

## SOUTH WEST PLANNING PANEL

JRPP No	2017SSW016
DA Number	3746/2016/DA-C
Local Government Area	Campbelltown City Council
Proposed Development	Construction of alterations and additions to existing school, demolition of some components and construction of new facilities.
Street Address	Hurlstone Agricultural High School, Roy Watts Road, Glenfield
Applicant/Owner	NSW Department of Education
Number of Submissions	Four (4) submission received
Regional Development Criteria (Schedule 4A of the Act)	Crown Development over \$5 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environmental Protection &amp; Biodiversity Conservation Act 1999</li> <li>• Threatened Species Conservation Act 1995</li> <li>• Heritage Act 1977</li> <li>• State Environmental Planning Policy 55- Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy 44 - Koala Habitat Protection</li> <li>• Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>• Campbelltown Local Environmental Plan 2015</li> <li>• Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</li> <li>• Campbelltown (Sustainable City) Development Control Plan 2015</li> </ul>
Does the DA require Special Infrastructure Contributions conditions (s94EF)?	Not Applicable
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> <li>• Assessment report and conditions</li> <li>• Statement of Environmental Effects</li> <li>• Architectural Plans</li> <li>• Overland Flow Study Report</li> <li>• Landscape Concept Package</li> <li>• Heritage Impact Statement</li> <li>• Building Code of Australia Report</li> <li>• Access Review</li> <li>• Energy Efficiency Report</li> </ul>

	<ul style="list-style-type: none"> <li>• Preliminary Site Investigation</li> <li>• Soil and Water Management Report</li> <li>• Waste Management Plan</li> <li>• Geotechnical Investigation</li> </ul>
Recommendation	Approval
Report by	Ellise Mangion, Senior Development Planner
Report date	26 June 2017

## PLANNING ASSESSMENT REPORT

### Construction of alterations and additions to an existing school, demolition of some components and construction of new facilities

#### Reporting Officer

Ellise Mangion

#### Report

<b>Property Description</b>	Hurlstone Agricultural High School, Roy Watts Road, Glenfield
<b>Application No</b>	3746/2016/DA-C
<b>Applicant</b>	NSW Department of Education C/- Mace
<b>Owner</b>	NSW Department of Education
<b>Statutory Provisions</b>	Environmental Planning and Assessment Act 1979 Environmental Protection & Biodiversity Conservation Act 1999 Threatened Species Conservation Act 1995 Heritage Act 1977 State Environmental Planning Policy 55- Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 44 - Koala Habitat Protection Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Campbelltown Local Environmental Plan 2015 Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
<b>Other Provisions</b>	Draft Glenfield to Macarthur Urban Renewal Corridor Strategy Campbelltown 2025- Looking Forward Campbelltown (Sustainable City) Development Control Plan 2015
<b>Date Received</b>	14 November 2016

#### Purpose

The purpose of this report is to assist in the Sydney South West Planning Panel's (the Panel) determination of the subject Development Application (DA) for the construction of alterations and additions to an existing school, demolition of some components and construction of new facilities at Hurlstone Agricultural High School, Roy Watts Road, Glenfield.

The development application has been submitted by Mace on behalf of the Department of Education and as such, is considered as a 'Crown Development' pursuant to Part 5A of the *Environmental Planning and Assessment Act 1979*.

The Panel is the determining authority for this DA as, pursuant to Schedule 5A of the Environmental Planning and Assessment Act 1979, as the capital investment value (CIV) of the proposed development is \$7 million which exceeds the CIV threshold of \$5 million for Crown Development for Council to determine the DA.

### **Summary of Recommendation**

That the Panel determine Development Application 3746/2016/DA-C the construction of alterations and additions to an existing school, demolition of some components and construction of new facilities pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 by granting consent subject to the conditions contained in this report.

### **Executive Summary**

Council has received a DA for the construction of alterations and additions to an existing school, demolition of some components and construction of new facilities at Hurlstone Agricultural High School, Roy Watts Road, Glenfield.

The DA has been assessed against the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000, relevant Environmental Planning Instruments, Development Control Plans and policies. The outcome of this assessment is detailed further in this report.

The application was publicly exhibited and advertised in the local papers for a period of 14 days in accordance with Part 9 of the Campbelltown (Sustainable City) Development Control Plan 2015. Four submissions were received in opposition to the proposed development. One of the abovementioned submissions was received from the State MP for Macquarie Fields Anoulack Chanthivong.

Draft conditions were issued to the applicant on 14 June 2017. The Crown responded to the draft conditions on 27 June 2017

### **Site and Surrounding Locality**



Figure 1: Locality map.

A site visit was carried out on 19 December 2016.

The site is legally identified as Lot 21 in Deposited Plan 1035516, known as Hurlstone Agricultural High School, Roy Watts Road, Glenfield. The site is irregular in shape with a site area of approximately 397700m<sup>2</sup>.

The school is accessed from a private road (Roy Watts Road), which connects to a private road owned by Sydney Trains, which then connects to Glenfield Road at the roundabout to the north of the site. The school has pedestrian access from Glenfield Station to the site and vehicular access via the Sydney Trains owned road.

The property is listed as an item of Environmental Heritage as item I65 *Hurlstone Agricultural High School—original school building*. The site contains a mixed of older style buildings and newer buildings, with only some of the more significant buildings and structures being listed as part of the Campbelltown Heritage Inventory. The site is occupied by Hurlstone Agricultural High School, which has been operated as a school since 1926.

The site is occupied by a variety of low scale structures that range in size and use including classrooms, dorms and sporting facilities that service the school. The remainder of the site to the south and west of the school buildings are large tracts of land that include large paddocks and groups of Cumberland Plain Woodland dispersed in small groups across the site. The site also has small groups of marginal Koala Habitat dispersed across the site.

The subject site is adjoined by lots that are largely undeveloped, which are owned by the Department of Education. Glenfield Park School adjoins the site to the west. The site is bound by Roy Watts Road to the east, which adjoins the Great Southern Railway and is within close proximity to Glenfield train station. The nearest residential development is located to the north of the subject site which is predominantly low scale detached and semi-detached residential development.



Figure 2: Boilermakers residence to be demolished.

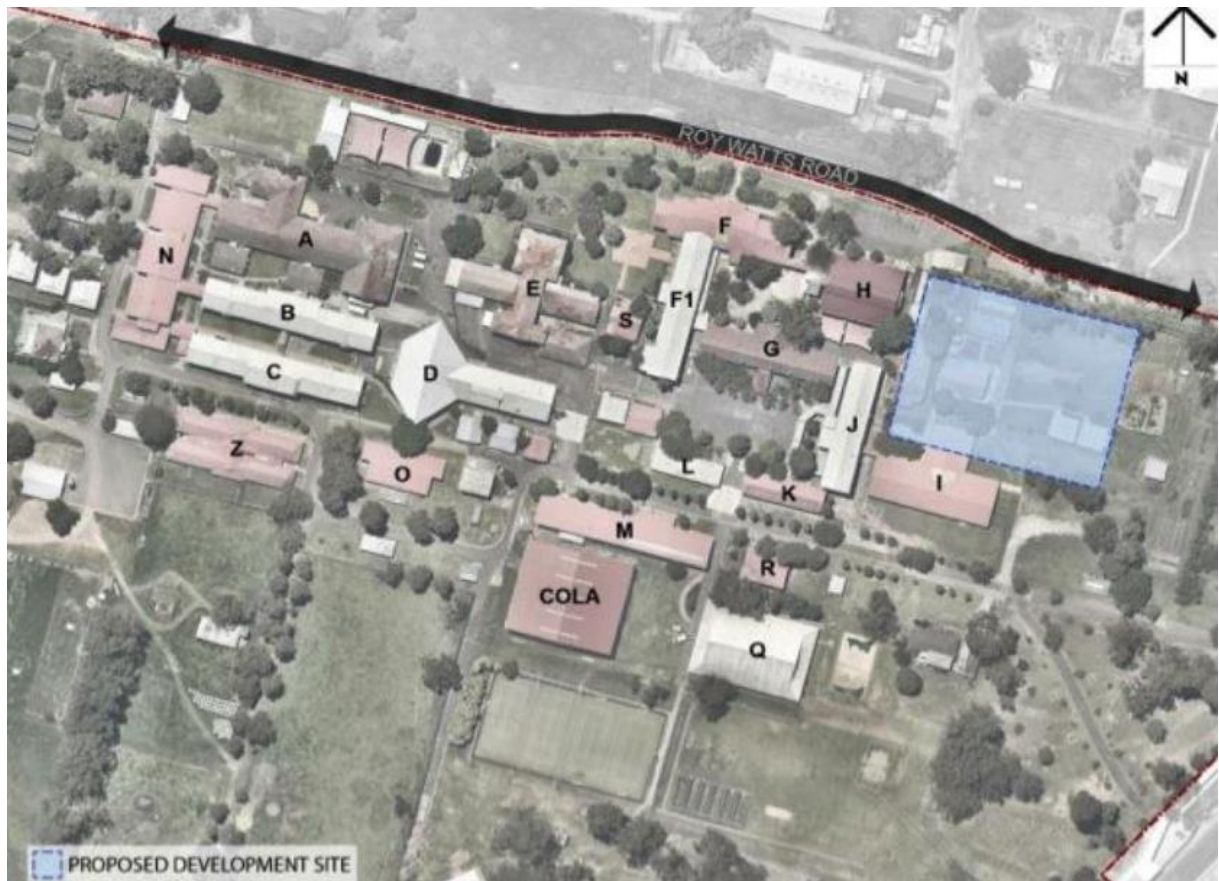


Figure 3: Location of proposed building.



Figure 4: Aerial photomontage of proposed development.

### Relevant History

The school has a long history at the site and was officially opened on 31<sup>st</sup> March 1926. The school has been an active use since its opening. The school includes a number of buildings

which have been built over the life of the development. Details of the most recent approvals are detailed below, to provide a recent history of the subject site:

**300/2008/DA-C**

An application for 'construction of a new covered outdoor learning area structure and gymnasium' was approved by Council on 15 July 2008.

**2480/2010/DA-U**

An application for 'use of premises as craft and farm produce markets' was approved by Council on 24 December 2010.

**804/2013/DA-C**

The application for 'construction of an elevator and accessible toilet facilities' was approved by Council on 21 May 2013. A Section 96 modification to the application was approved by Council on 1 October 2013.

**Application History**

The application was referred to Council Environment team for comment. Additional information in the form of a Flora and Fauna assessment report was requested to address the removal of trees that constitute Cumberland Plain Woodland. The request was sent to the applicant via email on 25 January 2017 as follows:

- 1. In accordance with the Campbelltown (Sustainable City) Development Control Plan 2014 a Flora and Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be lodged with the development application where there is a potential impact on threatened species, populations, ecological communities or their habitats either directly or indirectly.*
- 2. The Flora and Assessment must be carried out by a suitably qualified ecologist. The report is required to make recommendations and how any impacts will be avoided mitigated and offset where necessary.*
- 3. A revised landscape plan be provided once a Flora and Fauna Assessment has been undertaken and any threatened ecological communities, threatened species or other environmentally sensitive features are considered as part of that plan.*
- 4. A tree replacement program in accordance with Clause 11.3.6 must be submitted to Council.*

The applicant has since confirmed that the removal of trees specified in the Tree Hazard and Risk Assessment Report prepared by Bradshaw Tree Services dated 7 June 2014, which are identified as being part of the Cumberland Plain Woodland vegetation groupings scattered across the site does not form part of the subject development application. Therefore, the submission of a Flora and Fauna Assessment Report is no longer required.

Additional information with regard to the size of the proposed trucks that will use the proposed loading docks was requested by Council's Engineer on 23 March 2017, a response was received on 28 March 2017.

The application was briefed to the South West Planning Panel on 1 May 2017.

## Proposal

The proposed development includes the following works:

- Demolition of the following buildings/ structures including:
  - Demolition of the existing boilermakers cottage/ Music Art Dance Drama Facility;
  - Agricultural staff room and stores;
  - Goat shed;
  - Two demountable buildings;
  - Lightweight hot house/ greenhouse;
  - Lightweight hydroponics enclosure; and
  - Agricultural science lab wing.
- The refurbishment of the visual arts room and food and textiles room in building I will change the use of the room to a wood working and metal working shop. The works include removal of internal walls, erection of internal walls, refurbishment of the existing floor, walls and ceiling, and enclosure of two windows and roller shutters to the remaining windows. A new covered courtyard area in place of the demolished agricultural science lab is also proposed.
- The construction of a new single storey building is comprised of six general learning spaces, five science labs, kitchen workshop, visual arts workshop, staff and class preparation areas, amenities, breakout space, ancillary services and storage. The building will include a covered courtyard and walkway to connect buildings I and the new STEAM building. A new driveway and pedestrian paved walkway is proposed to connect the new building to the existing service network.
- The proposed development will result in an increase in student numbers from 948 to 1080 students.

## Campbelltown 2025- Looking Forward

'Campbelltown 2025- Looking Forward' is a statement of broad town planning intent for the longer term future of the City of Campbelltown that:

- *responds to what Council understands people want the City of Campbelltown to look, feel and function like;*
- *recognises likely future government policies and social and economic trends; and*
- *sets down the foundations for a new town plan, that will help achieve that future.*

The document establishes a set of strategic directions to guide decision making and development outcomes.

The proposed development is considered to be most consistent with strategic direction 6.5 *Buildings and maintaining quality public infrastructure*. The proposed development will improve public infrastructure in the form of the provision state government school facilities. The proposed improvements to facilities provided at the school will benefit the local community and students and is considered to be consistent with the overarching aims of Campbelltown 2025.

## Draft Glenfield to Macarthur Urban Renewal Corridor Strategy

The draft Glenfield to Macarthur Urban Renewal Corridor Strategy relates to the subject site. The Strategy was exhibited by the NSW State Government until 14 September 2015.

The subject site is identified within the Strategy as being community infrastructure. The proposal is in line with plans within the Strategy to provide 'additional infrastructure on existing school sites'. The proposed development meets the measures of the infrastructure analysis by providing additional teaching spaces at an existing high school. The proposal is considered to achieve the aims of the strategy and is therefore supported.

## **Report**

### **1. Planning Provisions**

#### **1.1 Environmental Protection and Biodiversity Conservation Act 1999**

The 2013 Native Vegetation of the Sydney Metropolitan Area mapping identifies the site as containing Cumberland Plain Woodland (CPW) which is within the Sydney Basin Bioregion, which is listed a Critically Endangered Ecological Community under the Threatened Species Conservation Act 1995 (TSC) and the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC). The pockets of Cumberland Plain Woodland identified on the site are not within the vicinity of the proposed development, therefore the proposal is not considered to affect the CPW community on the site.

