

Detailed information on 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:

- demolition of Building C, part of Building A, and covered outdoor learning area (COLA)
- construction of a new 2-storey Learning Hub (Building O) (gross floor area (GFA) of 1770 m²), canteen and COLA
- upgrade of existing stairs to Building A and Building B to provide direct access to Building O
- alterations and additions to Building A which has a GFA of 103 m²
- new landscaping around the new learning building and administration building, including upgrade of the internal quadrangle for the purposes of outdoor learning
- removal of 18 trees.

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 meeting (PAM D17/426221). Many of the matters raised in the PAM relate to submission requirements. Specific guidance on the detailed application was given with respect to the local heritage item on site, drainage matters, and traffic matters.
- 1.3. The current application was submitted on 21 December 2017.
- 1.4. The application has been accompanied by the following sub-consultant reports:
 - Architectural Plans – Hayball Architects dated 24 November 2017
 - Site Survey Plan – LTS Lockley dated 12 October 2016, 9 pp.
 - Statement of Environmental Effects – Urbis dated 13 December 2017
 - Acoustic Report – Acoustic Logic dated 20 November 2017
 - Preliminary Tree Assessment Report – Paul Shearer Consulting dated 24 November 2017
 - Accessibility Review – Morris-Goding Accessibility Consulting dated 5 December 2017
 - Traffic Assessment – TDG dated November 2017
 - BCA Report – Steve Watson and Partners dated 9 November 2017
 - Contamination Report (Preliminary Site Investigation Report) – Environmental Investigation Services dated 25 September 2017
 - Heritage Impact Assessment – Urbis dated 4 December 2017
 - Geotechnical Report – JK Geotechnics dated 25 September 2017
 - Landscape Concept Plans – Tract dated 23 November 2017
 - Landscape Report – Tract dated 22 November 2017
 - Stormwater Management Plan – WSP dated 20 November 2017
 - Waste Management Plan – The MACK Group dated 28 November 2017.
- 1.5. The maximum building height under SEPP (SRGC) that applies to the site is 9 m. The existing buildings on site are 10.9 m – 13.5 m in height and do not comply with the maximum height control. The applicant seeks a proposed maximum building height of 10.74 m for the proposed Learning Hub and has provided a request to vary from the height development standard at Clause 4.3(1) of SEPP (SRGC). This justification statement is discussed further at **attachment 8**.
- 1.6. Existing site access and car parking is unchanged. All vehicular access is available from McCulloch Street to an on-site car park near the main entry and bus bay. The main access is via a driveway and gate. Pedestrian access will be unchanged, with the main entry on McCulloch Street and a secondary entrance on Riverstone Road. A service entrance is provided from Riverstone Road providing vehicular access to the School's agricultural plot.
- 1.7. The existing demountable classrooms will be relocated by the contractor at the completion of building works.
- 1.8. The site contains an established public high school with the following facilities:
 - Established 2-storey school buildings fronting McCulloch Street
 - Library
 - Agricultural plot
 - Local heritage item used as a school shop
 - Assembly hall
 - Basketball courts, tennis courts and grass sports fields
 - Pedestrian access via McCulloch Street with minimal on-site car parking.
- 1.9. The existing school staffing numbers as at 26 June 2018 are:
 - Teachers: 27 full time
 - Teachers: 7 part time (varying number of days per week)
 - Administrative staff: 12 full time
 - Administrative staff: 4 part time (varying number of days per week).

- Offices
- Meeting rooms
- Storage and staff amenities.
- Figure 3 below illustrates the proposed alterations and additions to the admin function in Building A.

