 0.2 0.3 0.4 Kilometres

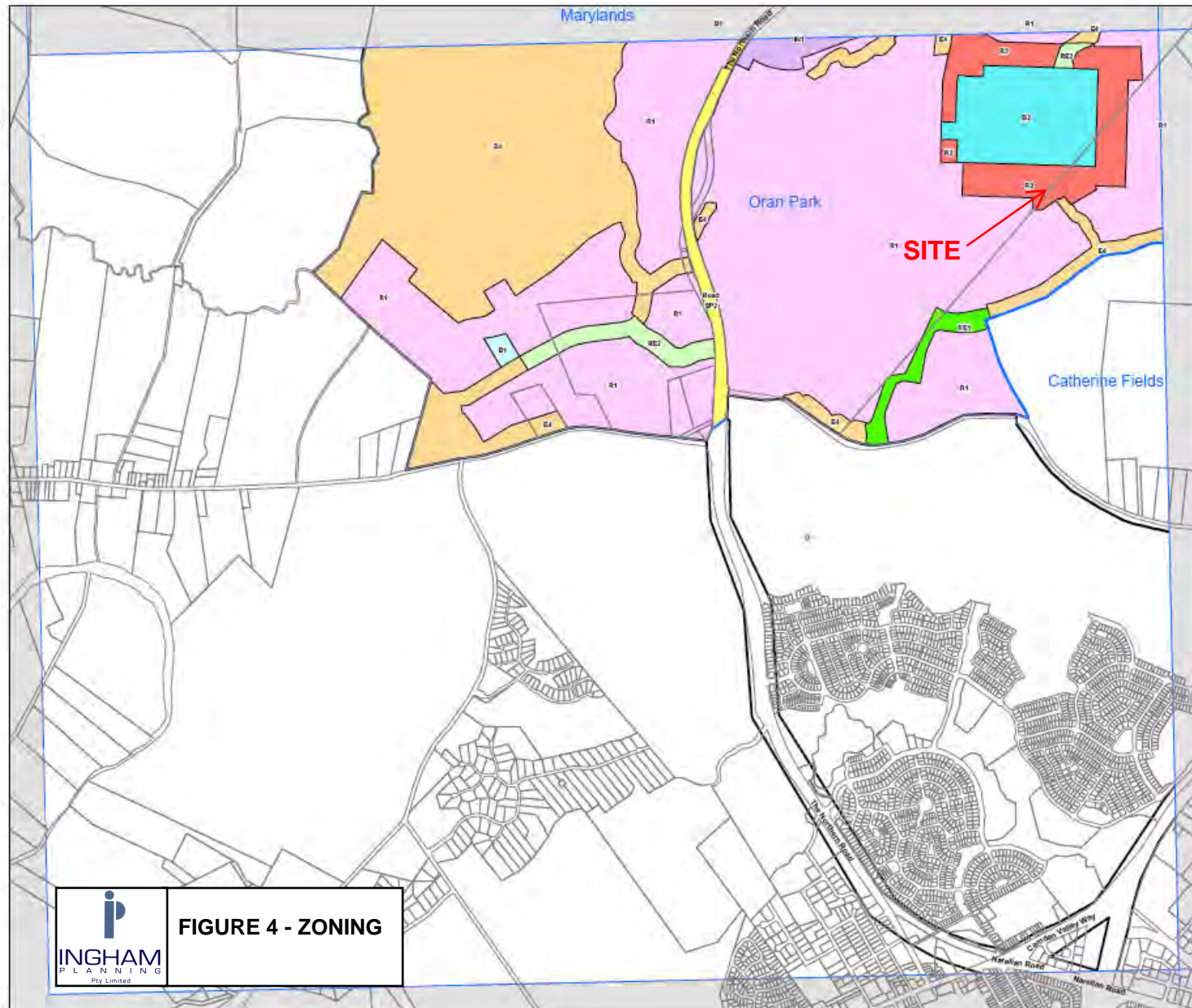
Scale: 1:20,000 @ A3

Projection: GDA 1994  
Zone 56

Map Identification Number  
SEPP\_SPPOL\_Plan\_LZN\_004\_20071004



FIGURE 4 - ZONING



- *To allow for small scale kiosks, function centres, restaurants and markets that support the primary function and use of recreation areas, public open space and recreation facilities located within residential areas.*