#### **1.2 Environmental Planning and Assessment Act 1979**

In determining the application, the consent authority must give consideration to the following matters:

##### **1.2.1 Threatened Species Conservation Act 1995**

As mentioned above, the subject site includes dispersed pockets of vegetation identified as being Cumberland Plain Woodland. The proposal previously included the removal of dangerous, dying or dead trees from the subject site. Some of the trees proposed for removal were located within the pockets of Cumberland Woodland Plain on the site. The applicant has since stated the removal of such trees is no longer sought under this development application.

The location of the proposed development does not include works in the vicinity of, or the removal of trees or vegetation within land identified as being Cumberland Plain Woodland vegetation. The proposal includes the removal of a single tree that is identified on the tree removal plan as being a Forest Red Gum. The removal of this tree and other native and introduced tree species from the site are conditioned to be replaced with additional Cumberland Plain Woodland species in the location of existing pockets of woodland located on the site to improve the existing pockets of Cumberland Plain Woodland located on the site.

Pursuant to Clause 79B of the Environmental Planning and Assessment Act 1979, concurrence is not required for the proposed development as the proposal shall not affect Cumberland Plain Woodland.

##### **1.2.2 Heritage Act 1977**

The subject site is listed as an Item of Environmental Heritage under Schedule 5 of the Campbelltown Local Environmental Plan 2015. The site is not identified as a State Heritage Item under the *Heritage Act 1977*.

However, the subject site is within the general proximity of Macquarie Fields House, identified as State Heritage Item (SHR No. 000424). The developments on each property are substantially separated due to the size of the lots and the proposed addition is not highly visible from Macquarie Fields House and is therefore not considered to detract from the heritage significance of the property.

### **1.2.3 Crown Development**

Part 4, Division 4 of the Environmental Planning and Assessment Act 1979 outlines provisions for development applications made by or on behalf of the Crown, the owner of the property is identified as being the NSW Government Department of Education. The development application submitted to Council has been done so, on behalf of a State Government department, pursuant to the provision of Part 4 of the Environmental Planning and Assessment Act 1979.

### **1.2.4 Integrated Development**

Part of the site is identified as being Bushfire Prone Land. The Bushfire Prone Land is localised to the north-western corner of the site, as identified on the Bushfire Prone Land Map. The proposed works are located to the eastern side of the site and are not within or in close proximity to Bushfire Prone Land. Notwithstanding, pursuant to Clause 79BA of the EP&A Act 1979, the application was referred to the Rural Fire Service for comment. The response from the Rural Fire Service includes recommendations to impose a condition of consent relating to an emergency evacuation plan for the site. The condition has been included in the recommended conditions of consent for the application.

## **1.3 Environmental Planning and Assessment Act 1979 – Section 79(C)(1)**

In determining a DA, the consent authority is to take into consideration the following matters as are of relevance in the assessment of the DA on the subject property:

### ***(a)(i) The Provisions of any Environmental Planning Instrument***

An assessment of the proposed development against the Environmental Planning Instruments are detailed below.

#### **1.3.1 State Environmental Planning Policy 44 - Koala Habitat Protection**

The purpose of this plan is to conserve and manage koala habitat.

As stated elsewhere in this report, the subject site includes three small pockets of vegetation identified as being marginal Koala Habitat. The proposed works are not in close proximity of the identified areas on the site. The location of the proposed development does not include tree species that would constitute potential koala habitat. As the proposal is not considered to affect koala habitat, SEPP 44 is not considered to be applicable to the proposed development.

#### **1.3.2 State Environmental Planning Policy 55- Remediation of Land**

The purpose of this plan is to provide a state wide approach for the remediation of contaminated land to reduce the risk of harm to human health or the environment. Clause 7 of the SEPP requires that the consent authority not consent to the development of land unless the potential for the contamination of the land has been considered and, where the land is identified as being contaminated Council is satisfied that the land is suitable in its contaminated state, or will be suitable after remediation for the proposed development.

Douglas Partners were commissioned by the NSW Department of Education to undertake a preliminary site investigation for the proposed development. The report was submitted to Council in support of the DA. A disused underground storage tank is located within the site area, which was potentially used for the storage of diesel in relation to the agricultural vehicles used on the site. The tank is recommended for removal as part of the conclusions contained within the report as follows:

*It is recommended that the UST is removed from the high school site, the tank pit validated and the excavation backfilled with material that is suitable for the continued use of the site as a school. Decommissioning should be undertaken in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008.*

It was further noted that:

*On the basis of the results of this Preliminary Site Investigation, the main contamination risks are considered to be associated with filling, previous demolition works, the use of the site for agricultural purposes, and the presence of a disused UST. However, the testing undertaken as part of this preliminary investigation (refer to Tables E1 and E2 in Appendix E) indicates that the filling and soil samples analysed contain contaminants within the adopted comparative criteria for the proposed land use. As such, the likelihood of encountering contaminants at concentrations that would impact upon the proposed development is considered to be low.*

Given the provision of a preliminary site investigation and the preliminary findings stating the risk of contamination of the development site is low, the proposed development is considered to satisfy the requirements of the policy and the proposed development is supported. The report will be included as a consent document in the recommended conditions of consent.

### **1.3.3 State Environmental Planning Policy (Infrastructure) 2007**

The aims of the State Environmental Planning Policy (Infrastructure) 2007 are outlined below:

*The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:*

- (a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*
- (b) providing greater flexibility in the location of infrastructure and service facilities, and*
- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.*

The proposed development is considered to be consistent with the aims of the SEPP.

Clause 13 of the SEPP states that consultation with Council must be undertaken where:

- (1) This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without consent if, in the opinion of the public authority, the development:*
- (a) will have a substantial impact on stormwater management services provided by a council, or*
  - (b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or*
  - (c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or*
  - (d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or*
  - (e) involves the installation of a temporary structure on, or the enclosing of, a public place that is under a council's management or control that is likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or*
  - (f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the [Roads Act 1993](#) (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath).*

The scope of works satisfies the control by liaising with Council in a Pre DA style discussion prior to the lodgement of the development application.

Clause 14 of the SEPP states that consultation with Council is required with regard to development with impacts on a heritage item.

- (1) This clause applies to development carried out by or on behalf of a public authority if the development:*
- (a) is likely to have an impact that is not minor or inconsequential on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area, and*
  - (b) is development that this Policy provides may be carried out without consent.*
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:*
- (a) had an assessment of the impact prepared, and*
  - (b) given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and*
  - (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.*

A heritage impact assessment has been prepared for the proposed development with regard to the impact of the proposal upon the Hurlstone heritage item.

Clause 15 of the SEPP requires the applicant to liaise with Council regarding development with impacts on flood liable land, the application and supporting documentation have been referred to Council's Flood Engineer whereby the application was reviewed and is supported. The comments are listed in full in section 4 of this report.

Clause 16 of the SEPP requires the applicant liaise with other public authorities other than Council. Pursuant to Clause 16 (1) and (2) (f) a public authority must not carry out development for the purpose of an educational establishment in an area that is Bushfire Prone Land unless written notice of the intention to carry out the development has been

given to the specified authority (i.e. the Rural Fire Service). As stated elsewhere in this report, the application was referred to the Rural Fire Service for comment. Therefore, the commitments of Clause 16 have been met.

Division 3 of the SEPP includes provisions to facilitate the development of Educational Establishments for development permitted with and without consent.

An educational establishment is defined as:

*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.*

Hurlstone Agricultural High School is considered to satisfy the definition of an *educational establishment*.

Pursuant to Clause 28 Development permitted with consent:

*(1) Development for the purpose of educational establishments may be carried out by any person with consent on land in a prescribed zone.*

*(1A), (1B) (Repealed)*

*(1C) Development for a purpose specified in clause 31A (1) may be carried out by any person with consent on land on which there is an existing school or TAFE establishment.*

*(2) Development for any of the following purposes may be carried out by any person with consent on any of the following land:*

*(a) development for the purpose of educational establishments—on land on which there is an existing educational establishment,*

*(b) development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment.*

*(3) An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment.*

*(4) Subclause (3) does not require consent to carry out development on land if that development could, but for this Policy, be carried out on that land without consent.*

The application is considered to be consistent with the Policy with regard to development permitted with consent for educational establishments.

The proposed development will result in a significant increase in the number of classrooms and an increase in the number of students on the site. Therefore, the development requires consent.

The provisions for complying development for educational establishments relate to the construction of a classroom, lecture theatre, laboratory, trade or training facility. The proposal seeks consent for the demolition of existing structures and construction of a purpose built facility including classrooms and laboratories, which may be considered to be complying development subject to compliance with the provisions outlined within Clause 31A. The proposed development is considered to achieve compliance with the provisions outlined within Clause 31A of the SEPP. However, as stated in the Statement of Environmental Effects prepared by RPS Australia “the NSW Department of Education has elected to lodge a Crown Development Application for assessment under Part 4 of the EP&A Act to ensure transparency, public participation and consideration of the relevant matters for this site”.

Clause 32 requires the following considerations in the determination of development applications:

- (1) (Repealed)*
- (2) Before determining a development application for development for the purposes of a school, the consent authority must take into consideration all relevant standards in the following State government publications (as in force on the commencement of this Policy):*
  - (a) School Facilities Standards—Landscape Standard—Version 22 (March 2002),*
  - (b) Schools Facilities Standards—Design Standard (Version 1/09/2006),*
  - (c) Schools Facilities Standards—Specification Standard (Version 01/11/2008).*
- (3) If there is an inconsistency between a standard referred to in subclause (2) and a provision of a development control plan, the standard prevails to the extent of the inconsistency.*
- (4) Copies of the standards referred to in subclause (2) are available for inspection by the public at the head office of the Department of Planning and Environment and such other offices of the Department (if any) as the Secretary may determine.*
- (5) If a development application has been made before the commencement of the amendment to this clause by State Environmental Planning Policy (Infrastructure) Amendment (Group Homes) 2009, and the application has not been finally determined before that commencement, the application must be determined as if that amendment had not been made.*

Pursuant to Clause 32 of the SEPP, the application shall be appropriately conditioned to require the development complies with the current requirements Educational Facilities Standards and Guidelines (EFSG), which supersede items (2) (a) to (c).

Pursuant to Schedule 3 of SEPP (Infrastructure) 2009 educational establishments of 50 or more students are considered to be traffic generating development and are required to be referred to the Roads and Maritime Service (RMS) for comment. Hurlstone's existing student capacity is 948 students and the proposed development seeks to increase the student capacity to 1080 students, which will result in an overall increase of 132 students. The application was referred to the RMS for comment the details of the comments are listed in full in section 4 of this report.

#### **1.3.4 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment**

The proposal is within the Georges River Catchment and thus this policy applies. The general aims and objectives of this plan are as follows:

- a) to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment,
- b) to protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner,
- c) to ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact

adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries,

- d) to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment,
- e) (Repealed)
- f) to provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.

The proposal does not conflict with any of the relevant provisions of the Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment, and is therefore considered acceptable in this regard.

### 1.3.5 Campbelltown Local Environmental Plan 2015

The subject site is zoned SP2 Infrastructure (*Educational establishment*) in accordance with the Campbelltown Local Environmental Plan 2015. The proposed development is defined as 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.

The proposed development is considered to be consistent with the objectives of the SP2 Infrastructure Zone:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.
- To encourage activities involving research and development.
- To optimise value-adding development opportunities, particularly those associated with research.
- To provide for the retention and creation of view corridors.
- To preserve bushland, wildlife corridors and natural habitat.
- To maintain the visual amenity of prominent ridgelines.

The proposed development is consistent with the objectives of the zone. The addition provides for additional infrastructure whilst also preserving bushland on site.

Provision	Compliance	Comment
Part 5 Miscellaneous Provisions		
5.9 Preservation of trees or vegetation	Yes	The landscape DA report document submitted to Council has identified that twenty-nine (29) trees are to be removed that are within close proximity or within the proposed building footprint.

		The trees identified for removal in the tree removal plan prepared by priority tree services include native and introduced species. One of the trees listed for removal is currently dead, 8 are introduced species and 17 are native species. Council has conditioned replacement planting for twenty six trees of specified species that are identified as being Cumberland Plain Woodland Species. The replacement plantings are in addition to the trees proposed as part of the landscape plan. It is considered that the removal of trees is acceptable, subject to the provision of replacement tree plantings elsewhere on the site.
5.10 Heritage conservation	Yes	The subject site is listed as an item of Environmental Heritage under CLEP 2015. See discussion below.
5.11 Bushfire hazard reduction	Yes	The north-west corner of the subject site is identified as being Bush Fire Prone lane. The proposed development is not located in close proximity to the bushfire affected area. Notwithstanding, the application has been referred to the Rural Fire Service for comment. The comments receive include the recommendation of a condition of consent, which will be included in the recommended conditions of consent.
5.12 Infrastructure development and use of existing building of the Crown	Yes	The proposed development is considered to be infrastructure development by the Crown. The proposal is supported by Council, which is considered to satisfy the Clause.
Part 7 Additional local provisions		
7.1 Earthworks	Yes	The proposed development includes excavation to appropriately level the site for construction. The location of the proposed building has a cross fall of approximately 1.5m, requiring the cut and fill within the building footprint. The proposed earthworks are considered to satisfy matters of consideration of Clause 7.1 of the CLEP 2015 and are therefore supported.
7.2 Flood Planning	Yes	Council's Engineering comments note that the site is affected by a 1% AEP Flood probability. However, given the location of the proposed

		building, flood affectation is not identified as a risk to the development. The comments also note the building floor level is required to comply with the BCA and Council's design guide for development. The consent shall be appropriately conditioned to comply with the BCA and Council's design guide.
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***(a)(ii) The Provisions of any Draft Environmental Planning Instrument (that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)).***

### **1.3.6 Draft State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017**

The draft planning instrument was exhibited after the date of lodgement of this application. Therefore, the instrument is not a consideration of the assessment process in accordance with Section 79C (a) (ii) of the Environmental Planning and Assessment Act 1979.

***(a)(iii) The Provisions of any Development Control Plan***

### **1.3.7 Campbelltown (Sustainable City) Development Control Plan 2015**

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Pursuant to Clause 79C (1) (a) (iii) Council is required to consider the relevant provisions of the applicable development control plan of the Campbelltown Local Government Area (LGA), being SCDCP 2015.

The following details the assessment of the proposal in accordance with the relevant requirements of the Campbelltown (Sustainable City) Development Control Plan 2015.

