

- 1.3 The application was submitted on 16 August 2018.
- 1.4 The application was accompanied by the following sub-consultant reports:
- Survey plan: G.J Atkins & Associates dated 17 October 2012
 - Architectural Plans: Lippmann Partnership dated 12 July 2019
 - Site Landscape Plans: Site Image Landscape Architect dated 30 May 2018, 5 June 2018 and 16 July 2019
 - Water Management Report: Demlakian & Associates dated 30 May 2018
 - Stormwater Concept Plans: Demlakian & Associates dated 23 July 2018
 - Geotechnical and Salinity Investigation: GeoEnviro Consultancy Pty Ltd dated June 2018
 - Stage 1 Preliminary Site Investigation: Environmental and Natural Resource Solutions dated 6 July 2015
 - Tree Impact Statement: Angophora Consulting Arborist dated 18 April 2019
 - Aboriginal Heritage Due Diligence Assessment: Artefact dated 17 July 2018
 - Access Review: Morris Goding Access Consulting dated 26 July 2018
 - Assessment of Traffic and Parking Implications: Transport and Traffic Planning Associates dated August 2018
 - Acoustic Assessment: Renzo Tonin & Associates dated 19 July 2018
 - Design Verification Statement: Lippmann Partnership dated 24 August 2018
 - BCA Assessment Report: Vic Lilli and Partners dated 16 July 2018
 - BCA Section J Deemed-to-Satisfy Compliance Report: Cundall dated 20 June 2018
 - Waste Management Plan: The Mack Group dated 8 August 2018
 - Preliminary Estimate Report: Rider Levett Bucknall dated May 2018.
- 1.5 A new vehicular access point on Farm Road is proposed (in addition to the existing access from Farm Road) to accommodate the increase in the number of students and staff.
- 1.6 An on-site drop-off/pick-up area and queuing facility for buses and cars is proposed at the front of the school and a new carpark on the eastern side will accommodate 51 parking spaces. It is to be noted that 31 parking spaces exist on the western side of the site.
- 1.7 A pedestrian walkway is proposed adjacent to the proposed drop-off/pick-up zone to ensure pedestrians are separated from vehicle movements and access. Figure 2 below shows the pedestrian footpath in red and pedestrian crossing in blue. Figure 3 below shows a perspective view of the pick-up/drop-off area in front of the new building.

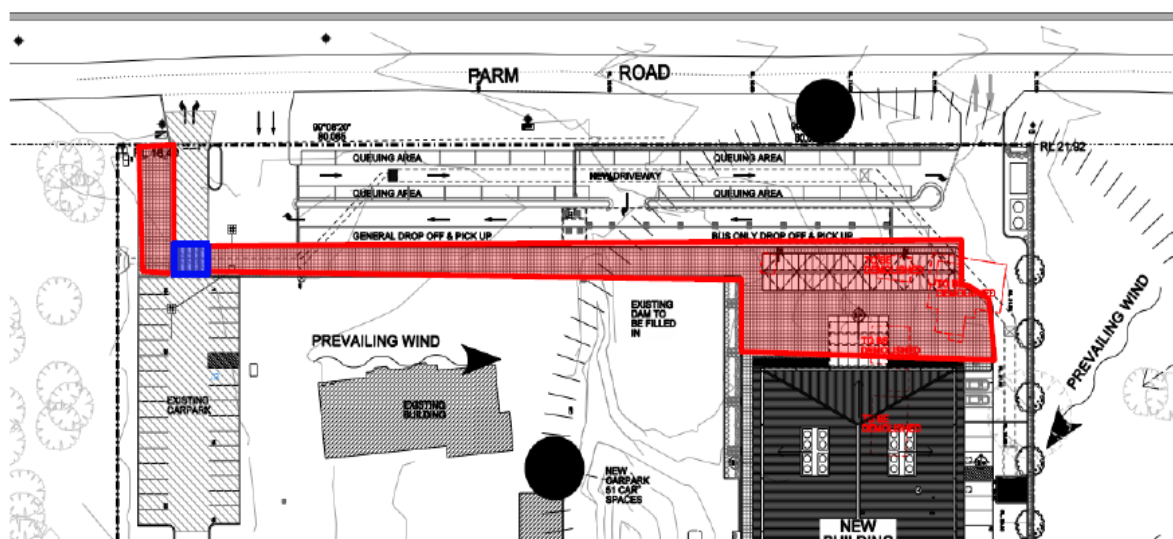


Figure 2: The proposed layout of queuing area and pedestrian walkway



Figure 3: Perspective view of the pick-up/drop-off area in front of the new building