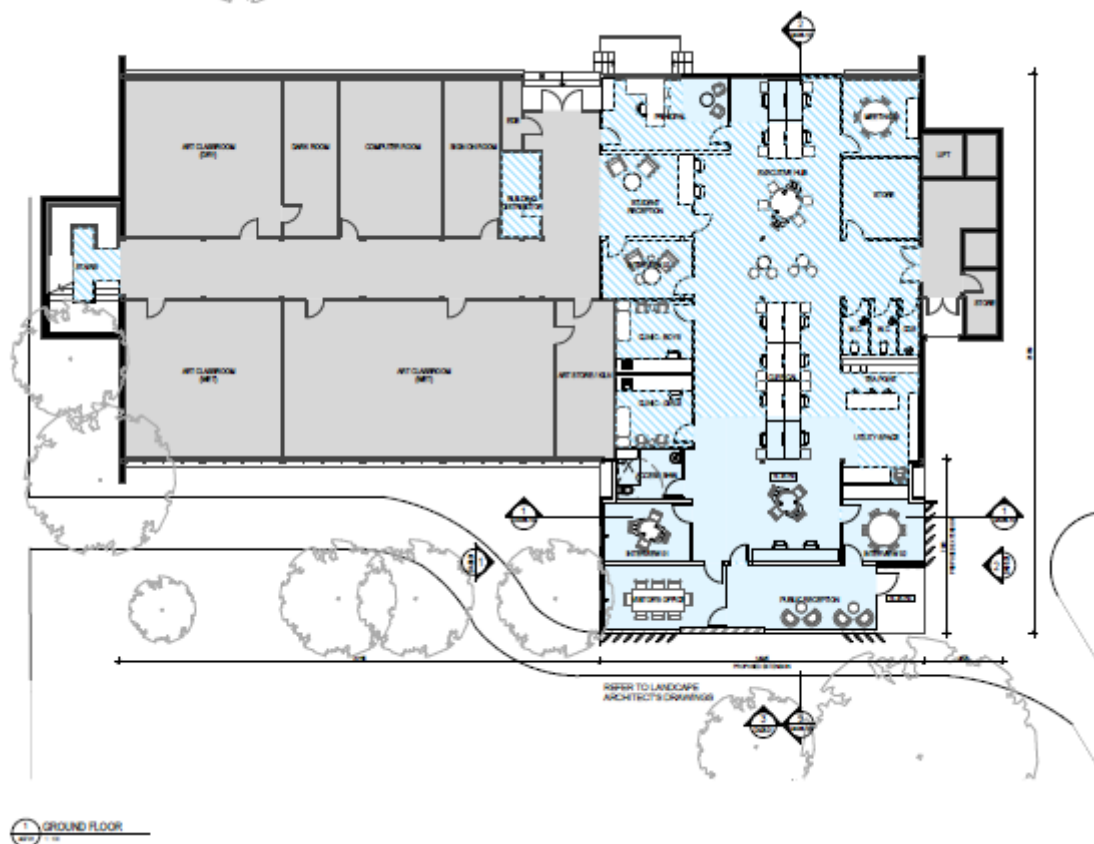


Figure 3 Learning Hub First Floor Plan

4. Open Space and Landscaping

4.1. The proposal includes new landscaped areas and open space throughout the school. This will provide an enhanced learning experience. The following key elements are included:

- New entry planting to the Learning Hub including a new student entry path which is accessible
- New COLA with seating and tree planting to the Quadrangle
- New entry path from existing front gate on McCulloch Street
- New retaining wall and seating along northern elevation of new Learning Hub building
- Planting beds with subsoil drainage
- Flared seating steps to new Quadrangle outdoor learning area
- Synthetic turf area, concrete and in-situ concrete finish to the Quadrangle
- New ramp extension to the Quadrangle
- The Landscape Plan is shown at Figure 4.