## **Part 2 - Requirements Applying to All Types of Development**

The general provisions of Part 2 of the Plan apply to all types of development. Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Provision	Compliance	Comment
<b>2.2 Site Analysis</b>		
a) The development application for all development involving the construction of a building and the Torrens title subdivision of land.	Yes	The site analysis plan submitted to Council is considered to be compliant with the requirements for a Site Analysis plan in accordance with Section 2.2 of the SCDCP 2015.
<b>2.4 Sustainable Building Design</b>		
2.4.1 Rainwater Tanks b) A rain water tank shall be provided for all new buildings	Yes	The size of the roof area to the new building and covered areas exceeds 2000m <sup>2</sup> , which requires the provision

<p>containing a roof area greater than 100sqm for all development not specified by BASIX. The rain water tank shall have a minimum capacity in accordance with Table 2.4.1.</p> <p>c) All rainwater tanks shall comply with AS3500 (as amended) – <i>National Plumbing and Drainage Code Guidelines for Plumbing Associated with Rainwater Tanks in Urban Areas</i> and <i>Sydney Water's Guideline for Rainwater Tanks on Residential Properties</i>.</p> <p>f) Above ground water tanks shall be located behind the primary or secondary building line.</p>		<p>of a minimum 10,000L rainwater tank to store rainwater runoff from the proposed development. The plans submitted to Council do not include for the provision of a rainwater tank to meet the requirements of the SCDCP 2015. Given the significant size of the required rainwater tank and the opportunity of the tank to be used to irrigate the surrounding landscape area, the installation of a rainwater tank will be required as a condition of consent.</p>
<b>2.5 Landscaping</b>		
<p>a) Landscape design shall enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.</p> <p>b) Landscape design shall retain and enhance the existing native flora and fauna characteristics of a site wherever possible.</p> <p>c) Landscape design shall add value to the quality and character of the streetscape.</p>	Yes	<p>The amended landscape plan is considered to be consistent with Section 2.5 of the SCDCP 2015 and is supported.</p>
<b>2.7 Erosion and Sediment control</b>		
<p>a) An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface. For requirements relating to the preparation of an ESCP, refer to Appendix 5 of Volume 1 and <i>Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a></i>.</p> <p>b) Site activities shall be planned and managed to minimise soil disturbance.</p> <p>c) Catch drains or diversion banks shall be designed and constructed to divert water around any area of soil disturbance.</p>	Yes	<p>An erosion and sediment control plan was submitted as part of the application, the plan is endorsed as part of the consent and appropriate conditions of consent have been applied to ensure all erosion and sediment control measures are complied with during construction.</p>

d) All stockpiles shall be located within the sediment control zone and shall not be located within an overland flow path.		
<b>2.9 Demolition</b>		
<p>a) A development application involving demolition shall be considered having regard to the following information:</p> <p>i) a detailed work plan prepared by a suitably qualified person, in accordance with AS2601-2001- The Demolition of Structures ( as amended);</p> <p>ii) details of the licensed demolition contractor engaged to carry out the work (including name, address and building licence number);</p> <p>iii) a hazardous materials report that lists details of methods to prevent air, noise and water pollution and the escape of hazardous substances into the public domain;</p> <p>iv) details of any asbestos or other hazardous substances to be removed from the site and/or damaged during demolition; and</p> <p>v) a dilapidation report where any demolition work is to be undertaken within the zone of influence of any other structure.</p> <p>b) Where appropriate, demolished materials shall be recycled for reuse on site.</p>	Yes	The proposed demolition of existing buildings and structures within the footprint of the proposed development is considered to be acceptable. The consent will be appropriately conditioned to ensure demolition of the structures is undertaken in a way that protects the neighbouring properties and public safety.
<b>2.10 Water Cycle Management</b>		
<p><b>2.10.2 Stormwater</b></p> <p>a) All stormwater systems shall be sized to accommodate the 100- year ARI event (refer to Section 4 of <i>Council's Engineering Design Guide for Development</i> available from <i>Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a></i>.</p> <p>b) The design and certification of any stormwater system shall be undertaken by a suitably qualified person.</p> <p>d) Development shall not impact on adjoining sites by way of overland flow of stormwater unless an easement is provided.</p>	Yes	The applicant has provided details of stormwater management, which have been reviewed by Council's Engineers with appropriate conditions of consent being recommended for consent.

<p>All overland flow shall be directed to designated overland flow paths such as roads.</p> <p>g) A major/minor approach to drainage is to be taken for stormwater flows. Generally the piped drainage system shall be sized to accommodate the difference between the 100-year ARI flow and the maximum safe overland flow, with minimum requirements as set out in section 4 of <i>Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a></i></p> <p>h) Stormwater collected on a development site shall be disposed of (under gravity) directly to the street or to another Council drainage system/device. Where stormwater cannot be discharged directly to a public drainage facility, a drainage easement of a suitable width shall be created over a downstream property(s) allowing for the provision of a drainage pipe of suitable size to adequately drain the proposed development to a public drainage facility.</p> <p>i) All proposed drainage structures incorporated within new development shall be designed to maintain public safety at all times.</p> <p>j) Development shall not result in water run-off causing flooding or erosion on adjacent properties.</p> <p>k) Stormwater run-off shall be appropriately channeled into a stormwater drain in accordance with <i>Council's Engineering Design Guide for Development available from Council's website at <a href="http://www.campbelltown.nsw.gov.au">www.campbelltown.nsw.gov.au</a></i>.</p>		
<p>2.10.3 Stormwater Drainage</p> <p>a) A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications,</p>	<p>Yes</p>	<p>The applicant has submitted a site drainage concept plan, which is supported in principle, subject to the recommended conditions of consent.</p>

<p>involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.</p> <p>b) The stormwater concept plan shall include the following information as a minimum:</p> <ul style="list-style-type: none"> <li>i) locations, layouts and sizes of stormwater pipes and pits;</li> <li>ii) minimum grades and capacity of stormwater pipes; and</li> <li>iii) existing and proposed easements, site contours and overland flow path/s.</li> </ul>		
<b>2.11 Heritage Conservation</b>		
<p><b>2.11.1 Aboriginal Heritage</b></p> <p>a) All developments that have the potential to impact upon Aboriginal cultural heritage must provide an assessment in accordance with the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW”, published by the Office of Environment and Heritage (OEH). This requires an initial investigation of the potential impact of a development on Aboriginal Cultural Heritage in circumstances where the proposed development involves disturbance to cultural sites (e.g. Aboriginal culturally modified trees), or the ground surface. This initial investigation is to be undertaken by the applicant and requires an assessment of whether there are:</p> <ul style="list-style-type: none"> <li>i) any known Aboriginal sites within the development site (determined by undertaking a search of the Aboriginal Heritage Information Management System (AHIMS) database (which is maintained by the Office of Environment and Heritage); and/or</li> <li>ii) any other sources of relevant information of which a person is already aware; and/or</li> <li>iii) Whether the development is on a site that is not disturbed land and is: <ul style="list-style-type: none"> <li>– within 200m of waters, or</li> </ul> </li> </ul>	<p>Yes</p>	<p>The subject site is identified as land that has potential aboriginal significance. There are no known aboriginal heritage sites within the subject site. The site has previously been disturbed by construction of the existing structures. However, to ensure the protection of any potential items, appropriate conditions of consent shall be imposed to ensure the cessation of works during demolition or construction and contacting of relevant authorities in the event items of potential Aboriginal or archaeological significance be discovered.</p>

<ul style="list-style-type: none"> <li>– located on a ridge top, ridge line or headland, or</li> <li>– located within 200m below or above a cliff face, or</li> <li>– within 20m of/or in a cave, rock shelter, or a cave mouth.</li> </ul>		
<p><b>2.11.2 Heritage</b></p> <p>a) Any development application made in respect to development on land that is:</p> <ul style="list-style-type: none"> <li>i) occupied by a heritage item; or</li> <li>ii) adjoining land occupied by a heritage item; or</li> <li>iii) located within a heritage conservation area,</li> </ul> <p>shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.</p> <p>b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP).</p> <p>c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.</p> <p>Note: The CMP shall be prepared by a suitably qualified person in accordance with the relevant guidelines of the NSW Office of Environment and Heritage.</p>	Yes	<p>The subject site is a heritage item and is listed under the Campbelltown Local Environmental Plan 2015. A heritage impact assessment has been provided in support of the application. The heritage impact assessment was prepared by a suitably qualified consultant.</p> <p>The design of the addition is considered to be appropriately separated from the significant buildings. The form of the proposed contemporary building appropriately contrasts with the existing buildings. See discussion below.</p> <p>A conservation management plan is not in place for the item. Given the location and the scope of the proposed development, a Conservation Management Plan is not required for the proposed development.</p>
<b>2.13 Security</b>		
<p>a) Development shall be designed to:</p> <ul style="list-style-type: none"> <li>i) maximise, where possible, casual surveillance opportunities to the street and surrounding public places;</li> <li>ii) minimise dead ends and other possible entrapment areas;</li> <li>iii) clearly identify and illuminate</li> </ul>	Yes	<p>The development includes windows to the building elevations that facilitate casual surveillance. However, given the location of the building this is generally limited to the school property and Roy Watts Road.</p> <p>The design of the STEAM facility</p>

<p>access points to buildings and designated public places; and</p> <p>iv) clearly differentiate between private and public space.</p> <p>b) External lighting shall be designed to:</p> <p>i) encourage the use of safe areas;</p> <p>ii) define safe corridors for movement of people; and</p> <p>iii) allow facial recognition of approaching pedestrians at 15 metres.</p>		<p>includes open areas and breezeways and minimises possible entrapment areas.</p> <p>The building will include appropriate lighting.</p>
<b>2.14 Risk Management</b>		
<p><b>2.14.3 Bushfire</b></p> <p>a) Development shall be designed and located so as to minimise the risk of loss of life or property from bushfire.</p> <p>b) Development on bush fire prone land (as detailed on the Campbelltown Bush Fire Prone Lands Map) shall comply with the requirements of Planning for Bushfire Protection, ( NSW Rural Fire Service) as amended.</p> <p>c) Development applications relating to land identified on the Bushfire Prone Land Map shall be accompanied by a Bushfire Hazard Assessment Report prepared by a suitably qualified person.</p> <p>d) All 'Asset Protection Zones' shall be provided within the boundary of the subject land. National Parks, Crown Reserves, water catchments, easements, Council managed reserves, riparian corridors other private land shall not be considered as part of asset protection zones unless approved by the NSW Rural Fire Service.</p> <p>e) Adequate water reserves for fire fighting shall be available and accessible on site as specified in Planning for Bushfire Protection, as amended. Hazard reduction (burning or mechanical) proposals shall be in accordance with the Campbelltown Bush Fire Risk Management Plan and the Bush Fire Environmental Assessment Code. Landowners</p>	Yes	<p>The subject site is identified as being Bush Fire Prone land. The applicant submitted a Bushfire Risk Assessment Report, which was referred to the Rural Fire Service for comment.</p> <p>The Rural Fire Service supports the proposal, subject to the imposition of the recommended condition of consent.</p>

<p>wishing to undertake hazard reduction shall contact the NSW Rural Fire Service (NSWRFS) for any requirements. Applications to undertake hazard reduction will be assessed by the NSWRFS under the Bushfire Environmental Assessment Code. Guidelines for hazard reduction include:</p> <p>i) as far as possible, the frequency, time of year and intensity of any hazard reduction burning in native vegetation is to approximate the natural regime; and</p> <p>ii) periodic weed monitoring and control shall be undertaken after bushfires and hazard reduction burning, and appropriate action taken as necessary.</p> <p>f) Any development proposing the removal of native vegetation for APZ purposes shall investigate the environmental impact of the removal of that vegetation.</p>		
<b>2.15 Waste Management</b>		
<p><b>2.15.1 Waste Management Plan</b></p> <p>a) A detailed Waste Management Plan (WMP) shall accompany development applications for certain types of development/land uses, as detailed in Table 2.15.1 and for any other development that in the opinion of Council a WMP is required.</p>	Yes	The applicant has provided a Waste Management Plan in support of the proposed development.
<p><b>2.15.2 Waste Management during demolition &amp; construction</b></p> <p>a) All waste and recyclable streams shall be stored separately on site.</p> <p>b) All storage areas/containers for each waste and recycling stream shall be kept on the site at all times and shall be indicated on the site plans/drawings as part of the WMP.</p> <p>c) Where material cannot be reused or recycled, it shall be disposed of at an appropriately licensed waste management facility. Details of disposal arrangements shall be specified in the WMP.</p> <p>d) Convenient and safe vehicular access to waste and recycling</p>	Yes	The applicant has provided appropriate details for the disposal of waste and recycling of building materials.

material storage areas shall be provided.		
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## Part 11 – Vegetation and Wildlife Management

The provisions of Part 11 of the Plan apply to the management of native vegetation and wildlife habitat, the protection of hollow bearing trees and vegetation management. Compliance with the relevant provisions of Part 11 of the Plan is discussed as follows:

11.2 Management of Native Vegetation and Wildlife Habitat		
<p>11.2.1 Management of Native Vegetation and Wildlife Habitat</p> <p>a) For sites containing native vegetation and/or fauna habitat:</p> <p>i) the development shall be sited, designed and managed to avoid any negative impact on biodiversity where possible;</p> <p>ii) where an impact on biodiversity cannot be avoided and no reasonable alternative is available the proposed development shall be sited, designed, constructed and managed in a manner that minimises the impact on native biodiversity and maintains habitat connectivity as much as practicable;</p> <p>iii) any impact on biodiversity shall be essential for the development and limited to the extent necessary to facilitate the safe and orderly use of the land for the purpose of the development;</p> <p>iv) arrangements must be put into place to ensure that the biodiversity values on site will be proactively managed to mitigate the impacts.</p> <p>v) in circumstances where impacts on biodiversity cannot be avoided, a Biodiversity Statement shall be prepared and submitted with the DA to demonstrate how Clause 11.2.1 a) ii) and iv) above have been addressed.</p> <p>b) A Native Flora and Native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment</p>	Yes	<p>The development has been designed and located to minimise the loss of native vegetation and flora on the site.</p> <p>The proposal is not considered to impact upon biodiversity.</p> <p>The proposed development does not affect threatened species, therefore a Flora and Fauna Assessment is not required for the proposed development.</p>

