

Detailed information about proposal and DA submission material

1 The proposal

- 1.1 A development application (DA) has been lodged by the Trustees of the Roman Catholic Church of the Diocese of Parramatta and De Angelis Taylor and Associates Pty Ltd Architects for the demolition of the existing educational Blocks G, H and J at Nagle College, and construction of Block O, a new 2 storey building which will include learning studios, critical reflection rooms and small group presentation areas. Block O will provide a total floor area of 1,729 sqm, including ground floor, first floor, balconies, courtyard, and external stairs. It will comprise:
 - General learning areas
 - Outdoor terraces
 - Residual open transitional spaces to be utilised for both formal and informal activities
 - Associated paths, ramps and stairs.
- 1.2 The demolition of the existing Blocks G, H and J consist of 8 classrooms, 4 music practice rooms and 2 offices. These three educational blocks, which are one-storey and two-storey in height, comprise 949 sqm in floor area. These works will also include the demolition of associated paths, ramps, stairs, retaining walls and fencing.
- 1.3 The construction of the new Block O intends building setbacks as follows:
 - Southern boundary – setback 201 m from site boundary, with St Michael's situated between site area and boundary
 - Northern boundary – setback 28 m from boundary, and approximately 10.5 m from existing Block L
 - Eastern boundary – setback 205 m from boundary, and approximately 3.9 m from existing Block F
 - Western boundary – setback 60 m from boundary, and approximately 6.4 m from existing Block K.
- 1.4 The development proposes setbacks that comply with requirements under the Blacktown Development Control Plan 2015, as the building will be located within the school complex, and is not in close proximity to the residential development to the north. This is discussed in **Attachment 6**. Landscaping will be used to break up view lines between the buildings, with ground level planter boxes, and the landscaping edges to paths to provide linkages between the buildings.
- 1.5 Access into and out of the building and to the lift is via accessible paths of travel. There is an array of accessible pathways that traverse the site connecting the existing blocks to the proposal. All setbacks and landscaping areas are accessible. This issue is discussed in detail in **Attachment 6**.
- 1.6 The proposed building does not front either street frontage (Orwell Street or Reservoir Road), and is centrally located within the confines of Nagle College, which is located in the north-west of the site. Due to its position within the site, the eastern elevation will have the greatest aesthetic appeal as it fronts an open external amphitheatre and is the main entrance to the proposed new block. The building is accessed from all avenues, and the façade

treatment has been designed to create a building that is responsive aesthetically to all directions, and has linkages at ground level to adjoining blocks. These linkages have been landscaped and embellished to provide a high level of amenity to the users of the complex.

- 1.7 Landscaping proposed includes green walls, new paths with landscaped edgings, planter boxes, ramps, stairs, retaining walls with palisade fencing, and lighting. Appropriate landscaping incorporating biodiversity principles and two varieties of trees have been selected to provide screening to the building and interest to the open space areas. The front setback to the building is landscaped with level turfed areas, landscaped beds along the paths and within the setbacks. Site and drainage works include a new stormwater drainage system, minor cut and fill, retaining walls on the western and southern edge of Block O, and palisade fencing to separate Nagle College from the primary school. These matters will be addressed as **conditions** of any consent. The landscape plans are included at **Attachment 5**.
- 1.8 The open space areas around the building include the primary open space of the amphitheatre, secondary courtyard spaces, outdoor terraces, balconies on the second level. The open space areas at ground level are connected by paths, stairs and ramps that interconnect Block O with the existing blocks either side (Block F, Block L and Block K).
- 1.9 The development proposes the removal of 5 trees, which are located within the site area. Ten replacement trees will be required as a **condition** of any consent in addition to the 6 Magnolia and Tuckeroo trees proposed to be located within the planter beds. The remaining trees within the amphitheatre will not be impacted by the development footprint and have been recommended for retention. Suitable **conditions** will be imposed on any consent to address these matters (**Conditions** 3.3.1, 6.8.1, 9.5.1, 12.11.4.1).
- 1.10 The building has been architecturally designed by a registered architect. The floor is concrete. The eastern façade serves as the main identity, and the façade incorporates quality architectural elements – glazing, painted walls, face brickwork, slim metal columns, contrasting materials, distinctive projections, and a colour scheme that conveys a pleasing, active and dynamic design that is aesthetically coherent. The main entry into the building is on the eastern elevation, and enters into an expansive atrium space which allows for both a visual and physical connection through the building, making a strong link between existing blocks either side. The entry façade includes a section of external green wall which incorporates wall hung plants and ferns. The maximum building height of the development is 9.34 m.
- 1.11 Building finishes include masonry walls, including concrete block work, face brickwork, and rendered brickwork on the building facades, and stud-framed walls with fibre cement and other selected finishes including metal wall cladding, stainless steel and zinc. There is lightweight cladding treatment to the first floor. This materiality softens the building edges; the varied finishes break up the built form and provide visual interest and variety to the façade of the building. The quality architectural elements, contrasting materials, varied colour scheme, and distinctive projections add interest through dynamic design. A copy of the development plans, including the schedule of finishes, perspectives, elevations and a photomontage, is included at **Attachment 5**.

