

Written Request
Clause 4.6 Exception To Development Standards
Schedule 2 Riverstone Precinct
SEPP (Sydney Region Growth Centres) 2006
Clause 4.3 Height of Building Control
Construction of alterations and additions to Riverstone High School
71 McCulloch Street, Riverstone

1.0 Introduction

This written request has been prepared by Urbis, town planning consultants, on behalf of the Minister Administering the Technical and Further Education Commission Act 1990. It is contained at section 5.4.2 within the Statement of Environmental Effects prepared by Urbis, Report SA6418, dated 13 December 2017, submitted by the applicant with the Development Application.

2.0 Height

The maximum height limit on the site is 9m. The existing buildings are 10.9m-13.5m and do not comply. The proposed learning hub will have a height of 10.74m and does not comply. The below provides a justification to exceed the height development standard.

Strict Compliance is Unreasonable and Unnecessary

Compliance with the development standard is considered unreasonable and unnecessary in the circumstances based on the following:

- The development is consistent with the objectives of the development standard as provided in Clause 4.3 (1) of the Growth Centres SEPP. Refer to discussion at **Table 3** of this SEE;
- It represents a logical and co-ordinated development of the site for school use;
- It will improve the physical appearance of the site through a carefully designed building that is responsive to site context and its intended function;
- The architectural design of the new learning hub provides a good quality architectural design outcome for the site;
- The scale and mass of the building is consistent with the established built form on site and is aligned with the desired future character of the Riverstone;
- The proposal satisfies the objectives of the R2 Zone;
- The additional height allows a fully functional learning hub facility for the school; and
- The potential environmental impacts of the variation have been detailed in Section 6 of this SEE. The additional height does not cause any overshadowing to adjacent residential properties or visually dominant existing building form.

Strict numerical compliance is therefore considered unreasonable and unnecessary in the circumstances.

Consistency with the Objectives of Clause 4.3: Height of Buildings

Clause 4.3 sets out the objectives of the maximum building height development standard. The consistency of the proposed development with these objectives is set out below.

Table 3 – Clause 4.3 Objectives

Objectives	Proposed Development
<i>(a) to establish the maximum height of buildings for development on land within the Alex Avenue and Riverstone Precincts,</i>	The proposal is consistent with the existing built form on-site, maintaining an overall two-storey height. The learning hub (Building O) is setback 39.7m from McCulloch Street to reduce the perceived bulk and respect the adjacent single storey residential dwellings.
<i>(b) to protect the amenity of adjoining development and land in terms of solar access to buildings and open space,</i>	Shadow Diagrams for 9am, midday and 3pm at the Winter Solstice accompany the Architectural Plans prepared by Hayball Architects and are included in Appendix B . The diagrams demonstrate that the new learning hub and extension of the admin building will not overshadow any adjoining residential properties. The additional shadow cast by the proposed works is confined within the site itself.
<i>(c) to facilitate higher density development in and around the local centre, the neighbourhood centres and major transport routes while minimising impacts on adjacent residential, commercial and open space areas,</i>	The proposal aims to upgrade the current school facilities to provide new teaching, outdoor learning and administration spaces to benefit the school community. The proposed location of the learning hub will preserve open play space for students and minimise impact on adjacent residential properties. Overall, the proposal will have limited environmental impacts and not impact the residential amenity of the area.
<i>(d) to provide for a range of building heights in appropriate locations that provide a high quality urban form.</i>	The proposal is consistent with the existing built form on-site, maintaining an overall two-storey height and respecting the adjacent residential properties.

The proposal is consistent with the objectives of Clause 4.3 of the Growth Centres SEPP.