<p>Guidelines and Field Survey Methods is required to be lodged with the development application where one or more of the following criteria is met:</p> <p>i) the site contains:</p> <ul style="list-style-type: none"> <li>– native vegetation; and/or</li> <li>– sensitive environmental areas likely to contain important habitat resources for native fauna (although these may not be vegetated) such as riparian areas, rivers, creeks, wetlands or swamps, rocky outcrops, caves and cliffs;</li> </ul> <p>ii) there are proposed direct or indirect impacts on native vegetation or other native fauna habitats;</p> <p>iii) there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly.</p> <p>c) As part of the Native Flora and Native Fauna Assessment, an Assessment of Significance shall be undertaken for each threatened species, population and ecological community which is likely to be directly or indirectly impacted, by the proposal. All Assessments of Significance must be undertaken in accordance with the Threatened Species Guidelines – The Assessment of Significance (DECC 2007). These guidelines are available on the Office of Environment and Heritage's website.</p> <p>d) Koala Habitat assessments undertaken as part of 11.2.1 b) above shall meet the requirements of SEPP 44 and Council's Guidelines for Koala Habitat Assessments (Refer to Appendix 4 of Volume 1 of the Plan).</p>		<p>The proposed development is located within an area of the site that does not contain threatened species.</p> <p>The proposed development is not located in an area of the site that contains Koala habitat and does not meet the requirements of SEPP 44.</p>
<p>11.2.2 Protection of Hollow-bearing Trees and Hollow Logs</p> <p>a) All hollow-bearing trees shall be retained, where practical.</p> <p>b) Notwithstanding Section 11.3.1 Exemptions of this Part, in</p>	<p>Yes</p>	<p>The proposed development includes the removal of trees within the building footprint. A condition of consent has been imposed to</p>

<p>certain circumstances, Council may consent to the removal of a hollow- bearing tree providing that:</p> <p>i) The applicant can demonstrate to the satisfaction of Council that the development cannot be sited in a manner that would enable the hollow bearing tree to be retained. (Note: reduced development yields will not be considered as satisfactory reason for the removal of hollow bearing trees).</p> <p>ii) Prior to granting consent for the removal of a hollow bearing tree the tree should be surveyed and a strategy for removal (timing and methodology) that minimises impacts on native wildlife must be prepared and submitted to Council for approval.</p> <p>c) Where Council approves the removal of a hollow-bearing tree:</p> <p>i) the removal of the hollow bearing trees shall be offset by the installation of nesting boxes. The size of the nest box is to reflect the size and dimensions of the hollow removed. Alternatively, the tree hollow could be appropriately mounted on one of the retained trees in a manner where it will not pose a risk to life or property;</p> <p>ii) replacement ratios of nest boxes shall be at a minimum of 2:1 (nest boxes: hollows lost);and</p> <p>iii) all nesting boxes and hollows shall be mounted at least 5 metres above the ground.</p>		<p>require a pre clearance survey of tree hollows prior to removal.</p> <p>Tree hollows have not been clearly identified on site. The provision of nesting boxes is not considered to be required in this instance, given the presence of additional vegetation on the site and the planting of new vegetation.</p>
<p>11.3.5.1 Information Requirements for Development Applications for Vegetation Management</p> <p>a) A native Flora and native Fauna Assessment Report prepared in accordance with the Office of Environment and Heritage's Threatened Species Survey and Assessment Guidelines and Field Survey Methods is required to be lodged with the development application</p>	<p>N/A</p>	<p>A Flora &amp; Fauna Assessment Report is not required in this instance, as the removal of vegetation does not relate to threatened species or ecological communities.</p>

<p>where:</p> <p>i) there are proposed direct or indirect impacts on native vegetation or other native fauna habitats;</p> <p>ii) there is a potential impact on threatened species, populations ecological communities or their habitats either directly or indirectly.</p>		
<p><b>11.3.6 Tree Replacement</b></p> <p>a) Council, depending on the circumstances of the vegetation management application, shall require the applicant to:</p> <p>i) pay a certain fee to enable Council to plant a replacement tree in an appropriate location in lieu of the removed tree; or</p> <p>ii) plant a replacement tree on site that is:</p> <ul style="list-style-type: none"> <li>– of appropriate species;</li> <li>– of certain size/height at time of planting; and</li> <li>– at the cost of the applicant.</li> </ul> <p>b) The species, size and height of the replacement tree shall be provided to applicants in writing as part of the condition of the development consent or permit.</p> <p>c) One replacement tree shall be planted on site within 28 days of the removal of the subject tree(s) for every tree removed. In this regard, applicants shall provide Council with:</p> <p>i) a letter or e-mail advising Council of the date of the planting of the replacement tree; and</p> <p>ii) a copy of the purchase invoice of the tree, illustrating the species, size and time of purchase.</p>	Yes	<p>Council has required the provision of replacement planting by way of condition. Twenty six replacement trees shall be provided on site, in addition to the proposed trees within the landscape plan, which includes the provision of eleven additional native trees. Therefore, in total 37 additional trees will be planted on the site.</p>

## 2. Planning Assessment

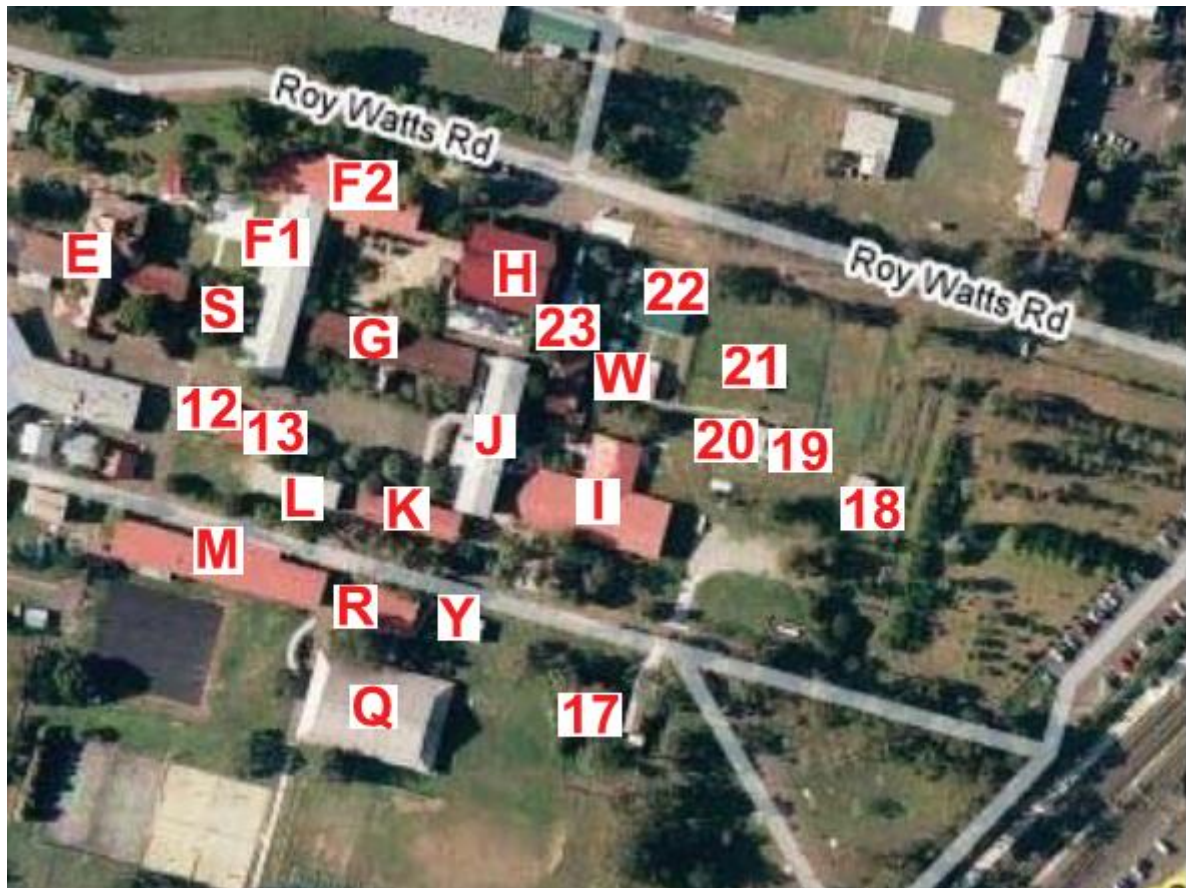
### Heritage

The heritage listing of the Hurlstone site includes a variety of buildings and items ranging in age from the establishment of the school to additions from the late 80's and 90's. The heritage assessment prepared by Graham Brooks and Associates on June 2009 graded the buildings that relate to the establishment of the school as having a high or moderate significance. This grading relates to the Block A dormitory, Clarke House, Block G, Block K, Block S, Hindmarsh Pavilion and the sports oval. In addition, the report prepared by Conrad

Gargett in support of this application also identified the rose garden as having a landscape significance in relation to the site.

The former caretaker's residence is proposed for demolition, the building was constructed circa 1930. The heritage assessment prepared by Graham Brooks and Associates on June 2009 graded the former caretaker's residence (identified as building number 23), building I, and ancillary buildings W, 19, 20, 21 and 22 as having little significance defined as follows:

*Little Significance - Includes most of the fabric associated with recent alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the site's significance.*



The Heritage Impact Statement submitted has addressed the boilermaker's cottage (caretaker's residence) proposed development as follows:

*This proposal does require the removal of the Boilermaker's Cottage listed in the School Archivist's report on the historical features of the Hurlstone Agricultural High School. Johanna Leglise, the author of that archival report, dates the construction of the Boilermaker's Cottage as approximately 1916 and notes that the place was used as residential housing for staff who lived on site. Recently renovations have commenced to convert this building into a facility for Music/Art/Dance and Drama (MADD).*

*This proposal is an appropriate form and in an appropriate location to upgrade Hurlstone Agricultural High School Glenfield and requires the removal of no items of heritage significance listed in the Campbelltown Heritage Inventory, nor will it affect the setting of any buildings or elements of significance listed in the Inventory.*

Pursuant to Clause 5.10 (2) of CLEP 2015 development consent is required for the demolition of a heritage item, altering a heritage item or erecting a building on land on which a heritage item is located. Council has considered the proposed demolition of existing buildings, alterations to building I and construction of a new building, with regard to the effect of the proposed development upon the heritage significance of the item. As highlighted above in the excerpts from the heritage assessment prepared by Graham Brooks and Associates and the Heritage Impact Statement prepared by Conrad Gargett, the proposed works are not considered to detract the cultural heritage significance of the buildings identified as being highly significant or the overall significance of the site itself. Therefore, the proposed development is considered to satisfy Clause 5.10 of CLEP 2015 and is supported.

### **Traffic**

The proposed additions will provide new school facilities and additional classrooms, which will result in a minor increase in the number of students from 948 to 1080 students. Council's engineers have determined that the increase in student numbers will not require an increase to the provision of parking to the site. Council's Engineers have determined that for the purposes of this application no further traffic investigations are required. However, upon further redevelopment and potential subdivision of the site in the future, a traffic report will be required and upgrade of Roy Watts Road may also be required as part of future redevelopment of the site.

### **Setbacks**

The proposed development does not have applicable controls relating to the setback of the proposed development from the property boundaries. However, it is considered that the proposed siting of the development is appropriately setback from the front and side boundaries and is consistent with the setback of the adjoining buildings from the front boundary, demonstrating the siting of the building is appropriate for the subject site.

### **Access**

The applicant has submitted an Access Review in support of the proposed development. The report includes recommendations for the design of the building to ensure access for all people. The access report is endorsed as a consent document to ensure the recommendations of the report are complied with.

### **Building finishes and design**

The design of the proposed STEAM facility is considered to be of an appropriate contemporary design that incorporates a range of building finishes and materials to provide a contemporary building that reflects contemporary building design. This is considered to be consistent with older style buildings on the site that reflect the popular building features and design at the time of their construction. The bulk and scale of the building is considered to be consistent with the other buildings on the subject site. The design of the building and the selected building materials and finishes are considered to result in a structure that reflects high quality architectural design, which is supported for the subject site.

### **Construction Access**

The subject site is currently bound by adjoining properties and does not have legal access to a public road. Access to the property is currently permitted by Sydney Trains via their privately owned road adjacent to Glenfield Station. The private road will potentially be dedicated to Council in the future upon the agreement of terms between Sydney Trains and Campbelltown Council.

Historically the property was owned by The Department of Education who transferred ownership of part of the site adjacent to the station to Sydney Trains, to facilitate the upgrade of Glenfield Station. However, in the creation of the new allotments and deposited plan 1035516, Lot 24 (the Road) was not restricted with a right of carriageway from Department of Education owned land to Glenfield Road to provide legal access from the Department of Education properties to a public road.

Access via the privately owned road for the day to day running of the school is occurring without contest of Sydney Trains. However, Sydney Trains do not permit the Department of Education construction access over the road, unless Council accept dedication of the road. The process of the road dedication will substantially delay the progress of the application and the delivery of the project due to Sydney Trains refusing to grant construction access to the Department of Education.

The applicant has been advised by Council that alternate construction access options may need to be explored with regard to access to facilitate the timely delivery of the project. The applicant has advised the Department of Education will obtain a license or deed of access from Sydney Trains to facilitate construction access for the development.

#### **Section 94A Developer Contributions**

The Crown has stated that given the Governments contribution in the form of community infrastructure in the proposed addition of education facilities, the imposition of a condition of consent requiring Section 94A Contributions is not accepted. Therefore, the condition of consent has not been applied in this instance.

#### **Aboriginal heritage sensitivity**

The subject site is identified as being mid to basal valley slopes and valley floor over the site. The proposed development is situated at the northern end of the site amongst existing development. Whilst the likelihood of disturbing relics is minimal due to the disturbed nature of the land with existing development, the consent shall nonetheless be appropriately conditioned to ensure that upon the disturbance of any potential relics, works shall cease immediately and the NPWS shall be contacted.

#### ***(a)(iia) The Provision of any Planning Agreement that has been entered into under Section 94F, or any draft Planning Agreement that a developer has offered to enter into under Section 93F***

No relevant agreement exists or has been proposed as part of this DA.

#### ***(a)(iv) The Regulations***

The Regulations prescribe several matters that are addressed in the conditions contained in this report.

#### ***(b) The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality***

As demonstrated by the above assessment, the proposed development is unlikely to result in adverse impacts on either the natural and built environments, or the social and economic conditions of the locality.

**(c) The suitability of the site**

The site is currently used as an education facility and the application proposes alterations and additions to the existing school. The location of the building is considered to be appropriate given the site constraints. The site is considered to be suitable for the proposed development and is therefore supported.

**(d) Any submissions made in accordance with this Act or the Regulations**

**Public Participation**

Part 9 of Campbelltown (Sustainable City) Development Control Plan 2015 outlines Council's public participation policy in regard to Council Strategic Planning Documents (CSPDs) and Development Applications (DAs).

The policy requires applications proposing specified land uses and construction on land adjoining allotments where residential development is permissible to be publicly notified. The subject application proposes construction for the purposes of construction of alterations and additions to existing school, demolition of some components and construction of new facilities at Hurlstone Agricultural High School, Roy Watts Road, Glenfield and as such was required to undergo the notification process.