2 School building

- 2.1 The proposed new school building is 3 storeys in height and 81 m in length. The building will accommodate 35 classrooms and amenities for students. It will be capable of adapting to different configurations due to its modular design and lightweight internal walls which are easily disassembled. The front of the building is largely transparent with a finely detailed glass canopy providing a port cochere for students and staff.
- 2.2 New landscaping has been integrated into the design to enhance on site amenity, contribute to the streetscape and mitigate adverse impacts on neighbouring properties.
- 2.3 The new school building will provide spaces that are accessible for learning and playing, providing educational, informal and community activities.

3 Traffic, parking and noise

- 3.1 The proposal includes 51 off-street parking spaces. With the existing 31 spaces, the site will accommodate a total of 82 parking spaces including 2 disabled spaces. The development meets the minimum number of car spaces required by Blacktown Development Control Plan 2015 based on the anticipated future enrolment of 900 students and a maximum of 60 staff members.
- 3.2 An on-site drop-off/pick-up area and queuing facility for buses and cars is proposed at the front of the school, to allow parents and caregivers to safely drop off students without stopping on Farm Road and impacting traffic flows.
- 3.3 A Waste Management Plan was submitted with the DA for dealing with operational waste.
- 3.4 The Acoustic Report submitted with the DA confirms that the proposal is acoustically acceptable and will not impact adversely on nearby properties.

4 Environment

- 4.1 The submitted Tree Impact Assessment Report identifies 13 trees to be retained, tree Protection Zones to be installed and 40 trees to be removed to permit construction of the new building and civil works. The report also recommends that more trees be considered for planting after construction works are complete. 25 new trees are proposed to be planted on site. The trees are shown on the amended landscape plans.
- 4.2 Our Tree Officer has reviewed the proposal and raised no concerns subject to conditions.
- 4.3 The site is identified as being only partially flood prone but the proposed school pad area is not affected by the 1 in 100 year flood. The flood affected portion is situated along the western boundary midway down. This is medium risk flooding which is only backwater flooding that is slow moving and adequate warning time is provided for any required school evacuation. Whilst a school is a sensitive land use, the school extension is permitted as it will be situated on land that is above the 1 in 100 year flood. A Flood Evacuation Management Plan has been provided by the Applicant due to the minor flood affectation, and more importantly because roads leading out to Garfield Road West are flood prone.
- 4.4 The Applicant has also submitted a Water Management Report and Stormwater Concept Plans. The proposal was reviewed by our Stormwater Engineer who raised no objections subject to conditions.

5 Contamination

- 5.1 A Stage 1 Preliminary Site Investigation Report prepared by ENRS dated 6 July 2015 indicates elevated levels of formaldehyde in the soil, as well as areas of asbestos in the soil.
- 5.2 The report concludes that the areas of environmental concern can be managed during the redevelopment process and the site can be considered suitable for the proposed educational land use pending the results of soil validation testing after removal of fill materials and the provision of asbestos clearance certificates.
- 5.3 Our Environmental Health Officer reviewed the report and provided conditions requiring a Stage 2 Detailed Site Investigation prepared by an appropriately qualified environmental consultant, to be submitted to Council, in line with SEPP 55, Guidelines of the NSW Environment Protection Authority and the National Environment Protection Measures, to determine the extent of the contamination.
- 5.4 A Remediation Action Plan will be required to be formulated to ensure that the remediation is undertaken in line with the National Environment Protection Measures 2013.
- 5.5 Upon completion of the remediation, we will also require the site to be validated by an EPA accredited site auditor.
- 5.6 Appropriate conditions to address these requirements are incorporated in attachment 8.

6 Heritage

- 6.1 An Aboriginal Heritage Due Diligence Assessment Report was submitted with the application. It states that there is a low likelihood that any artefacts would be found. Our Heritage Officer raised no objection to the approval of the application subject to conditions relating to an unexpected finds protocol.

An Addendum to the Statement of Environmental Effects was submitted addressing a locally listed heritage item located in Farm Road. Our Heritage Officer stated that, due to the subject site being located over 300 m from the heritage item 'Redgate' at 20 Farm Road, it does not trigger the need for a Heritage Impact Statement.