2 Parking and operational arrangements

- 2.1 Vehicular access, pedestrian access, waste management, and car parking arrangements are unchanged by this proposal, given that there is no increase in staff or student numbers, and no alteration to hours of operation. Given that there is no intensification of the use, these operational arrangements are satisfactory.

- 2.2 There is a provision of 176 car parking spaces servicing the entire site, and this arrangement was reviewed under DA-05-3572 Multipurpose Hall, approved 14 July 2006. The total of 176 car parking spaces on site meet the requirements of the institutions on site (St Michael's Primary School, Nagle College, St Michael's Church, the Presbytery, the multipurpose hall, and the St Michael's Catholic Early Learning Centre). The site has two street frontages. Vehicular access to Nagle College is unchanged, being from a single driveway off Orwell Street to the east. Vehicular access to the primary school is from a single driveway off Reservoir Road to the west.
- 2.3 Currently Nagle College has 850 students, and 74 staff (60 teaching positions and 14 administrative positions). The normal hours of operation are 7am – 6pm weekdays, with the exception of the school's multipurpose hall which may stage events twice monthly until 10pm. Students are generally in attendance between 8am and 4.30pm.
- 2.4 The main vehicular entry into the school site to access Nagle College is via the established existing single driveway off Orwell Street. An entry via a single driveway off Reservoir Road services St Michael's Primary School. The site contains two car parking areas that service both schools. The site also adjoins two parcels of RE1 Public Recreation land to the south. The site also adjoins residential development to the north and the south. There are associated parking facilities and sporting fields servicing the school.
- 2.5 Lighting throughout the site area includes lighting along the eastern façade, ground-mounted floodlights to highlight the building façade and identify the main entrance to the building; and post-mounted floodlights along the southern boundary with light directed towards the driveway area.

3 Geotechnical investigation

- 3.1 A Geotechnical Report, prepared by GTS Geoenvironmental Pty Ltd, has been submitted as part of the DA. The geotechnical investigation assessed the subsurface conditions; site classification to AS 2870; provided recommendations re foundation system including design parameters; provided retaining wall design parameters; commented on safe batter slopes; commented on site preparation and re-grading; and commented on soil aggressiveness to buried steel and concrete. The scope of work did not include a contamination assessment.
- 3.2 The report concluded that because of the buildings and concrete slab present, abnormal moisture conditions prevail at the site, and classified the site as a *problem site*. The recommendations set out in the Geotechnical Report concluded that provided the recommendations given below are adopted and the footings bear in the underlying natural soils, the site may be reclassified *highly reactive (H1)*. It recommended that the exposed bearing surfaces for footings should be inspected by a geotechnical engineer to ensure the allowable pressure given has been achieved. Suitable **conditions** will be imposed on any consent to address these matters (**Conditions** 2.3.1, 6.7.1, 11.3.3, 12.11.2.1).