The application was placed on public exhibition with advertisements placed in the local papers and copies of plans available to view at Council, HJ Daley library, Glenquarie Branch Library. The proposal was also notified to the surrounding property owners by way of a letter and accompanying plans. The members of the public were provided a period of 14 days between 24 January 2017 and 10 February 2017 to provide comments regarding the proposal. Additionally, a sign bearing a set of notification plans was required to be displayed on site for the duration of the assessment.

Four submissions were received. The issues raised in the submissions are summarised and discussed below.

**Table 1: Summary of property addresses that lodged a submission**

Property
A. Chanthivong MP
Two submissions from 63 Pembroke Road, Minto
4 Buin Pl, Glenfield

**Issue: Request Council to vote against proposal**

**Response:** Concerns by the objector regarding the representation on the panel being state and local representatives and that such determination should not 'be taken out of the hands of local authorities' are unfounded. Due to the Capital Investment Value of the application, determination of the application by the South West Planning Panel is required pursuant to the Environmental Planning and Assessment Act 1979.

Objectors request to vote against the proposal based on the number of years a resident in the local area, is not a planning consideration.

Details regarding the political history at local and state government levels are not planning considerations of the application. As stated elsewhere in this report the application only relates to alterations and additions to the existing school and does not relate to the relocation or redevelopment of the school.

***Issue: Proposal permanently erases Hurlstone's agricultural heritage at Glenfield***

**Response:** The objection from MP Chanthivong relating to the demolition of the agricultural science wing and staff room as destroying the agricultural heritage of the site are unfounded. The heritage reports have stated the demolition of the buildings do not affect the heritage significance of the site. Mention within the submissions of 'thousands of homes' do not form part of the subject development application and are therefore unfounded objections to the application.

Reference to the demolition of the boilermakers cottage as erasure of existing heritage are unfounded and contrary to heritage reports that identify the building as being of little significance. The demolition of the structures proposed as part of this development is not considered to affect the heritage significance of the subject site.

***Issue: Selling of the school/ removal of school***

**Response:** The application does not relate to the sale of the school, the application is for the construction of additional classrooms, therefore the 'sale of the school' is not a consideration for the assessment of this application.

Issues relating to the performance of the school are not a planning consideration.

***Issue: Destruction of habitat***

**Response:** The application involves the removal of trees within the building footprint, which is addressed elsewhere in this report. The trees identified for removal are a combination of introduced and native species. The removal of introduced species is acceptable. The removal of native trees within the building footprint is considered to be acceptable. Council has conditioned the replacement of the native trees in addition to the submitted landscape plan.

The proposed works do not affect Cumberland Plain Woodland or Koala Habitat on the site and is therefore is not considered to result in the destruction of habitat as stated by the objectors.

Details in the submission in relation to native birds in the local area and loss of habitat are not considered to be an issue relating to the proposed development. The proposal will remove introduced plant species from the site and will provide additional plantings and replacement trees for the removed native trees on site.

***Issue: Development of the Hurlstone site***

**Response:** The application does not include any proposal for the redevelopment of the site. The application is merely for the construction of additional classrooms and facilities to service the existing use of the site as an education establishment.

The relocation of the agricultural component of the school is not a planning consideration in the assessment of the report. The school will remain operational. The application does not include 'selling off' of the site.

The future direction of the management of the school by the Department of Education is not subject to the assessment of Council. In addition, discussion of alternative development options for the site by the State Government relating to the site are not the subject of this development application and therefore the objection is considered to be unfounded.

The application has been lodged for the construction of additional school buildings and alterations to existing buildings, which is the application that is being assessed. Discussion in the submissions in relation to the development of the site for housing, the sale of the site, residential development, relocation of the agricultural component of the school, are irrelevant to the application at hand. It is Council's responsibility to assess the application submitted to Council. Consideration of redevelopment of the site, should any such proposal go ahead will be assessed, when an application for the development is submitted to Council.

***Issue: Demolition of heritage buildings***

**Response:** The applicant has submitted documentation along with review of Council's heritage report for the site that do not identify any of the proposed structures identified for demolition as having heritage significance in relation to the listing of the site. The heritage study completed for Hurlstone does not identify the cottage as a significant building in relation to the heritage listing of the site and is not identified as being required to be retained or conserved.

The boilermakers cottage is not identified as being a heritage significant building, therefore, demolition of the building to improve school facilities are considered to be acceptable.

***Issue: The development application was not made available online***

**Response:** Council does not display development application documentation on Council's website. Copies of the information that formed the submitted information were made available at Council chambers, the HJ Daley Library and Glenquarie Library for review by members of the public for the duration of the exhibition period. Exhibition during the school holidays other than the Christmas break does not require an extension of the exhibition period in accordance with Part 9 of the Campbelltown (Sustainable City) Development Control Plan 2015.

The notification and exhibition of the application has been undertaken wholly in accordance with the Campbelltown (Sustainable City) Development Control Plan 2015.

***Issue: Agriculture and relocation of schools***

**Response:** The offer of classes available at the school is not a planning consideration for the purpose of assessment of the application. Queries regarding the ongoing offer of subjects at the school should be directed to the school itself.

Opportunities for students to study agriculture are not a consideration of the application.

Statements regarding long term plans to relocate schools and submissions regarding relocation of the schools agricultural facilities are not a planning consideration.

The opinion of objectors regarding the running of the school is not a relevant planning consideration.

***Issue: The proposal is not in the public interest***

**Response:** Council considers the provision of additional teaching facilities and additional student places at the school, as being in the public interest.

***Issue: Steam facility***

**Response:** Details regarding the subjects offered at the school and the difference between the school offering STEAM or STEM subjects if not a planning consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

***Issue: Rejection of the application***

**Response:** The applicant has submitted all relevant information and paid relevant fees there are no grounds for Council to reject the application.

***Issue: No submissions***

**Response:** Statements in the Statement of Environmental Effects pertaining to submissions relate to addressing Section 79C of the EP&A Act. The applicant cannot anticipate submissions made to Council prior to the notification and exhibition of the development application. Submissions on behalf of the objector to State Government bodies are not submissions made to Council and are not considered as submissions pursuant to Section 79C of the EP&A Act.

***Issue: Construction jobs***

**Response:** The objectors issue with the provision of temporary construction jobs is not ground for refusal of the proposal.

***Issue: Streetscape appearance of proposal***

**Response:** An objector has claimed the replacement of the existing boilermaker's cottage with the new building will affect the heritage streetscape appearance of the school from Roy Watts Road. The appearance of the new building from Roy Watts Road is considered to be an appropriate contemporary design that suitably improves the appearance of the school from the street with the introduction of contemporary architectural design. The location of the building does not detract from the significance of the heritage buildings identified for retention, or the significance of the site as a whole. Furthermore, Council's heritage advisor supports the proposal.

***(e) The public interest***

Section 79C(1)(e) of the EP&A Act requires Council to consider the public interest when determining an application.

The public interest is an overarching assessment of the benefits or otherwise that a development may have for the immediate area and/or community in general.

Having regard to the above, the proposed development is considered to be in the public interest.

**3. Internal and External Referrals**

**3.1 Development Engineers**

The proposed development is supported in principle, subject to the imposition of the recommended conditions of consent.

### 3.2 Environment – Trees

*The adjusted development proposes the removal of 28 trees of varying species. This includes two noxious weeds, 8 exotic species, 17 native (non-endemic) species, and one Eucalyptus tertricornis which is a CPW species.*

*Council required that a total of 26 trees are replaced on site and are to be CPW species, including Eucalyptus tertricornis, Eucalyptus mollucana, Eucalyptus paniculata, and Eucalyptus crebra.*

*For all trees removed onsite, a Fauna pre-clearance survey is required prior to the removal of any present tree hollows.*

*Consent Conditions:*

- Fauna pre-clearance surveys are required prior to the removal of any present tree hollows by a qualified ecologist.*
- A total of 26 tree are to be planted on site and are to be Cumberland Plain Woodland species, including a mix of Eucalyptus tertricornis, Eucalyptus mollucana, Eucalyptus paniculata, and Eucalyptus crebra species.*

### 3.3 Engineers – Stormwater/ Traffic/ Flood

The Engineers advice as follows:

- 1. The above property is a Flood Control Lot with respect to 1% Annual Exceedance Probability (AEP) flood, due to overland flow from the local catchment traversing the property. Also it is affected due to existing farm dams within this site and in the vicinity of the site.*

*A Flood Control Lot is defined in the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 - REG 1.5 as “a lot to which flood related development controls apply in respect of development for the purposes of industrial buildings, commercial premises, dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (other than development for the purposes of group homes or seniors housing).”*

- 2. However the location of the proposed development as indicated on the submitted plan (copy attached below) should not be affected by above aspect of flooding.*
- 3. Any development of this site will require drainage to be accommodated in accordance with the Campbelltown City Council Engineering Design Guide for Development.*
- 4. The floor level of the building must also comply with the requirements set out in Clause 3.1.2.3 of Volume 2 of the Building Code of Australia and Section 4.5 of the Engineering Design Guide for Development. Further controls may be applied at development application stage if the site is affected by a Section 88B (Conveyancing Act) Restriction.*
- 5. It is noted that proposed development will not generate a requirement for additional parking as a result of a marginal increase in student numbers, from approximately 948 to 1080 (Approximately 14%).*
- 6. It should be noted that while this development proposal results in a minor increase in student numbers, when future plans for subdivision of the Hurlstone site are prepared, a full assessment of traffic from the redeveloped school will be required in conjunction*

*with other land uses on the site. No additional traffic investigations are required for this proposal.*

*7. Roy Watts Road is not a public road and is not of a current standard that would be acceptable as a public road. Any future proposal to use this road as part of the traffic management for the school site will require Roy Watts Road to be upgraded to an appropriate standard.*

*8. The information in this memo is relevant to this development application proposal only, and any alternate proposals or modifications should be referred to Infrastructure for flood advice.*

### **3.4 Heritage**

No objection on heritage ground has been raised by Council's Heritage Officer. An archival record/ photos of the building would be preferable but not essential.

### **3.5 Sydney Trains**

The application was referred to Sydney Trains on 23 March 2017. Sydney Trains have no objection to the "as the construction was more than 100m from the rail corridor comments were not raised regarding the proposed works". However, Sydney Trains have not granted construction access to the applicant via the private road owned by Sydney Trains.

### **3.6 Roads and Maritime Service (RMS)**

The application was referred to RMS on 24 February 2017. Roads and Maritime Service have reviewed the submitted application and raises no objection to the Application provided that adequate on-site parking is provided, to Council's satisfaction.

*Roads and Maritime Services (Roads and Maritime) is responsible for speed management along all public roads within the state of New South Wales. That is, Roads and Maritime is the only authorised organisation that can approve speed zoning changes and authorise installation of speed zoning traffic control devices on the road network within New South Wales. Should the Developer require new School Zone signs or and/or remove/relocate any existing Speed Limit signs, written authorisation from Roads and Maritime must be obtained.*

### **3.7 Rural Fire Service (RFS)**

The application was referred to the RFS on 4 May 2017. The development is supported subject to the imposition of the recommended conditions of consent as follows:

*An emergency and evacuation plan shall be prepared for the school or the existing plan is to be amended to include the new additions. The plan shall be In accordance with the NSW Rural Fire Service document 'Guide for Developing a Bush Fire Emergency Evacuation Plan December 2014'.*

## **4. Conclusion**

The development application 3746/2016/DA-M proposes the construction of alterations and additions to existing school, demolition of some components and construction of new facilities at Hurlstone Agricultural High School, Roy Watts Road, Glenfield. The proposal has been assessed under Section 79C of the Environmental Planning and Assessment Act 1979.

Four (4) submissions were received to the application. The issues raised within the submissions relate to the following: streetscape appearance of proposal, construction jobs no submissions, rejection of the application, steam facility, the proposal is not in the public interest Agriculture and relocation of schools, availability of the development application online, demolition of heritage buildings, development of the Hurlstone site, destruction of habitat, selling of the school/ removal of school, proposal permanently erases Hurlstone's agricultural heritage at Glenfield, request for Council to vote against proposal. Many of the issues raised are not planning issues, the remainder of issues are addressed within the report.

The proposal is largely compliant with the relevant development standards and controls, with the exception of some minor variations to the controls, which are addressed within this report and found to be acceptable on merit or have been addressed by way of condition.

Pursuant to Clause 89 of the EP&A Act 1979, draft conditions were sent to the Crown on the 14 June 2017 for review. The response to the conditions was received from the applicant on 27 June 2017. The Crown has agreed to the conditions in general. However, several conditions recommended by Council were not agreed to by the Crown. These conditions include the deletion of conditions relating to a pre fauna survey, replacement tree planting, additional car parking, Section 94 contributions and other conditions with regard to the construction of the development, minor amendments were also sought to several conditions, which are agreed with. The conditions have been amended accordingly and are attached with the recommendation of this report.

The proposal is considered to be consistent with the objectives and controls of the CLEP 2015 and SCDP 2015. Therefore, the proposal is recommended for approval.

### **Officer's Recommendation**

The application is recommended for approval, subject to the 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 the benefit of the development consent.

### 1. Approved Development

The development shall be carried out in accordance with the approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified by any conditions within.

Plan/ Document No.	Version/ Revision	Prepared by	Date
DA001 Cover Sheet	Revision G	Conrad Gargett	08.11.2016
DA002 Location Plan	Revision F	Conrad Gargett	08.11.2016
DA003 Site Analysis Plan	Revision E	Conrad Gargett	08.11.2016
DA004 Existing Site Plan	Revision G	Conrad Gargett	08.11.2016
DA005 Proposed Site Plan	Revision G	Conrad Gargett	08.11.2016
DA006 Ground Floor Plan	Revision I	Conrad Gargett	08.11.2016
DA007 Coloured Elevations	Revision C	Conrad Gargett	08.11.2016
DA008 Building Sections	Revision G	Conrad Gargett	08.11.2016
DA010 Streetscape Elevations	Revision E	Conrad Gargett	08.11.2016
DA011 Material Palette	Revision B	Conrad Gargett	08.11.2016
C10 Erosion & Sediment Control Plan	Revision P1	TTW	26.10.2016
C11 Erosion & Sediment Details Sheet	Revision P1	TTW	26.10.2016

- a. Waste Management Plan.
- b. Landscape DA Report dates 03.11.2016 and prepared by Conrad Gargett Ancher Mortlock Wooley.
- c. Access Review prepared by Morris-Goding Accessibility Consulting on 10 October 2016.
- d. Energy Efficiency report prepared by Umow Lai Engineering Sustainable Environments, dated November 2016.
- e. Preliminary Site Investigation (Contamination) prepared by Douglas Partners and dated October 2016
- f. Geotechnical Investigation Project 85645.00 prepared by Douglas Partners dated November 2016.
- g. Development Tree Retention and Removal Plan prepared by Bryce Claassens for Priority Tree Services and dated 15 May 2017.
- h. Arborist Report prepared by Bryce Claassens on 15 May 2017 ref: 17/05/15/HAHSG.
- i. SKC1001-P1 Schematic Inground and Overland Flow Path Plan dated 26/09/16.
- j. Overland Flow Study Report dated 27 September 2016 and prepared by Taylor Thompson Whitting (NSW) Pty Ltd.

