

## Detailed information about proposal and DA submission material

### 1 Overview

1.1 The Development Application (DA) was lodged by Urbis Pty Ltd on behalf of the Department of Education for the following works:

- minor internal refurbishment of existing Block A, including meeting rooms and staff facilities
- construction of a new 2 storey 'Connected Hub' building to house new classrooms, learning space, bathrooms and change room amenities
- construction of a covered outdoor learning area above the existing basketball court and sun shelters above the existing artificial turf area
- new landscaping around the new Connected Hub building, including productive garden and synthetic turfed and softball open play space
- 'kiss and drop' zone along Wentworth Street
- removal of 19 car parking spaces to accommodate the new building
- school signage
- tree removal.

The proposed site plan is provided at **Figure 1**.

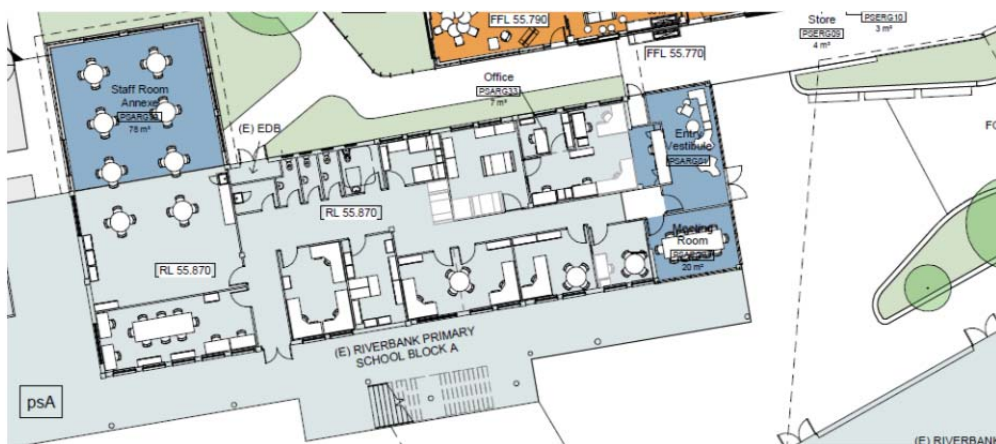


**Figure 1 Proposed Site Plan**

- 1.2 The proposal was reviewed by Council at a pre-application discussion. Matters raised in the meeting relate to the proximity of the proposed new building to existing residences, car parking and how to manage street parking, and proposed setbacks to Wentworth Street. Other matters raised in the meeting relate to submission requirements.
- 1.3 The current application was submitted on 13 October 2017.
- 1.4 The application was accompanied by the following subconsultant reports:
  - Architectural Plans – TKD Architects dated August 2016
  - Statement of Environmental Effects – Urbis dated October 2017
  - Acoustic Report – Wilkinson Murray dated 27 July 2017
  - BCA Capability Statement – Design Confidence dated 25 August 2017
  - Contamination Report (Preliminary Stage 1 Environmental Site Assessment Report) – Environmental Investigation Services dated 23 September 2016
  - Geotechnical Report – JK Geotechnics dated 20 September 2016
  - Access Design Assessment Report – Design Confidence dated 25 August 2017
  - Landscape Concept Plans – Context Landscape Design dated 25 August 2017
  - Traffic Impact Assessment – Traffix dated 12 October 2017
  - Traffic Addendum – Traffix dated 3 February 2018
  - Stormwater Management Report – Woolacotts Consulting Engineering dated 23 August 2017
  - Stormwater Management Plans – Woolacotts Consulting Engineering dated February 2017
  - Bushfire Hazard Assessment Report – Building Code & Bushfire Hazard Solutions dated 14 July 2017
  - Waste Management Plan – Urbis dated 30 August 2017.
- 1.5 Vehicular access is available off Wentworth Street to the eastern carpark via a driveway. Pedestrian access is provided from a main entry on Wentworth Street for the primary school, and Riverbank Drive for the high school. No vehicle or pedestrian access is available from Hambledon Road. Access to the high school carpark (southern boundary) is located off Riverbank Drive.
- 1.6 Four of the existing demountable classrooms along the eastern boundary (Wentworth Street) will be removed to facilitate a 'Kiss and Drop' zone.

## 2 Internal refurbishment

- 2.1 The existing ground floor of Block A will be refurbished to include a meeting room, entry vestibule to improve circulation and staff room annexe (**Figure 2**).



**Figure 2 Proposed alterations to Block A building**

### 3 The Connected Hub

- 3.1 The new Connected Hub building is to be constructed along Wentworth Street joining Blocks A and D of the primary school. The 2 storey building will accommodate a number of learning spaces, amenities and core facilities for staff and students **(Figures 3 and 4)**.
- 3.2 A new covered outdoor learning area (COLA) is proposed to wrap around the northern, western and southern faces of the existing school hall and will extend out to cover the existing basketball court.
- 3.3 New landscaped areas are also proposed, including screen planting along the Wentworth Street boundary, new entry forecourt to incorporate several landscaping features including a feature tree and low ground cover vegetation, raised seating and featured paving, new areas of synthetic turf and softfall open play spaces, and a productive garden on the southern end of the Connected Hub building **(Figure 5)**.



**Figure 3 Proposed ground floor of the Connected Hub building**





**Figure 4 Proposed first floor of the Connected Hub building**



**Figure 5 Proposed landscape design**

## 4 Traffic, parking, waste, noise and stormwater

- 4.1 Nineteen off-street parking spaces will be removed to allow for the new building, including 15 spaces from The Ponds High School and 4 from Riverbank Public School. Council's traffic engineer did not support the loss of car parking spaces. On 19 January 2018 a letter was sent to the applicant highlighting Council's traffic engineer's concerns. The applicant submitted an amended site plan showing alternative locations for the 19 parking spaces. In addition, the amended site plan shows 10 additional parking spaces to cater for the proposed development, in accordance with the requirements of Blacktown Growth Centres DCP 2018.
- 4.2 A 'Kiss and Drop' Zone is proposed by the applicant along Wentworth Street, to allow parents and caregivers to safely drop off students without stopping on the Wentworth Street main carriageway and impacting traffic flow.
- 4.3 A Waste Management Plan was submitted with the DA for the demolition, construction and operational phases of the development.
- 4.4 The Acoustic Report submitted with the DA confirms that the proposal is acoustically acceptable and will not impact adversely on nearby dwellings.
- 4.5 The applicant has submitted a Stormwater Management Plan aimed at developing a stormwater management system that should integrate into the existing charge system. It is also aimed at accommodating the flows from the new works in order to comply with Council's requirements.