

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The development application, lodged by Paynter Dixon on behalf of Toongabbie Christian School seeking consent for:
 - demolition of a portion of the 2-storey primary school building and uniform shop
 - removal of demountable classrooms
 - construction of a new 3-storey primary school building with outdoor roof terrace and connection into existing 2-storey building including;
 - out-of-school-hours (OOSH) facilities
 - administrative offices, kitchens, amenities and storage rooms
 - new uniform shop
 - 21 classrooms - 3 classrooms for each year from kindergarten to year 6 extra-curricular rooms
 - reconfiguration of existing car park and addition of 5 car spaces
 - removal of 7 trees and transplanting of 2 trees to facilitate the new buildings
 - landscaping works including 58 replacement trees
 - stormwater works.
- 1.2 The design is a 3-storey building with a flat metal roof including a combination of face brick and cement cladding for the façade, with coloured metal fins for decorative features. The design includes large windows to maximize natural light.
- 1.3 The main pedestrian entry to the primary school building is the existing access from Octavia Street.
- 1.4 The number of students is proposed to be capped at 1,100
- 1.5 The proposed site is at figure 1, photomontage at figure 2 and elevation excerpt at figure 3 below.

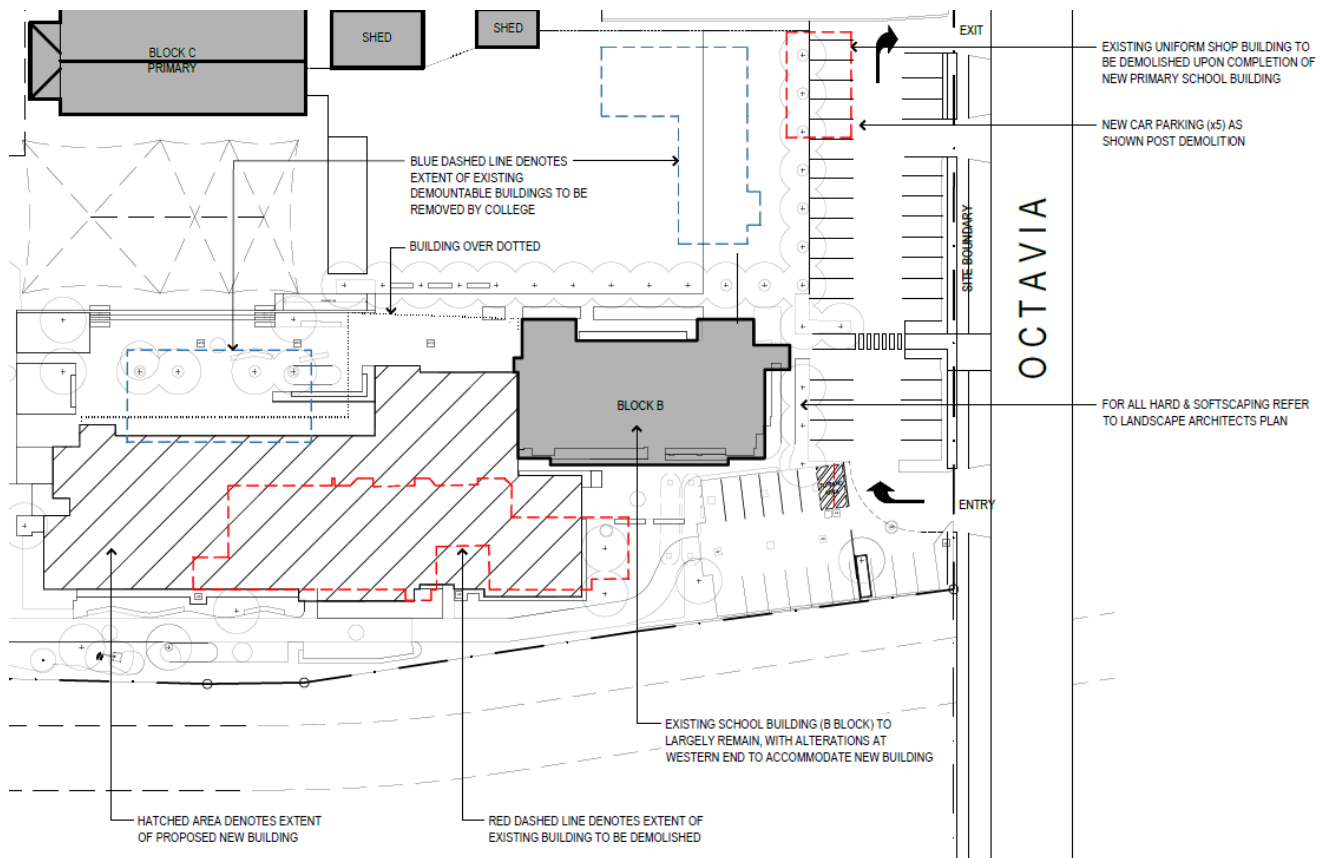


Figure 1



01 PHOTO MONTAGE - OCTAVIA STREET ENTRY
N.T.S.

Figure 2



Figure 3

2 Traffic and parking

- 2.1 The proposal includes 5 additional off-street parking spaces.
- 2.2 A traffic letter dated 8 December 2022 prepared by SECA solution was submitted, which considered the number of parking spaces and traffic arrangements to be adequate.

3 Acoustic

- 3.1 An Acoustic Report prepared by Day Design Pty Ltd dated 21 September 2022 was submitted with the application, which confirms that standard noise control techniques will adequately manage environmental emissions and road traffic noise.

4 Landscaping

- 4.1 The proposal is supported by a comprehensive landscape plan with landscape treatments focussed on the new building edges, play area, driveway and parking areas.
- 4.2 Species proposed 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. It will define areas where student use is encouraged and 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 7 trees and relocation of 2 trees, none of which have been assessed to have high retention value. The proposed landscaping plan specifies 58 new trees will be planted.

5 Stormwater management and flooding

- 5.1 The site is flood prone land within the Low, Medium and High flood risk precincts of the Greystanes Creek floodplain.
- 5.2 The proposal is supported by civil engineering design prepared by Paynter Dixon, dated 7 February 2023 and a Flood Study and Risk Management Study prepared by Siteplus, dated February 2023. 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.