### 2. Educational Facilities Standards and Guidelines

The proposed development is required to comply with the relevant standards and requirements outlined within the Educational Facilities Standards and Guidelines (EFSG)

### **3. Tree Protection**

During construction, no trees are to be cut down, lopped, destroyed or removed without the separate written approval of Council, unless indicated for removal on the approved plans. Tree protection and the management of trees on site shall be in accordance with the following:

- a. All other trees identified for retention are not permitted to be damaged or removed.
- b. All trees outside of the footprint of the proposed development shall be retained and protected.
- c. Precautions shall be taken when working near trees to ensure their retention, including the following:
  - (a) Do not store harmful or bulk materials or spoil under or near trees;
  - (b) Prevent damage to bark and root system;
  - (c) Do not use mechanical methods to excavate within root zones;
  - (d) Do not add or remove topsoil from under the drip line;
  - (e) Do not compact ground under the drip line;
  - (f) Do not mix or dispose of liquids within the drip line of the tree; and
  - (g) Trees marked for retention within the construction site boundary and adjacent to construction/plant movements shall have a protective fence/guard placed around a nominated perimeter. The area within the fencing must not be used for stockpiling of any material, nor for vehicle or pedestrian convenience.
- d. The trees marked for retention within the construction site boundary and adjacent to construction/plant movements shall comply with the measures outlined in the Arborist report Item (g) in Condition 1 and shall be implemented and certified in writing by a AQF Level 5 Arborist prior to the commencement of Construction.
- e. All trees and shrubs approved for removal shall be salvaged for re-use, either in log form, or as woodchip mulch for erosion control or garden beds or site rehabilitation. Non-salvable materials such as roots and stumps shall be disposed of to a waste management centre or other approved form.

### **4. Emergency Evacuation Plan**

An emergency and evacuation plan shall be prepared for the school or the existing plan is to be amended to include the new additions. The plan shall be in accordance with the NSW Rural Fire Service document 'Guide for Developing a Bush Fire Emergency Evacuation Plan December 2014'.

### **5. Rainwater Tank**

A 10,000 litre rainwater tank shall be installed to collect rainwater run off from the roof of the new building. The tank shall not be located in a position that is visible from the street. The installation of the tank shall be in accordance with Section 2.4 of the Campbelltown (Sustainable City) Development Control Plan 2015.

### **6. Disturbance of Relics**

Should an object of potential Aboriginal or archaeological significance be discovered during the demolition, excavation or construction period associated with this development, works are to immediately cease and the NSW National Parks and Wildlife Service must be contacted. Works may resume on the site pending receipt of express written permission from

the NSW National Parks and Wildlife Service. Campbelltown City Council must be notified of any referral to the NSW National Parks and Wildlife Service and be provided with a copy of any subsequent response.

## **7. Heritage**

The applicant shall make a historical record of the boilermaker's residence with photographs of the structure prior to demolition. A copy of the record shall be submitted to Council prior to the demolition of the building.

## **8. Building Code of Australia**

All building work must be carried out in accordance with the provisions of the Building Code of Australia. In this clause, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application.

## **9. Landscaping**

The provision and maintenance of landscaping shall be in accordance with the approved landscape 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.

## **10. External Finishes**

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

## **11. Switchboards/Utilities/Air Conditioning Units**

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

## **12. Lighting**

Illumination of the site is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of Australian Standard 4282 (as amended) so as not to impact upon traffic.

## **13. Engineering Design Works**

The design of all engineering works shall be carried out in accordance with the requirements set out in the *Campbelltown Engineering Design Guide for Development (as amended)* as well as relevant Australian Standards and the Plumbing Code of Australia.

## **14. 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 approved plans.

## **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

### **15. Geotechnical Report**

Prior to the commencement of works, a geotechnical report prepared by a NATA registered lab shall be submitted, which indicates that the land will not be subject to subsidence, slip, slope failure or erosion where excavation and/or filling exceeds 900mm in depth or identified as filled land.

### **16. Pollution Control**

Prior to the commencement of works, the applicant shall submit amended plans providing engineering details of a suitable gross pollutant trap(s) and/or water quality treatment in accordance with Australian Standards AS3500.3-2015. The plans must be submitted for approval.

### **17. Vehicular Parking and Access.**

The design of the vehicular access and off street parking facilities must be amended to address the relevant provisions of Australian Standards *AS 2890.2-2002 Parking Facilities - Off-Street Commercial Vehicle Facilities* and *AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities*. The following specific issues must be addressed in the design:

- a) The access driveway and circulation driveway for commercial vehicles utilising the proposed delivery area must comply with the design principles of Clause 3.2 of AS 2890.2: 2002. In this regard reversing movements are not permitted on public roads.
- b) Swept path diagrams must be submitted demonstrating compliance with Clauses 4.1 and 5.2 of AS 2890.2: 2002 for entry and exit to/from the service bay of the delivery area.
- c) Buildings and a pedestrian thoroughfare are located on the outside curve of commercial vehicles reversing into the service bay of the delivery area. There is no direct driver vision to these areas during a reversing turn and the angles of the reversing envelope do not allow the use of the offside mirror for the whole of the turn. The access and manoeuvring area for commercial vehicles using the service bay must be redesigned to allow direct driver vision of the building(s) and the pedestrian walkway immediately adjacent to the service bay. Alternatively the manoeuvring envelope and vehicle access could be redesigned to allow use of the offside mirror to enable driver vision to pedestrians and buildings over the whole of the reversing movement together with performance solutions to provide the same level of protection to pedestrians and buildings as would occur with direct driver vision.

The amended plans must be certified by a qualified and experienced traffic engineer and be submitted for approval.

### **18. Stormwater Management Plan (Development)**

A stormwater drainage design prepared by a qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared to

comply with Campbelltown Councils Engineering Design Guide for Development (as amended), AS/NZS 3500.3: 2015, and the Plumbing Code of Australia to make provision for the following:

- a) The design must be generally in accordance with the stormwater drainage concept plan provided in the Overland Flow Study Report prepared by Taylor Thomson Whitting (NSW) Pty Ltd and dated 27 September 2016.
- b) Charged and pumped drainage systems are not permitted.
- c) The roof drainage components in and surrounding the courtyard of the proposed building must be upgraded to accept and convey roofwater to an annual exceedance probability of 0.01 in accordance with Table 3.3.4 of AS/NZS 3500.3: 2015.
- d) The drainage system of the courtyard must be upgraded to accept and convey stormwater to an annual exceedance probability of 0.049 in accordance with Table 5.4.3 of AS/NZS 3500.3: 2015.
- e) Plans must specify that any components of the existing drainage system that will accept stormwater from the proposed development must be checked during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development, and be replaced or upgraded if required.

The amended design must be certified by a qualified practicing civil engineer and be submitted for approval.

## **19. Design for Access and Mobility**

Prior to the commencement of any works on the land, the applicant shall demonstrate by way of an access report, the new building and associated works shall achieve compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

## **20. Telecommunications Infrastructure**

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Council prior to the works commencing; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

## **21. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period, in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*, the sediment and erosion control plans submitted with the Construction Certificate, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

***Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning by the Appropriate Regulatory Authority.***

## **22. Erection of Construction Sign**

Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:

- a. Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours;
- b. Stating that unauthorised entry to the work site is prohibited; and
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent);
- d. Stating the approved construction hours in which all works can occur.
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such sign/s is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

## **23. Toilet on Construction Site**

Prior to the commencement of any works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof.

Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

## **24. Trade Waste**

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

## **25. Vehicular Access during Construction**

Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

## **26. Public Property**

Prior to the commencement of any works on site, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense.

## **27. Demolition Works**

Demolition works shall be carried out in accordance with the following:

- a. Prior to the commencement of any works on the land, a detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by Council and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b. Prior to commencement of any works on the land, the demolition Contractor(s) licence details must be provided to Council.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that a suitably qualified person attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.

## **28. Fencing**

An appropriate fence preventing public access to the site shall be erected for the duration of construction works.

## **29. Structural Engineer Details**

Prior to the commencement of any works, the submission to the principal certifying authority of all details prepared by a practicing structural engineer.

## **DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

### **30. Construction Work Hours**

All work on site shall only occur between the following hours:

- Monday to Friday 7.00am to 6.00pm
- Saturday 8.00am to 1.00pm
- Sunday and public holidays No Work.

### **31. Erosion and Sediment Control**

Erosion and sediment control measures shall be provided and maintained throughout the construction period in accordance with the requirements of the manual – Soils and Construction (2004) (Bluebook), the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

### **32. Excavation and Backfilling**

All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the approved works extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the building from damage; and
- b. If necessary, must underpin and support the building in an approved manner, and
- c. Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

### **33. Fill Compaction**

Any filling carried out in accordance with this consent shall maintain a minimum requirement of 98% standard compaction.

Any lot filling operations carried out in accordance with this consent shall be tested to establish the field dry density every 300mm rise in vertical height. Test sites shall be located randomly across the fill site with 1 test per 500m<sup>2</sup> (minimum 1 test per 300mm layer)

certified by a qualified geotechnical engineer.

#### **34. Fill Contamination**

Any landfill used on the site is to be validated in accordance with the Environment Protection Authority's guidelines for consultants reporting on contaminated sites. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

#### **35. Dust Nuisance**

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – 'Soils and Construction (2004) (Bluebook). Construction areas shall be treated/ regularly watered to the satisfaction of the principal certifying authority.

#### **36. Excess Material**

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council regarding planning issues or the NSW EPA for issues under the Protection of the Environment Operations Act.

#### **37. Public Safety**

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with AS 1742.3. The Appropriate Roads Authority may at any time and without prior notification make safe any such works considered to be unsafe, and recover all reasonable costs incurred from the applicant.

#### **38. Compliance with Council Specification**

All design and construction work shall be in accordance with:

- a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)*;
- b. Council's *Campbelltown Engineering Design Guide for Development (as amended)*;
- c. *Soils and Construction (2004) (Bluebook)*; and
- d. Relevant Australian Standards and State Government publications.

#### **39. Demolition Work/Plan**

All work shall be completed in accordance with the approved demolition work plan prepared in accordance with clause 1.7.3 of Australian Standard A52601-2001 The Demolition of Structures.

#### **40. Completion of Construction Works**

Unless otherwise specified in this consent, all construction works associated with the approved development shall be completed within twenty-four (24) months of the date of the notice of the intention to commence construction works under Section 81A of the Act.

#### **41. Associated Works**

The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any civil works directed by the Appropriate Roads Authority, to make a smooth junction with existing work.

## **AT THE COMPLETION OF WORKS**

The following conditions of consent must be complied with at the completion of works and prior to occupation of the building.

### **42. Structural Engineering Certificate**

Prior to the completion of works, the submission of a certificate from a practising structural engineer certifying that the building has been erected in compliance with the approved structural drawings and relevant SAA Codes and is structurally adequate.

### **43. Completion of External Works Onsite**

Prior to the completion of works, all external works detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls are to be completed.

### **44. Mechanical Ventilation**

Prior to the completion of works, the submission of a compliance certificate certifying that:

- a. The mechanical ventilation exhaust system has been installed in accordance with Australian Standard AS1668 Part 1 and 2.
- b. The exhaust hood and air conditioning system has been installed in accordance with Australian Standard AS1668 (Mechanical Ventilation and Air Conditioning Code), and Australian Standard AS1055 (Acoustics – Description and Measurement of Environmental Noise).

### **45. Council Fees and Charges**

Prior to the completion of works, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

### **46. Public Utilities**

Prior to occupation of the new building, any adjustments to public utilities, required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

## **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. Tree Preservation Order**

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside 3 metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order. A tree is defined as a perennial plant with self supporting stems that are more than 3 metres or has a trunk diameter more than 150mm measured 1 metre above ground level, and excludes any tree declared under the Noxious Weeds Act (NSW).

### **Advice 2. 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).

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.

### **Advice 3. Covenants**

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

### **Advice 4. 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 5. Salinity**

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within Council's (Sustainable) City DCP - Volumes 1 and 3 (as amended).

### **Advice 6. Asbestos Warning**

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.adfa.org.au](http://www.adfa.org.au)  
[www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

#### **Advice 7. Bonds and Bank Guarantees**

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

#### **Advice 8. Dial 1100 Before you Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW).

If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary.

Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

# Attachment

# 1:

# Architectural

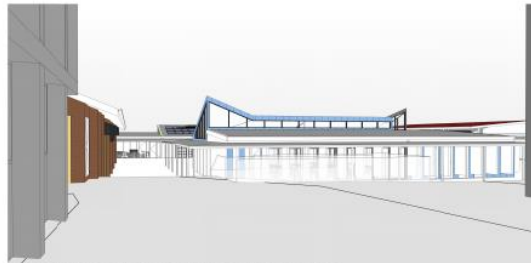
# Plans

## DEVELOPMENT APPLICATION HURLSTONE AGRICULTURAL HIGH SCHOOL (GLENFIELD)

DA DRAWING LIST	
DA001	Cover Sheet
DA002	Location Plan
DA003	Site Analysis Plan
DA004	Existing Site Plan
DA005	Proposed Site Plan
DA006	Ground Floor Plan
DA007	Coloured Elevations
DA008	Building Sections
DA009	Shadow Diagrams
DA010	Streetscape Elevations
DA011	Material Palette



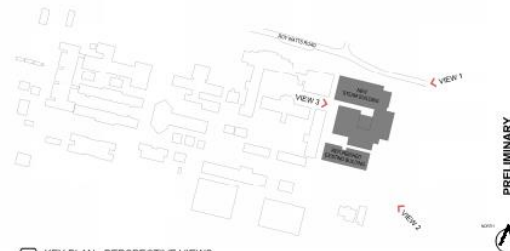
VIEW 1 - VIEW OF 'STEAM' FACILITY FROM ROY WATTS ROAD ENTRANCE



VIEW 3 - VIEW TO CENTRAL LEARNING COMMONS FROM MAIN SCHOOL QUAD

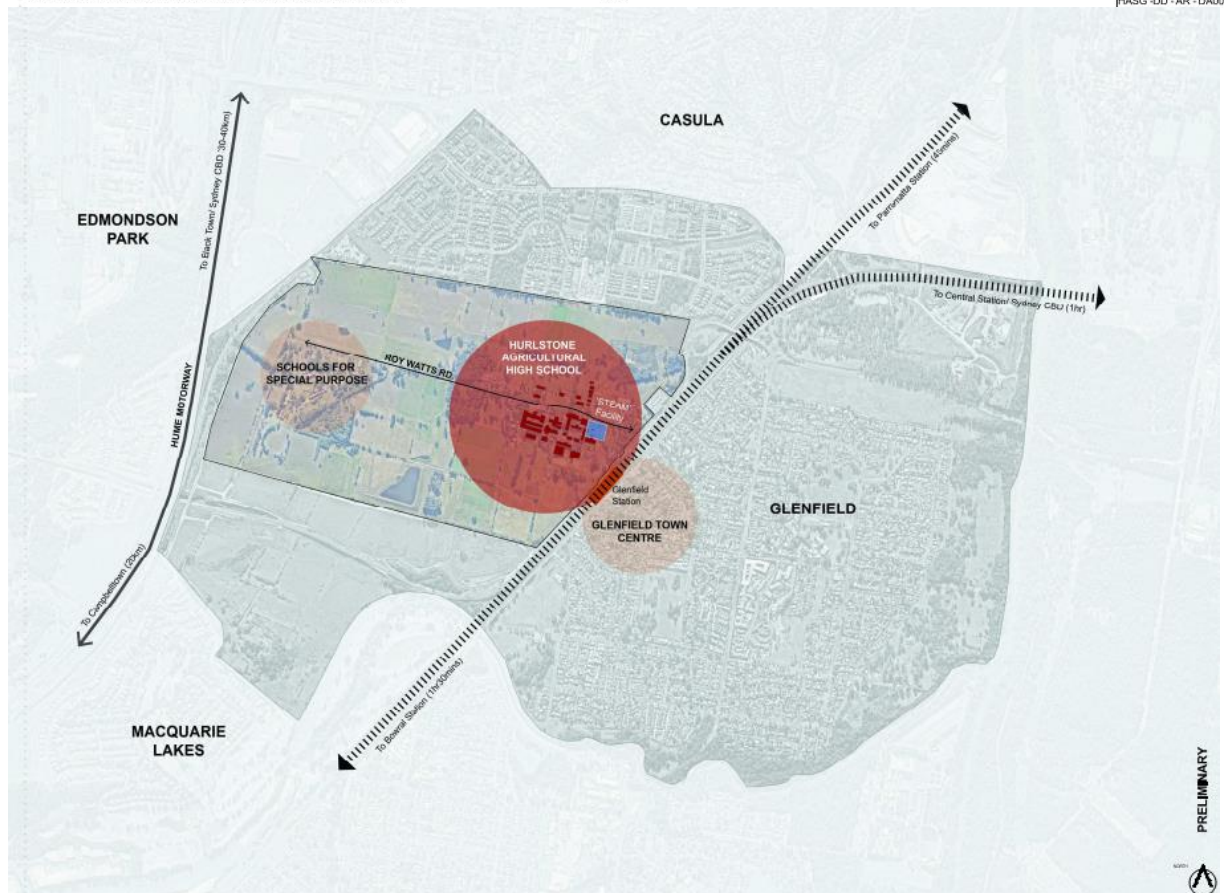


VIEW 2 - VIEW OF 'STEAM' FACILITY FROM GLENFIELD TRAIN STATION PEDESTRIAN PATH



KEY PLAN - PERSPECTIVE VIEWS

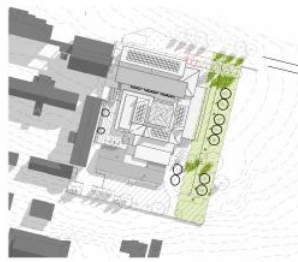
**CONRAD GARGETT** ARCHITECTS  
 16066  
 Education  
**mace**  
 Hurlstone Agricultural High School, Roy Watts Road, Glenfield  
 Lot 21/DP 1035516  
 COVER SHEET  
 PRELIMINARY  
 HJASG-DD-AR-DA001-G



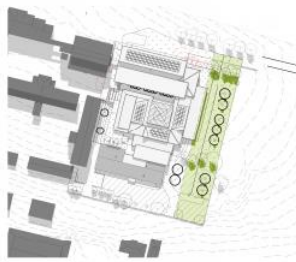




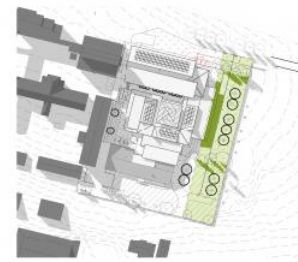




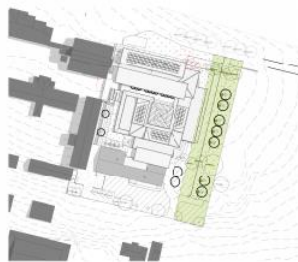
1 Shadow Diagram - 22 June 9am  
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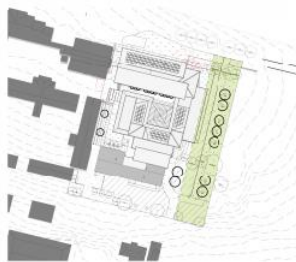
2 Shadow Diagram - 22 June 12pm  
1:1000



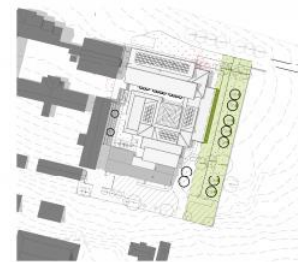
3 Shadow Diagram - 22 June 3pm  
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4 Shadow Diagram - 21 December 9am  
1:1000



5 Shadow Diagram - 21 December 12pm  
1:1000



6 Shadow Diagram - 21 December 3pm  
1:1000

**PRELIMINARY**

**CONRAD GARGETT** ANCHER WORTLOCK WOOLLEY  
16066

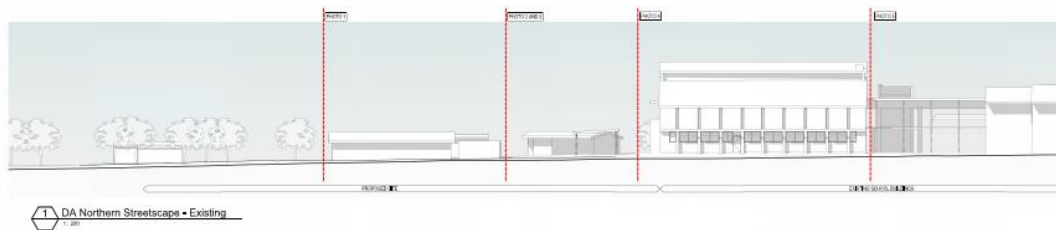
**Education**

**mace**

Hurlstone Agricultural High School, Roy Watts Road, Glenfield  
Lot 21/DP 1035516  
Shadow Diagrams

1:1000

HASG-DD-AR-DA009-D



1 DA Northern Streetscape - Existing  
1:200



2 DA Northern Streetscape - Proposed  
1:200

**PRELIMINARY**

**CONRAD GARGETT** ANCHER WORTLOCK WOOLLEY  
16066

**Education**

**mace**

Hurlstone Agricultural High School, Roy Watts Road, Glenfield  
Lot 21/DP 1035516  
Streetscape Elevations

1:200

HASG-DD-AR-DA010-E



COURTYARD ROOF - TRANSLUCENT SHEET



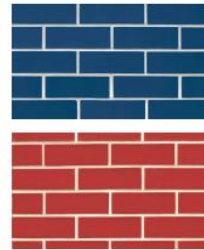
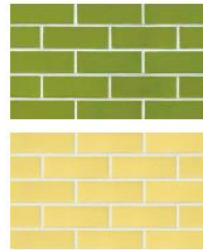
ROOF GENERAL - PROFILED METAL DECK ROOF



FACADE GENERAL - 'BLADE' ELEMENTS WITH VARIOUS TEXTILE INFILL / VERTICAL MATERIAL OPTIONS



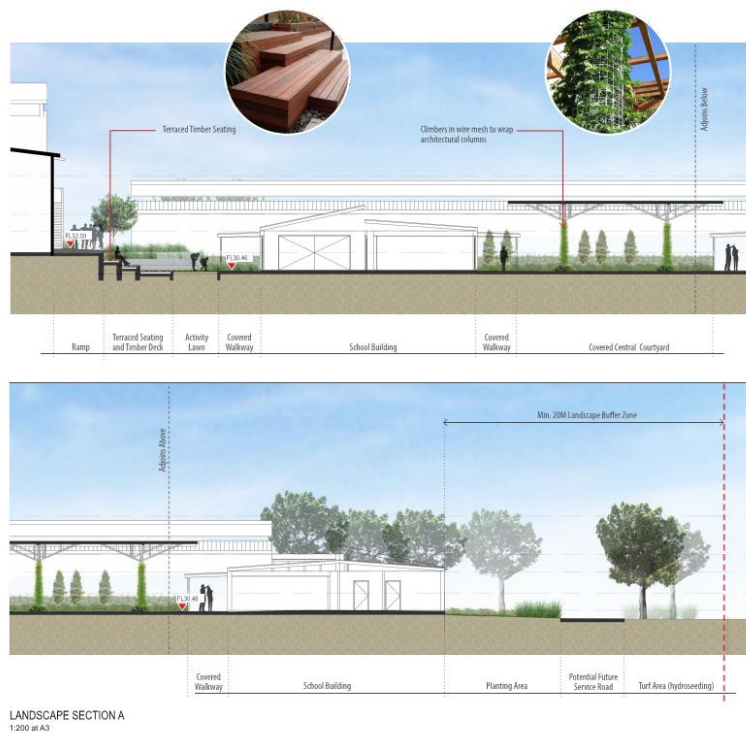
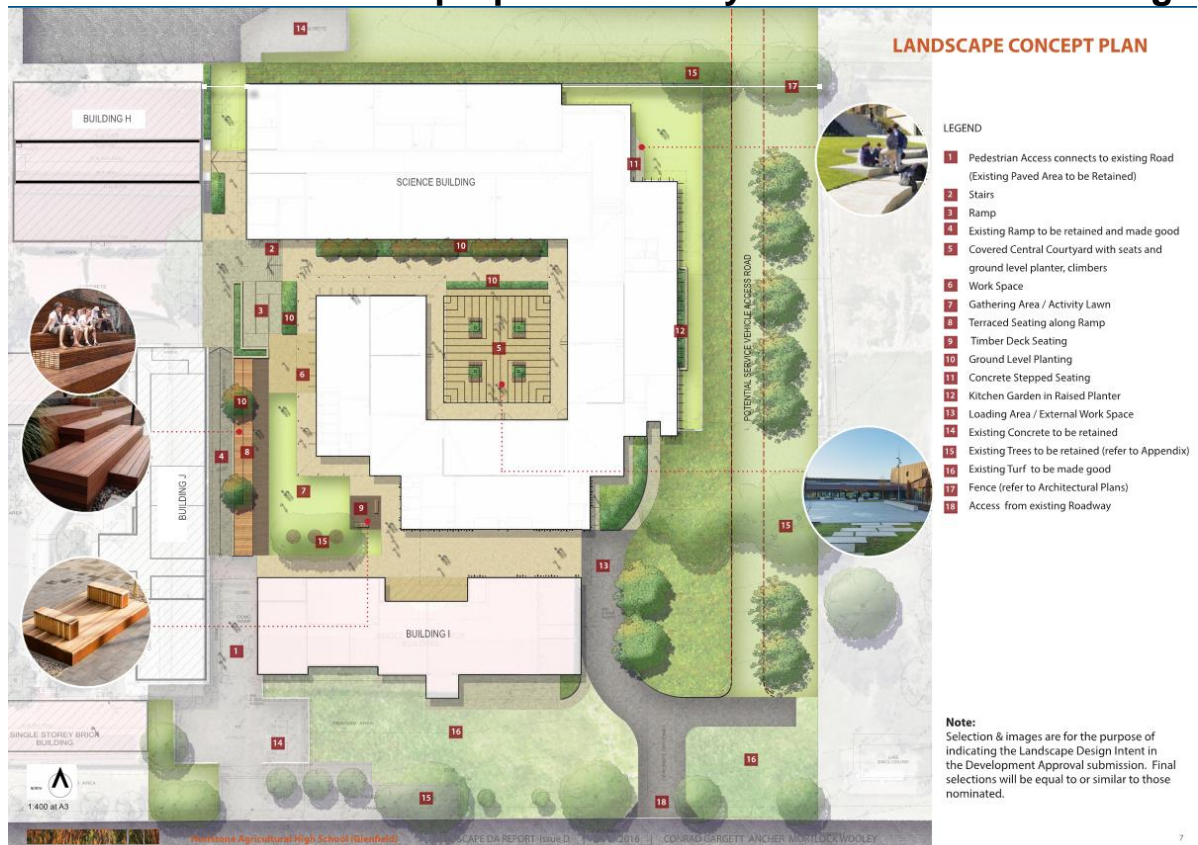
FOOD & TEXTILES, WOOD & METAL, & VISUAL ARTS FACADE - PREFINISHED LIGHTWEIGHT CLADDING