## **2 Permitted without consent**

*Nil*

## **3 Permitted with consent**

*Any other development not specified in item 2 or 4*

## **4 Prohibited**

*Agriculture; Airports; Airstrips; Biosolid waste applications; Bulky goods premises; Business premises; Car parks; Caravan parks; Cemeteries; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Dual occupancies; Dwelling houses; Entertainment facilities; Exhibition homes; Extractive industries; Farm buildings; Freight transport facilities; Function centres (other than those within recreation areas or operated in conjunction with recreation areas or recreation facilities); Hazardous storage establishments; Helipads; Heliports; Home occupations (sex services); Industrial retail outlets; Industries; Landscape and garden supplies; Liquid fuel depots; Materials recycling or recovery centres; Mines; Mortuaries; Offensive storage establishments; Office premises; Passenger transport facilities; Public administration buildings; Registered clubs; Restricted premises; Restriction facilities; Retail premises (other than neighbourhood shops and other than kiosks, markets, restaurants or take away food and drink premises within recreation areas or operated in conjunction with recreation areas or recreation facilities); Roadside stalls; Rural industries; Rural workers' dwellings; Sawmill or log processing works; Service stations; Sewage treatment works; Sex services premises; Stock and sale yards; Storage premises; Timber and building supplies; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal land fill operations; Waste management facilities*

Schools are permissible subject to development consent on the subject site. It is considered that the proposed establishment of a school is consistent with the existing and planned characteristics of the site and locality.

## **4.2 Oran Park Development Control Plan**

The Oran Park Development Control Plan 2007 (DCP) applies to the land within Oran Park and was adopted on the 4 December 2007. The DCP is to be read in conjunction with the statutory planning instrument (State Environmental Planning Policy (Sydney Region Growth Centres) 2006 for the Oran Park Precinct.

The DCP is divided into two parts (A & B). Part A provides objectives and development controls for subdivision and residential development. Part B provides more detailed planning and design controls for specific areas within Oran Park including the Oran Park Town Centre, the Oran Park Employment Area, the Northern and Southern Neighbourhood Centres.

The relevant provisions of Oran Park Development Control Plan are discussed in Section 6.2 of this SEE.



## 5. PROPOSED DEVELOPMENT

### 5.1 Development Philosophy

Oran Park Anglican College is one of a series of new Anglican schools established by the Sydney Anglican Schools Corporation (SASC). These schools are structured to be accessible to the great majority of families and students. Enrolment is open to all students and fees are kept as low as possible. The design and curriculum are well resourced and the schools aim is to provide a very high quality education for students. They stress academic excellence in a caring Christian environment.

The school is proposed to be a staged development, commencing in 2012 with approved Junior School and then growing to provide for the commencement of high school students in 2015. By 2027 the planned K - Year 12 Masterplan of the school will accommodate approximately 986 students and around 39 staff.

### 5.2 Development for which consent is sought

As outlined previously in this SEE, this application is lodged as a staged development application under the provisions of Clause 83B of the Environmental Planning and Assessment Act 1979 which states:

*(1) For the purposes of this Act, a **staged development application** is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. The application may set out detailed proposals for the first stage of development.*

The proposed Masterplan development provides the overall concept proposal for the school development of the subject site. The construction of the Junior School has already commenced on site under a previous approval issued by Camden Council.

#### Masterplan Development Consent

This application seeks development consent for the Oran Park Anglican College Masterplan as set out in the concept proposal illustrated in the architectural drawings provided with the development application.

The Oran Park Anglican College will provide Kindergarten, Primary and Secondary education for approximately 920 students.

The site will be developed in stages as indicated in Architectural Drawing DA03.

