

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Crown development application, lodged by Schools Infrastructure NSW on behalf of the NSW Department of Education seeks consent for:
 - demolition of minor structures and site works
 - construction of a single storey building with workshop, studio, laboratory and learning spaces, loading bay, staff facilities and amenities
 - use of the new building as a vocational and education training facility for a maximum of 64 students in years 11 and 12, with hours of operation from 7 am to 5 pm weekdays.
 - a new vehicle access point from Johnson Avenue to a new carpark with 8 car spaces (inclusive of one accessible space), a bus parking bay and a covered loading and store area
 - realignment of an existing driveway for waste collection from the proposed training facility and improved access to the existing school buildings
 - removal of 32 trees to facilitate construction of the new training facility
 - landscaping works including 40 replacement trees.
- 1.2 The building design is a single storey skillion roof construction with powder-coated corrugated cladding, sandstone blockwork base and ground-level, and high-level louvre windows to maximise light and ventilation.
- 1.3 The main pedestrian entry is via a dedicated path from Johnson Avenue, adjacent to the parking access driveway on the western side of the proposed building. An additional pathway east of the proposed building will connect to the existing school buildings.
- 1.4 Students will be from Seven Hills High School and schools of the Nirimba Collegiate in the surrounding locality, including Quakers Hill and Riverstone high schools and Wyndham College.
- 1.5 Seven Hills High School is capped at 748 students and the proposed development will not cause the total onsite student population to exceed this.
- 1.6 The proposed site and floor plan is at Figure 1 and artist's impression at Figure 2 below.

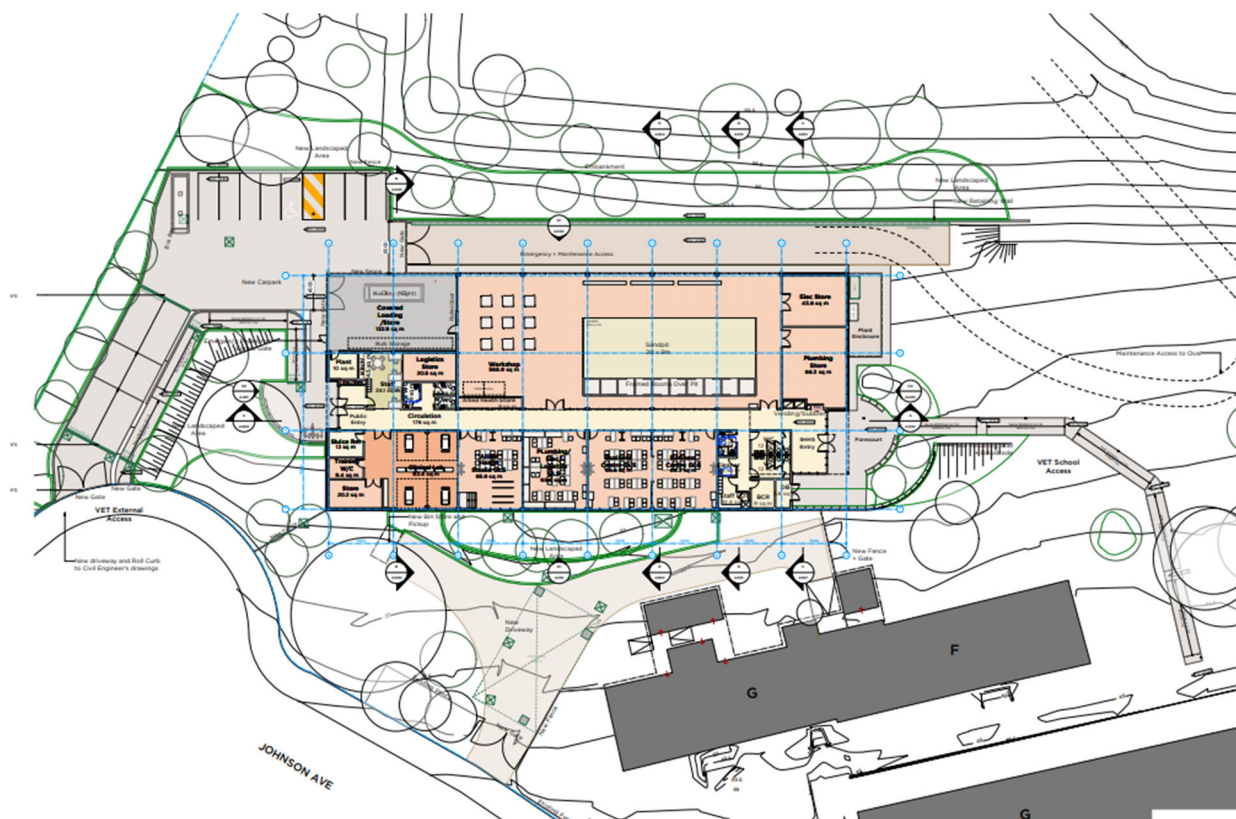


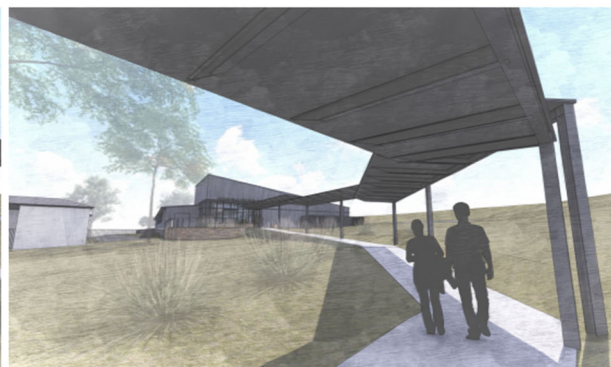
Figure 1: site and floor plan



Artists Impression - View from South West



Artists Impression - View from South



Artists Impression - View from South

Figure 2: artist's impression

2 Traffic, parking, waste and noise

- 2.1 The proposal includes 8 off-street parking spaces including 1 accessible space, plus one bus parking bay.
- 2.2 A 25-seater bus will provide transport for students from other schools to the training facility.
- 2.3 A Waste management plan was submitted with the application for dealing with operational waste.
- 2.4 An Acoustic Report prepared by Aecom dated 18 June 2021 was submitted with the application, which confirms that standard noise control techniques will adequately manage environmental emissions and road traffic noise.

3 Stormwater management and on-site detention

- 3.1 The proposal is supported by civil engineering design and documentation prepared by Robert Bird Group. This includes a hydrological and hydraulic analysis of the proposed stormwater design and stormwater treatment, supported with a below-ground onsite detention tank equipped with filter cartridges.
- 3.2 Following our engineering and drainage team's review of documentation submitted with the development application, the applicant submitted amended information on 21 February 2022.

4 Landscaping and communal open space

- 4.1 The proposal is supported by a comprehensive landscape plan with landscape treatments focussed on the new building edges, driveway and parking areas and boundaries with adjacent residential and the existing high school.
- 4.2 Species are a selection of Australian native shrubs and small trees, to complement existing trees on site. The landscape design responds to existing site contours, in particular the embankment which rises up to the school oval, to define areas where student use is encouraged and to establish the building in a garden setting. Open lawn areas with informal tree planting offer ease of maintenance and encourage student use.
- 4.3 Many existing trees will be retained with protection during the construction phase. The proposed development will, however, result in removal of 32 trees, none of which have been assessed to have high retention value. The proposed landscaping plan specifies 40 new trees will be planted.