Environmental Planning Grounds to Justify the Non-Compliance

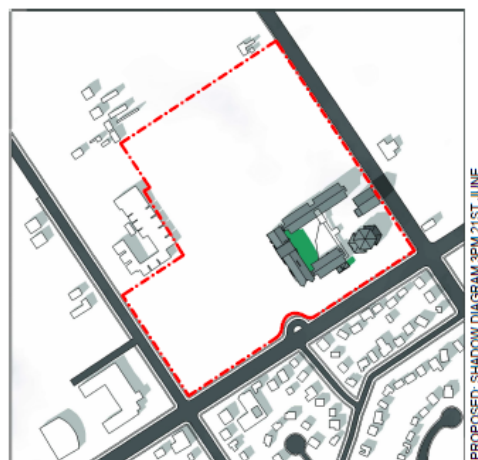
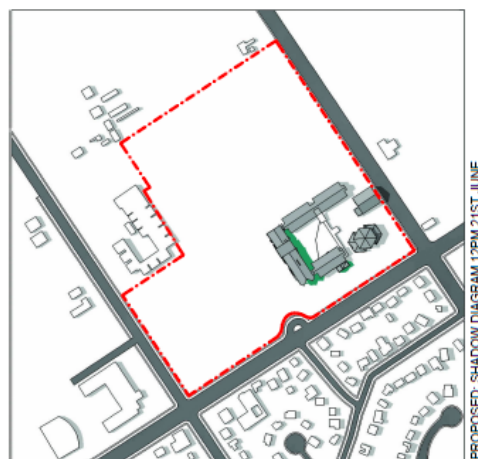
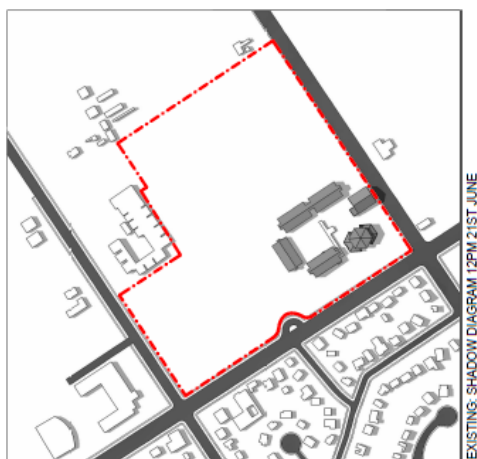
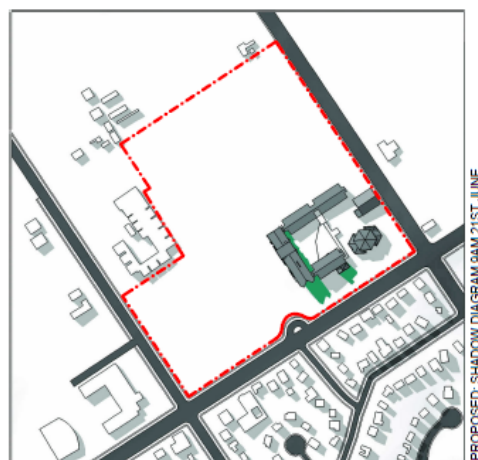
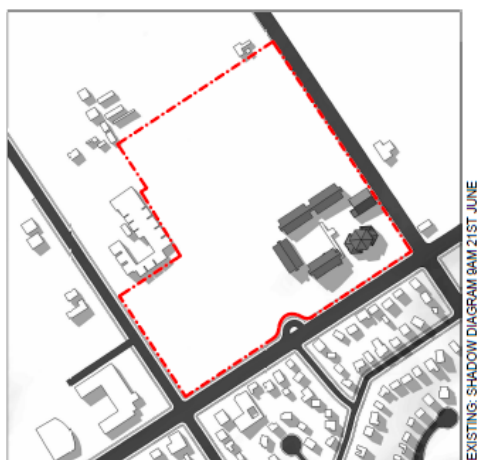
There are sufficient environmental planning grounds to justify the contravening development. These include:

- The variation does not result in unreasonable adverse amenity impact on adjacent land;
- It represents a logical and co-ordinated development of the site for school use.
- It will result in improvements to the physical appearance of the site though a carefully designed building that is modern and responsive to site context and its intended function.
- The variation does not diminish the development potential of adjacent land;
- The development provides all necessary supporting facilities and infrastructure within the site;
- The learning hub will be consistent with the height of the existing building on site;

- The proposed built form does not result in any adverse environmental effects, such as loss of views, privacy or sunlight from any surrounding residential property or public places.

Community Benefits to Justify the Non-Compliance

The principle aim of the proposal is to provide improved infrastructure to service the education needs of the community within a low-density environment. The proposed variation to the height control of the LEP does not result in the loss of amenity to the adjoining properties as a result of overshadowing or loss of privacy. The proposed height is considered to be acceptable particularly when balanced against the benefits of the project.