The Oran Park Anglican College Masterplan will incorporate the following key elements:

- One x 2 storey classroom building module fronting Peter Brock Drive incorporating group learning areas surrounding a central learning space (Building 2);
- One x 2 storey school Library building (Building 3), with general learning rooms, study rooms and open library area at the first floor;

- 
- Construction of a two storey Administration building (including common room and study) with adjoining Design and Technology classroom building within the Senior School (Building 4);
  - One x two storey Science Technology and Research building (Building 5) located at the corner of Peter Brock Drive and South Circuit with research and lecture rooms;
  - One x single storey Science classrooms (Building 6) is proposed at the eastern end of the site, setback from South Circuit behind a landscaped carpark area.
  - One x two storey Music & Drama building, adjoining the Science building, comprising general learning areas, rehearsal and practice rooms (Building 7);
  - A Café and Hospitality building (Building 8) is proposed within the central Senior School open space area;
  - Multi Purpose Hall fronting Shannon Way located between the Junior School and Senior School (Building 9);
  - A Performing Arts building (Building 10) is also proposed at the south-eastern end of the site adjacent Shannon Way with a foyer areas opening into the Senior School central landscaped open amphitheatre area;
  - Construction of a new car park facility (and service bay) comprising 100 spaces at the south-eastern end of the site is proposed with two entry/exit driveways off South Circuit and Redman Grange. The existing Junior School parking facility including internal kiss & drop off area accessed off Central Avenue is retained.
  - Extended bus bays in Shannon Way are provided with pedestrian connections within the site allow for safe and easy student access to public transport facilities.
  - Detailed landscaping enhancing the school environment and providing vegetated screening between the Junior and Senior school and surrounding road network;
  - Drainage and associated servicing works as illustrated in the Services Masterplan prepared by David Buckle & Associates and Brown Consulting Stormwater Masterplan.

## **First Stage Consent**

In addition to the overall concept approval for the Oran Park Anglican College Masterplan, this development application seeks development consent for the works identified as the first stage and illustrated and highlighted on Drawing No.1205 – DA03.

The First Stage works include:

- Construction of Building 2 comprising new classroom adjacent to the existing Junior School building and Peter Brock Drive;
  - Construction of adjoining playground area;
  - Construction of driveways from Redman Grange and South Circuit;
  - Stormwater detention as outlined in Brown Consulting Stormwater Management Plan.
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## 6. MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.

Section 79C states that:

*"In determining a development application, a consent authority is to take into account consideration of such of the following matters as are of relevance to the development subject of the development application".*

### 6.1 (a) the provisions of:

- (i) **any environmental planning instrument.**
- (ii) **any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority.**

The objectives of the R3 Medium Density Residential zone under the provisions of SEPP (Sydney Region Growth Centre) Appendix 1 Oran Park and Turner Road Precinct Plan include:

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To support the well being of the community, including educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.*

The proposed development of the subject property will allow for the orderly and efficient use of urban land for an educational establishment. The R3 Medium Density zoning specifically provides for the site to be developed in a manner which is compatible with the environmental capacity of the land and provides for development which has a harmonious relationship with surrounding land uses.

Educational establishments are considered to be compatible land uses within residential areas as they provide a valuable educational resource that serves local community needs.

On this basis it is considered that the proposed development to allow for the establishment of a new Anglican school on the site is entirely consistent with the zoning of the land and will complement the existing land uses on the site and within the surrounding locality.

The proposed development clearly illustrates that the subject site can be developed to incorporate a new school in a manner which is sympathetic with the existing character of the surrounding locality while at the same time protecting the natural attributes of the site.

The detailed plans submitted with this development application and analysis undertaken in this Statement of Environmental Effects, clearly illustrates that a school can be established on the subject site that is sympathetic with the environmental constraints and opportunities of the land.

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The proposal will allow for the construction of school buildings which have an educational and functional purpose and are compatible with the existing development on the site and the surrounding residential and town centre environment.

The proposal is consistent with the planned land uses and development of the Oran Park Town Centre Concept Plans as illustrated previously in **Figure 3**.