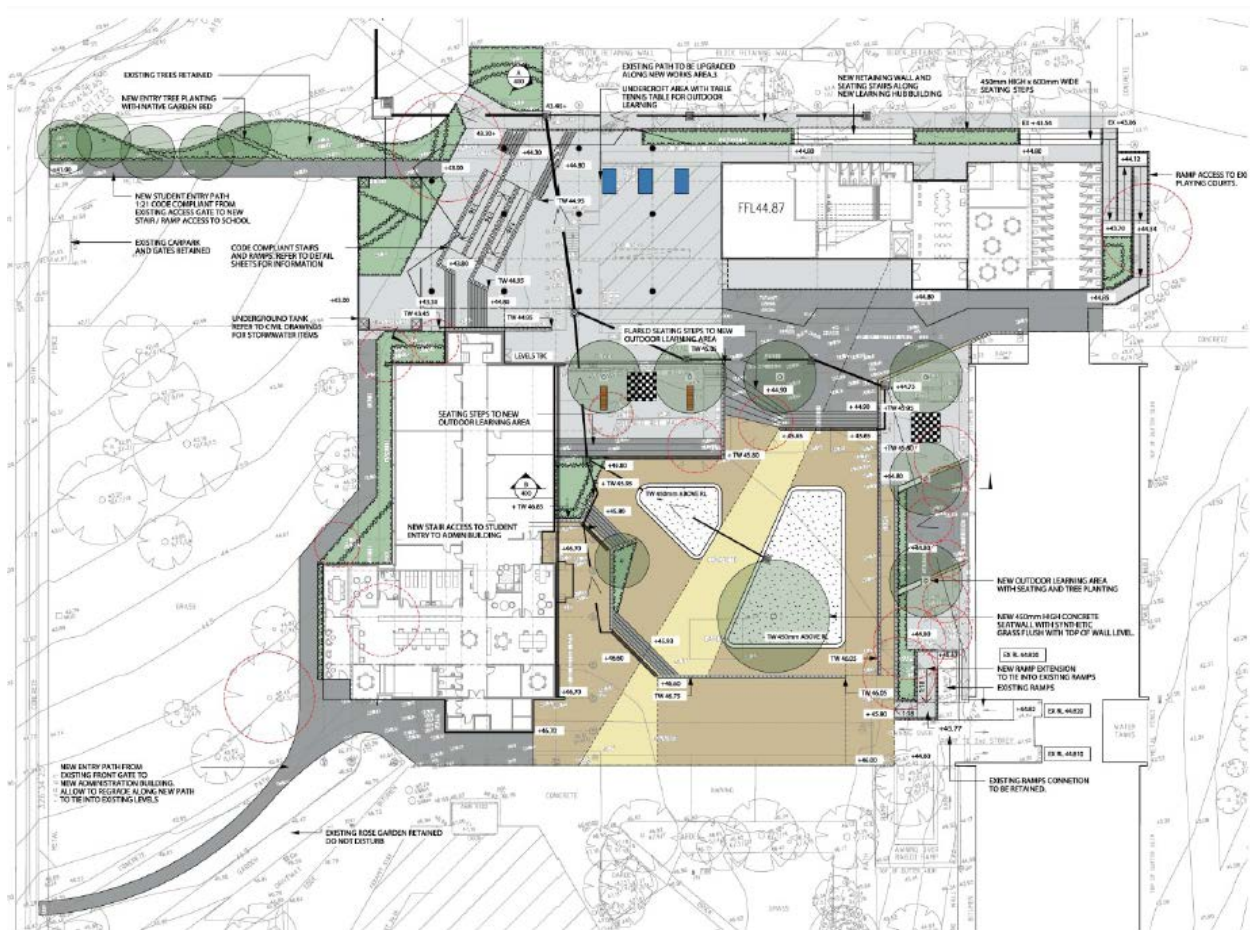


Figure 4 Landscape Plan

- 4.2. These new landscaping elements will address current deficiencies in the currently landscaping provision which has resulted in:
 - The existing school lacking “street appeal”
 - School entrances being poorly defined
 - Non-compliant pathways and ramps which do not meet current accessibility standards
 - The Quadrangle being predominately asphalt with no comfortable outdoor amenities for students.
- 4.3. The landscape design will provide vibrancy to the multipurpose COLA which caters for small group gatherings and for large school assemblies. The plantings will complement the new architectural features of Building O and Building A, and clear pathways will provide access through the site.
- 4.4. The placement of the Learning Hub defines a major destination point, and the pathway from the entrance will be rebuilt to comply with AS 1428, and will clearly define the connection from the street to the new Learning Hub. The entry pathway will lead to the base of the undercroft through a series of compliant ramps and stairs and connect to the new Quadrangle which consists of a series of terraced landscaped zones, which are accessible to all users.
- 4.5. The visitor’s entry on McCulloch Street will be rebuilt to tie in with the new administration building entry. The existing rose garden is to be retained and undisturbed by the proposed works.
- 4.6. The proposed planting design is vibrant and textural, and consists mainly of deciduous ornamental plant species. Garden beds contain native shrubs and flowering groundcovers and foliage plants, native grasses and banksias.

5. Tree removal

- 5.1. The Preliminary Tree Assessment Report supports the proposed tree removal. Eighteen trees are proposed for removal, as they are within the footprint or within several metres of the proposed Leaning Hub and administrative extension. Tree replenishment is proposed in more suitable locations. The remaining trees are viable for retention. The report recommended that 8 trees be removed due to existing health or condition issues, or because they have outgrown their situation. Twenty-six trees are considered suitable for retention, of which 8 are noted as significant due to their scale, landscape significance and health rating. The removal of the 18 trees is offset by gardens and useable landscape play space. Suitable conditions have been imposed which require a tree management plan to be submitted prior to works commencing.

6. Waste management

- 6.1. A Waste Management Plan was prepared by MACK Group for the operation phase of the development. The development site will be fenced to prevent illegal dumping during construction. A Construction Management Plan outlines waste management during construction, which is managed by the civil contractor. Ongoing waste (general and recyclable/comingled) waste is collected in small bins throughout the school, and is collected and transported by the caretaker to the existing waste pad within the school grounds.

7. Traffic, parking, noise, other matters

- 7.1. There is no change to the current parking provision on site as part of the proposal.
- 7.2. A traffic assessment report was prepared by TDG, who undertook a parking survey which indicated a total of 67 parking spaces provided on-site, and a moderate parking demand. The maximum parking demand recorded on site was 29 parking spaces.
- 7.3. The provision of parking is discussed further in **attachment 6**, in terms of future parking requirements once the school reaches its total enrolment capacity of 880 students and 105 staff. There is capacity on site for an additional 40 parking spaces to be provided, to ensure adequate provision for staff and students, and to meet the requirements under BDCP 2015.
- 7.4. Bus parking is provided along the site frontage of McCulloch Street, and is able to accommodate up to 6 buses within an area of 100 m in length. Current demand is for 2 buses, and in the event that the school enrolment reaches 880 students, the bus parking demand of 5-6 buses can be accommodated.
- 7.5. The Acoustic Report submitted with the application confirms the proposal is acoustically acceptable and will not impact adversely on nearby residential development.