Rev	Description	Date
1	BTSQ REVIEW	06/12/2017
2	PRELIMINARY ISSUE	06/11/2017

SHADOW CAST BY PROPOSED DEVELOPMENT

STATUS
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION



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NSW
GOVERNMENT

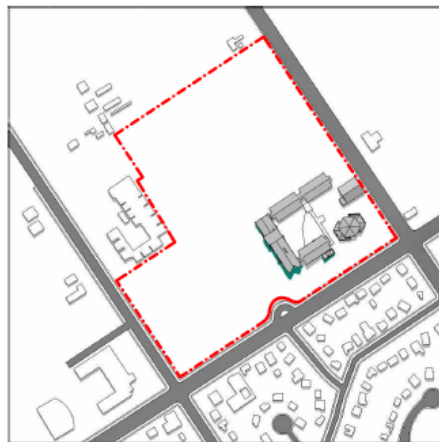
Education

NSW
GOVERNMENT

PROJECT NAME	RIVERSTONE HIGH SCHOOL
DRAWING TITLE	SITE ANALYSIS - SHADOW DIAGRAMS
DRAWING NO.	03DA03.01
CHECKED BY	03DA03.01
DATE	24/01/03
DESIGNED BY	03DA03.01
DATE	24/01/03
PROJECT NUMBER	03DA03.01
DRAWING NUMBER	03DA03.01
ISSUED FOR	03DA03.01
DATE	24/01/03
PROJECT TITLE	RIVERSTONE HIGH SCHOOL
PROJECT ADDRESS	71 McCulloch St, Riverstone N.S.W. 2755



EXISTING: SHADOW DIAGRAM 8AM 21ST DEC



PROPOSED: SHADOW DIAGRAM 8AM 21ST DEC



EXISTING: SHADOW DIAGRAM 12PM 21ST DEC



PROPOSED: SHADOW DIAGRAM 12PM 21ST DEC



EXISTING: SHADOW DIAGRAM 3PM 21ST DEC



PROPOSED: SHADOW DIAGRAM 3PM 21ST DEC

SHADOW CAST BY PROPOSED DEVELOPMENT

Rev	Description	Date
1	PRELIMINARY ISSUE	28/11/2017
2	PRELIMINARY ISSUE	28/11/2017
3	DEVELOPMENT APPLICATION	28/11/2017

STATUS
[DEVELOPMENT APPLICATION]
NOT FOR CONSTRUCTION

SCALE
1:1000000

N

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PROJECT NAME
RIVERSTONE HIGH SCHOOL

711 McQuibbin St, Riverstone N.S.W. 2755

SITE ANALYSIS - SHADOW
DIAGRAMS
DRAWN BY
CHECKED
21/11/2017
03DA03.02 A



EXISTING: SHADOW DIAGRAM 9AM 21ST MAR



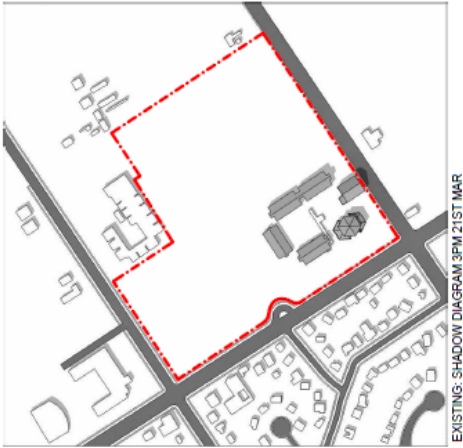
PROPOSED: SHADOW DIAGRAM 9AM 21ST MAR



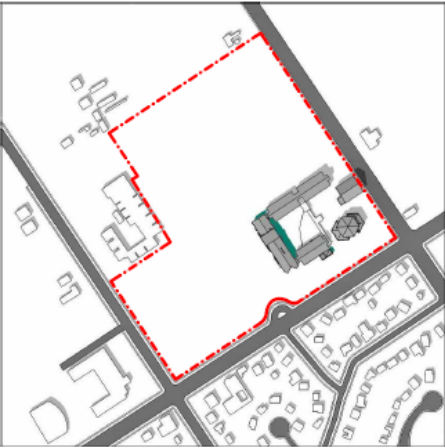
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PROPOSED: SHADOW DIAGRAM 12PM 21ST MAR



EXISTING: SHADOW DIAGRAM 3PM 21ST MAR



PROPOSED: SHADOW DIAGRAM 3PM 21ST MAR

SHADOW CAST BY PROPOSED DEVELOPMENT

Rev	Description	Date
1	ISSUED FOR REVIEW	26/11/2017
2	FOR PUBLIC COMMENT	26/11/2017
3	DEVELOPMENT APPLICATION	26/11/2017

STATUS
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

SCALE
1:1000gA1

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Hayball

NSW Education

NSW Education is a government agency responsible for the delivery of public education services in New South Wales. It is a part of the Department of Education and Communities.

PROJECT NAME
RIVERSTONE HIGH SCHOOL

PROJECT ADDRESS
71 McCulloch St, Riverstone N.S.W. 2765

PROJECT TYPE
SITE ANALYSIS - SHADOW DIAGRAMS

PROJECT NUMBER
2141.03

DATE
03DA03.03

REVISION
A