An assessment of the environmental characteristics of the land is provided in the following sections of the report.

## 6.2 (iii) any development control plan.

The Oran Park Development Control Plan 2007 (DCP) applies to the land within Oran Park and was adopted on the 4 December 2007. Clause 4.2 states as follows:

### 4.2 Education, Civic and Community Facilities

#### Objectives

- (1) To ensure a high level of provision and equitable distribution of education, civic and community facilities within the Oran Park Precinct.

The location of the proposed school is consistent with locations identified within the DCP for community and educational establishments.

While site or land use specific controls are not provided within the DCP for educational establishments, it is considered that such uses will be considered by Council in relation to the merits of the particular application. The merits of the proposal development have been considered within this Statement of Environmental Effects. In this regard the following issues are addressed:

#### Tree Preservation

The subject site is largely devoid of any existing mature vegetation. The siting and layout of the proposed school buildings does not affect any existing trees on the site.

In addition, the proposed landscaping of the site will incorporate a number of native tree plantings which will help in softening the development and enhancing the landscape and scenic quality of the locality. The issue of landscaping is further discussed in Section 6.4.5 of this SEE.

#### Fill and Soil Conservation

The proposed development has been specifically designed to relate appropriately to the natural topography of the site. While the design includes excavation in certain areas, the proposal will minimise the amount of fill required and no unnecessary raising of land levels will occur on site.

The construction of the Oran Park Anglican College will be undertaken in stages as indicated previously in the report, and will therefore minimise the area of soil disturbance and erosion on site at any given time. Appropriate conditions of



development consent will ensure that soil and sediment leaving the site will be adequately dealt with both during construction and in the longer term.

## **Archaeological and Cultural heritage**

Fig 21 and 22 of the DCP provides areas in Oran Park identified as having archaeological and cultural significance. The subject site is not located within an area identified as having potential archaeological significance.

## **Pollution Control**

The proposed school development will not generate any significant pollution during the construction period or ongoing operation of the school facilities.

## **Acoustic Impact**

The configuration of school buildings and location of paved playing areas will minimise any external noise impacts. The issue of acoustic impacts is discussed in detail in Section 7.4.6.

## **Solar access**

The subject site is surrounded by roads and does not comprise development in excess of two storeys in height. The built form will not create any overshadowing of adjoining properties and will maintain appropriate solar access to central open space areas within the school.

Shading devices and covered areas within the overall built form will also provide relief for students from the sun.

## **Water, Services, electricity**

All services are available to the site. Specific details of the provision of services will be provided with the development application.

## **Stormwater and drainage**

The development application documentation includes a drainage concept plan demonstrating connection to the existing drainage system. Details of the proposed treatment of stormwater are provided with the development application drawings.

## **Crime Prevention through Environmental Design**

The proposed buildings on the site have been sited to provide opportunities for casual surveillance of the play areas. The activity on the site will also minimise opportunities for crime. This matter is discussed further in Section 6.4.8.

The application also requests consideration of the removal of a public access right of way through the site. It is considered that such access is inappropriate through school grounds and impacts upon security and safety of the site.

It is considered that pedestrian access should be provide along Shannon Way and Central Avenue with appropriate signalised intersection at Peter Brock Drive for public access to the various land uses within the town centre to the north.

**6.3 (iv) any matter prescribed by the regulations that apply to the land to which the development relates.**

Not applicable to this application.

**6.4 (b) the likely impacts of that development.**

**6.4.1 Context and setting**

The impact of the proposed development on the surrounding natural and built environment will be minimal. As previously noted the proposed classroom module buildings are located in a substantially cleared area on site that are currently undeveloped. The buildings are appropriately setback from the surrounding road network and adjoining residential and town centre land uses.

The proposed buildings relate well to the topography of the land and have been sympathetically located and orientated on site to achieve not only an efficient and attractive school layout but respond to the environmental opportunities and constraints of the land.

The landscape setting of the site will be enhanced by the establishment and maintenance of appropriate native landscaping which is proposed to supplement and enhance the open play areas and soften the built form proposed on the subject site.