4 Site contamination

- 4.1 A Hazardous Material Review, prepared by Banksia EOHS, dated 6 April 2009, and a Site Investigation Report prepared by Domenic Martorano for De Angelis Taylor + Associates Pty Ltd, undated, have been submitted as part of the DA. These reports outlined the scope of the demolition, and detailed the hazardous material within the three buildings and surrounds to be demolished. The hazardous materials included asbestos fibre cement sheeting, eaves, awnings, felt backing to vinyl flooring, lining and partitions, and asbestos cement. The report and its findings are discussed at **Attachment 6**. Suitable **conditions** will be imposed on any consent to address these matters. The key conditions include requiring demolition to take place outside of school working hours, and preferably within the school holiday period; and

validation of the site to NEPM 2013 guidelines by an EPA accredited site auditor, prior to commencement of the building works.

5 Bushfire prone land

- 5.1 A Bushfire Hazard Assessment Report, prepared by Building Code & Bushfire Hazard Solutions Pty Limited, has been submitted as part of the DA. The report which addressed the bushfire risks to the development, which is classified as 'Integrated Development' pursuant to Section 91 of the Environmental Planning and Assessment Act 1979, was referred to the NSW Rural Fire Service for their concurrent approval. To accord with the requirements of Planning for Bush Fire Protection 2006, which classifies an educational establishment as a Special Fire Protection Purpose, and therefore a sensitive land use, the development is required to be assessed by the NSW Fire Service as a Section 100B application under the Rural Fires Act 1997. Across the other side of Reservoir Road there is a large area of bushland to the west of the site, known as Harper's Bush, which poses bushfire risks. A Bushfire Safety Authority was provided. This is discussed at **Attachment 6**. Suitable **conditions** will be imposed on any consent to address these matters. The key conditions require construction standards to meet a BAL 12.5 rating; for an emergency and evacuation plan to be in place; for water and utilities to comply with NSW RFS requirements; and for the approved landscaping to comply with Appendix 5 under Planning for Bush Fire Protection 2006, and be maintained as an Inner Protection Area in accordance with 'Standards for Asset Protection Zones'.
- 5.2 The NSW Rural Fire Services has reviewed the architectural plans and landscaping plans, and has provided general terms of approval in a response deemed to be a bush fire safety authority as required under section 100B of the Rural Fires Act 1997, and has provided **conditions**. These require that the landscaping comply with Appendix 5 of Planning for Bushfire Protection 2006, and require the provision of water and utilities, and an updated emergency and evacuation plan that complies with the NSW RFS 'Guide for Developing a Bush Fire Emergency Evacuation Plan'. The asset protection zones within the site are to be managed as an inner protection area in accordance with Appendix 5 of PBFP 2006. (**Conditions** 2.2.1, 9.5.1, 10.3.1, 10.3.2, 12.2.1, 13.4.1).
- 5.3 The construction standards for Block O were assessed as having a BAL 12.5 rating on the western elevation. Plans submitted for construction will be required to meet a Bushfire Attack Level rating requirement of BAL 12.5, and this has been **conditioned**. Verification from a qualified bushfire consultant will be required prior to occupation that the development satisfies the recommendations of the Bushfire Hazard Assessment Report. (**Conditions** 6.3.1, 12.3.1).
- 5.4 Compliance with fire safety under Clause 153 of the Environmental Planning and Assessment Regulation 2000, and compliance with the applicable performance requirements of the National Construction Code of Australia to achieve fire safety, structural sufficiency, safety, health and amenity has been **conditioned**. Verification will be required that the materials used in construction comply with the fire resistance requirements of the NCC. (**Conditions** 7.1.1, 12.6.1, 12.6.2, 12.6.3).