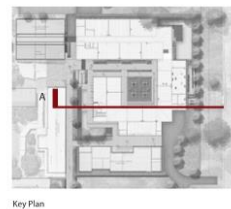
SCIENCE BLOCK FACADE - FACE BRICKWORK WITH COLOURED PIERS

**CONRAD GARCELT** | **ANCHER MOSTLOCK WOOLLEY**
  
 16066
   
  
**mace** Education
   
 Hurststone Agricultural High School, Roy Watts Road, Glenfield
   
 Lot 21/DP-1635516
   
 Material Palette
   
 PRELIMINARY
   
 HASG-00-AR-DA011-B

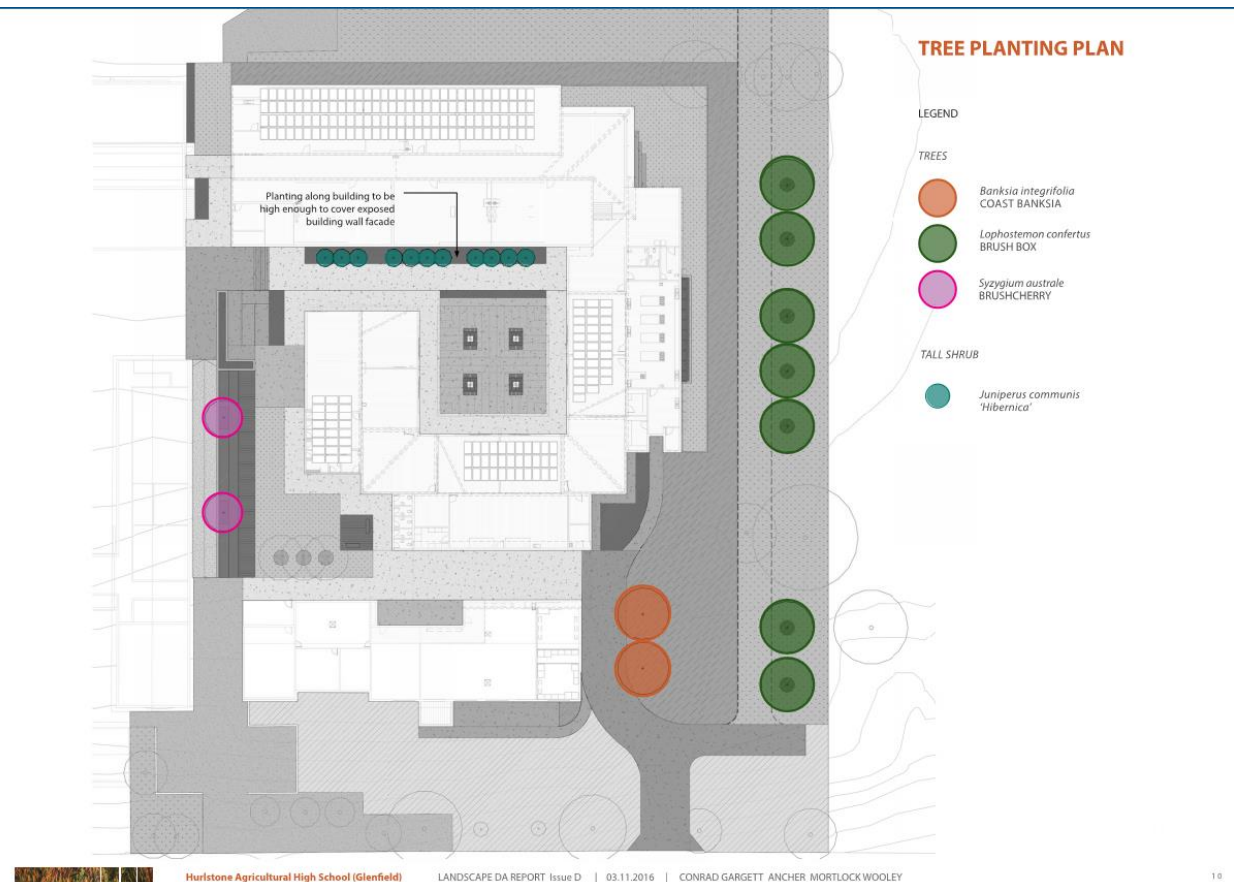
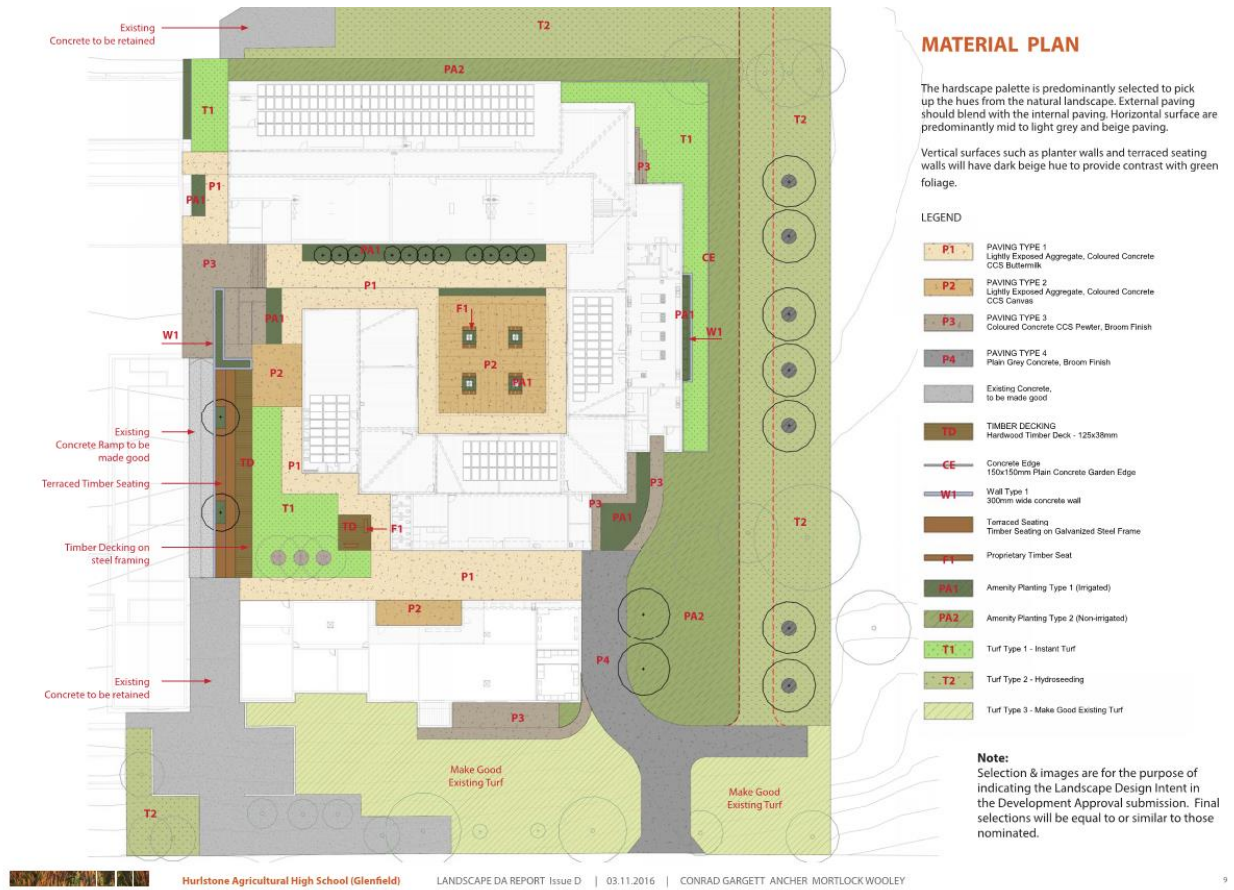
# Attachment 2: Plan details from Landscape Concept Package Issue D D 03.11.2016 prepared by Conrad Gargett



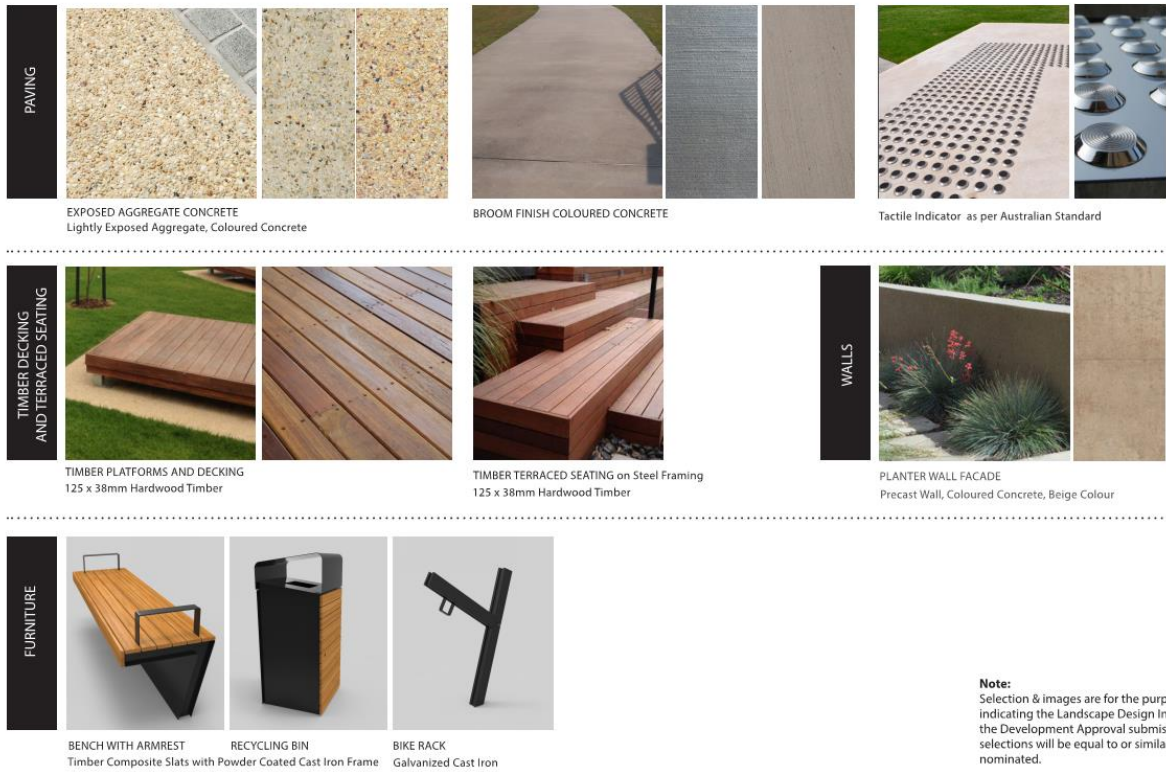
## LANDSCAPE SECTION



**Note:**  
Selection & images are for the purpose of indicating the Landscape Design Intent in the Development Approval submission. Final selections will be equal to or similar to those nominated.



## HARDSCAPE PALETTE

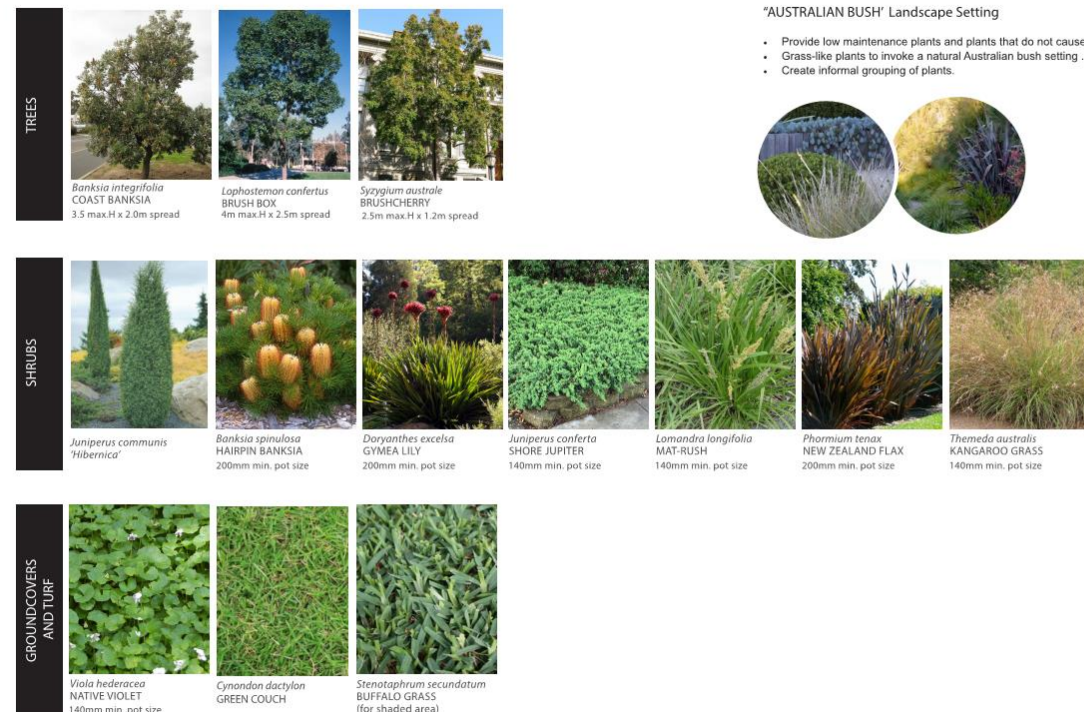


**Note:**  
Selection & images are for the purpose of indicating the Landscape Design Intent in the Development Approval submission. Final selections will be equal to or similar to those nominated.

Hurlstone Agricultural High School (Glenfield) LANDSCAPE DA REPORT Issue D | 03.11.2016 | CONRAD GARGETT ANCHER MORTLOCK WOOLEY

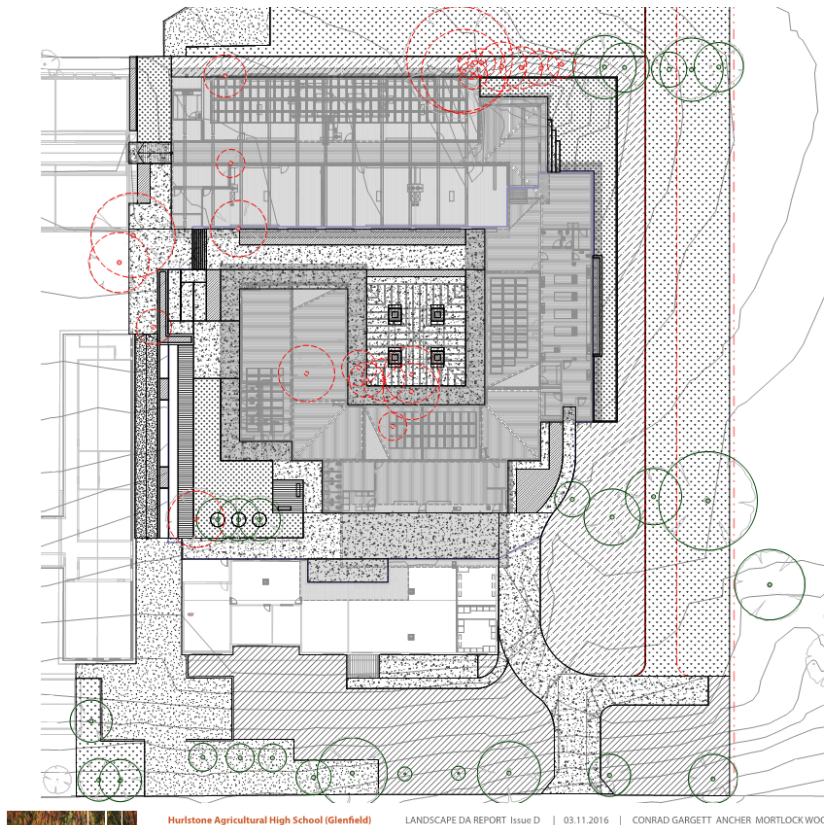
11

## SOFTSCAPE PALETTE



Hurlstone Agricultural High School (Glenfield) LANDSCAPE DA REPORT Issue D | 03.11.2016 | CONRAD GARGETT ANCHER MORTLOCK WOOLEY

12



## APPENDIX

EXISTING TREES TO BE RETAINED AND REMOVED

### LEGEND

-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED



Hurlstone Agricultural High School (Glenfield)

LANDSCAPE DA REPORT Issue D | 03.11.2016 | CONRAD GARGETT ANCHER MORTLOCK WOOLEY

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