Details of the proposed landscaping are discussed in Section 7.4.4 and illustrated in the architectural drawings submitted with the development application.

Covered walkways and verandah areas will connect all of the school buildings with all of the building modules located in generally close proximity to each other. Appropriate protection from the sun and rain for pupils and staff throughout the school year is provided in the design of the school buildings.

Building materials used in the construction of the school buildings will compliment the overall use of the land and will be harmonious with surrounding built form.

**6.4.2 Character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of that development;**

As discussed previously in this report, schools are considered to be compatible land uses within residential areas and are a permissible use in residential areas throughout metropolitan NSW. They provide a valuable educational resource that serves local community needs. Furthermore, in the circumstances of this case, the subject site has been specifically zoned and planned to permit a school use on the site.

The proposed school is considered to be ideally suited to the subject site.

The overall height, bulk and scale of the development is considered appropriate in terms of the nature of the site and the surrounding environment. The proposal will sit comfortably within the context of the site with the school buildings generally located within a currently large underutilised cleared area on site and well removed from adjoining residential properties. The surrounding road network and landscaped car parking areas provide appropriate separation of the school building form from adjoining residential properties.

As indicated on the plans accompanying the application, the school buildings are predominantly two storey in height adjacent to Peter Brock Drive. It is noted that larger buildings are proposed within the adjoining town centre precinct on the opposite side of Peter Brock Drive.

Details of the overall built form are shown in the 3D imaging provided with this application.

The internal layout of each level of the proposed classroom modules provides for general learning areas surrounding a central learning space, storage and toilet facilities.

The larger single buildings being the Multi Purpose Hall and Performing Arts building (adjacent to Shannon Way) are well separated and set back behind proposed classroom buildings when viewed from Peter Brock Drive and South Circuit. Their built form is not intrusive on the streetscape of the locality.

The design and layout of the school buildings includes provision of spaces for movement and gathering, clear paths of travel, casual surveillance of open space areas and a safe and secure student environment.

The school will be constructed in materials which will provide a common theme throughout and will be compatible with the setting and built form within the locality.

The proposed development will sit comfortably within the context of the site and the school's appearance will be enhanced through the proposed landscape treatment of the site. Further details on the landscape treatment of the site is provided in Section 7.4.4.

Ideally, the school site sits immediately adjacent to the open playing fields of Wayne Gardner Reserve which will be utilised during school hours for the physical education of students attending the Oran Park Anglican College.

It is considered that the overall appearance of the development will be consistent with a modern school environment, with the primary building forms on site setback from adjoining development along with adequately landscaped open space areas surrounding the school buildings.

## 6.4.3 Traffic Assessment

An assessment of the surrounding road network and existing traffic conditions has been undertaken by traffic consultants, Varga Traffic Planning. See report submitted with this development application.



## ACCESS

The proposed access arrangements will maximise the opportunities associated with the frontage of the school to the surrounding road network, in terms of both private access and public transport connections to the proposed school.

Vehicular access to the school is provided from Central Avenue to Shannon Way as currently approved for the Junior School with proposed new vehicular access to the school parking areas from South Circuit and Redman Grange.

Furthermore, it is anticipated that the use of Shannon Way will be restricted to school-related uses only, and that the central portion of Shannon Way, will operate as a shared zone with a 10km/h Speed limit. The shared zone will incorporate a raised platform with special paving treatment and is intended to facilitate improved pedestrian access between the school and the playing fields opposite the school.

The Traffic Report states that:

*"In the interest of improving pedestrian safety for school students, the Oran Park Anglican College proposes that the section of Shannon Way which is located to the east of the raised threshold crossing be made ONE WAY eastbound between the raised threshold crossing and Redman Grange. The ONE WAY section of Shannon Way is proposed to be used as a student drop off/pick up area. The proposed ONE-WAY restriction will reduce vehicular/pedestrian conflicts in this area by simplifying the traffic arrangements and by reducing the volume of traffic using the eastern section of Shannon Way."*

## CAR PARKING

It is considered that adequate on site parking is available to cater for the daily operational requirements of the proposed Oran Park Anglican College. The proposal will not have any unacceptable parking implications.

With regard to parking the report from Varga Traffic Planning states:

*"The proposed development makes provision for a total of 144 off-street parking spaces, comprising 33 junior school spaces (plus a further 8 spaces in the set down/pick-up area), and 111 senior school spaces, therefore satisfying Council's Parking Code requirements."*

*"In summary, the proposed parking facilities satisfy the relevant requirements specified in both Council's Parking Code as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking implications."*

## PUBLIC TRANSPORT

As with any school facility the use of public transport is an important component of the travel patterns for students attending that school. It is considered that the proposed development provides excellent access to public transport serving the Oran Park Town Centre.

## TRAFFIC GENERATION

In order to accurately quantify the volume of traffic which would be generated by the proposed Oran Park Anglican College, the traffic assessment undertaken has made reference to extensive surveys conducted at similar Anglican Colleges as well as modelling undertaken for the *“Oran Park Tranche 1 Development Application”* prepared by Maunsell/AECOM Pty Ltd dated October 2008.

This previous modelling undertaken for Landcom assumed that the subject site would be developed for school purposes based on 723 students and 31 staff. The subject Oran Park Anglican College application is for 986 students and 39 staff.

The traffic report has assessed the implications of the traffic generation on the surrounding road network. The Traffic Report submitted with the application makes the following assessment:

*“Accordingly, it is likely that the proposed development will result in an increase in the traffic generation potential of the site in the range of 80 to 120 vph when compared with the modelling previously undertaken for the Oran Park land release area.”*

*“That projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of the road network capacity.”*

### **6.4.4 Landscaping**

A Landscape Masterplan has been prepared for the proposed school by James Mather Delaney Design and submitted with the development application drawings.

The landscape treatment of the site will include a variety of learning and social spaces allowing for equally accessible movement throughout the school; formal paved play areas; landscaped amphitheatre with stage and quieter spaces for conversation and teaching.

The Landscape Masterplan displays the extent of proposed tree planting, garden beds, turfed areas, paving etc. In summary, it is considered that the landscape proposed for the site has been designed:

- to support the educational goals of the school;
- to complement the architecture of the buildings;
- to provide a safe and equitable environment for the school community; and
- to be well suited to the site environment.

### **6.4.5 Operational Characteristics**

Prior to discussing the issue of amenity impacts of the proposed school development it is important to understand the operational characteristics of the school. Potential impacts principally relate to the weekday activities of the school. In this regard, it is relevant to appreciate the following characteristics of school use:

- The proposed school hours are from 8.00am to 4.00 pm, Monday to Friday, which do not coincide with the times when the majority of residents are at home.
- Weekend use is limited to organised sporting activities.
- For a large proportion of the school day the activities occur indoors, and the external use does not generate any adverse privacy impacts.
- Special after hours school events such as a school drama and music society evening or the annual school “presentation night” will occur on an infrequent basis throughout the school year with a normal finishing hour being 10 pm.

## 6.4.6 Acoustic Impacts

With respect to **operational noise** generated from the proposed development, the new school buildings are orientated in towards the internal paved play area and courtyard areas on site and are well removed from any dwellings on adjoining residential parcels by appropriate setbacks.

Noise is a normal component of children’s play. The noise associated with children playing at certain times throughout the school day is generally not considered to be unreasonable. It is common for noise to be heard from schools within residential neighbourhoods throughout metropolitan Sydney.

In terms of **traffic noise** associated with the new access and parking arrangements to the school it is considered that, apart from special occasions, additional traffic noise will generally limited to the morning or afternoon peak periods throughout the school year. The school will generate little, if any traffic at other times.

An Acoustic Impact Assessment has been prepared by Renzo Tonin & Associates. See report submitted with this application.

## 6.4.7 Stormwater and Drainage Infrastructure

Stormwater drainage and associated servicing works is illustrated in the Services Masterplan prepared by David Buckle & Associates submitted with this application

In addition, Brown Consulting has identified the stormwater management scheme for the proposed Anglican College, Oran Park. The proposed stormwater management has been prepared for the ultimate development relating to the masterplan and identifies the requirements for the first stage of the masterplan. See report provided with this development application.

## 6.4.8 Bushfire Assessment

Eco Logical Australia Pty Ltd has been engaged to undertake a bushfire protection assessment for the Oran Park Anglican College. While the subject site does not comprise any bushfire prone vegetation, riparian vegetation comprising a very narrow band of mature trees with limited understorey along the upper tributary of South Creek is considered to be the closest ‘bushfire hazard’ for this assessment at a distance of 250 metres.



The bushfire report submitted with the application indicates that the bushfire protection requirements provided in the assessment will provide an adequate protection for the proposed development, consistent with the standards under "Planning for Bush Fire Protection" issued by the Rural Fire Service 2006.

## 6.4.9 Safety, Security and Crime Prevention

In considering the matter of crime and public safety, reference has been made to the "Crime Prevention Through Environmental Design Guidelines" (CPTED) released by the Department of Urban Affairs and Planning in April 2001 and the "Safer by Design" publication released by the NSW Police Service.

Both of the above documents identify four principles that can be used in the design of a development to prevent or minimise crime and maximise public safety. They are surveillance, access control, territorial reinforcement and space management

With respect to **surveillance** the proposed school development has been designed to make students and staff feel safe in open public areas via providing places where people can see and interact with each other. Casual surveillance has been achieved by building orientation and layout allowing overlooking of the playing field and internal paved play area.

In regard to **access control** design measures can be used to attract, channel or restrict pedestrian and vehicle movement. The proposed development will enhance existing pedestrian and vehicle entry points.

Providing well defined and easily accessible access points to and from the school, along with a controlled internal access, the proposal minimises the opportunities for through site links and uncontrolled pedestrian movements into the school grounds.

Effective landscaping, fenced areas and pathways will be used to channel students directly to and from student drop offs in Shannon Way and bus drop offs in Redman Grange.

**Territorial reinforcement** is a key element in the design of any school environment. The students and staff are given a sense of ownership of internal play and circulation areas with landscaping, materials and finishes used to make the school environment feel cared for and protected by its users.

**Space management** is a principle that is linked to territorial reinforcement and ensures that spaces are well used and maintained. The internal areas of the school environment will be maintained in a comfortable, clean and coordinated manner by the school's property maintenance section. Maintaining the school in such a manner is not only important for crime prevention and safety but is also important to the school's image to the general public.

## 6.4.10 Construction & Utilities

Appropriate conditions of consent will ensure that construction works will have minimal effect on the environment and that all wastes, stormwater and sewerage associated with the development is appropriately dealt with.

## 6.5 (c) the suitability of the site for the development;

It is considered that the subject site is well suited to the proposed development.

The urban suitability of the land can be illustrated as the development will form a logical extension of the urban town centre settlement of Oran Park.

The site is ideally suited to school use due to its proximity to the main collector road of Peter Brock Drive and the public transport connections immediately available to the site.

As illustrated previously in this report, the site is capable of efficient extension of utility services (ie. water, sewer, electricity and gas) and capable of utilising the investment into road and transport infrastructure that has been developed to service the locality.

The location and design of the proposed buildings relates well to the topography of the land, retains and enhances the natural attributes of the site and will not create any unreasonable impacts on the amenity of adjoining properties.

## 6.6 (d) any submissions made in accordance with the Act or the regulations;

Any submissions made in respect to this application will be addressed by Council as part of the assessment process of this development.

## 6.7 (e) the public interest;

These matters have been addressed in the assessment of the application in this report.

# 7. CONCLUSION

Having inspected the subject site and the surrounding locality and reviewed the plans and supporting documentation, we are of the opinion that the proposed development represents an appropriate and positive use of the land. It will result in the further development of a high quality educational establishment with minimal impact on the amenity of adjoining properties and the existing character of the area.

We fully support the proposed development and respectfully seek Council's favourable consideration of the application.