



Primary School Educational Establishment

39 Beames Avenue, Rooty Hill
PPSSCC-405 - SPP-22-00008

Applicant:	Bellfield Group Limited
Architect:	Charles Glanville
Town Planner:	Ali Hammoud- PLANZONE



PLANZONE

THE PROPOSAL

Description

Demolition of existing structures, tree removal, construction of a 3-storey primary school educational establishment over a car parking level with associated excavation and earthworks, stormwater and landscaping works over 3 construction stages.

Defined Land Use

***school** means a government school or non-government school within the meaning of the Education Act 1990.*

***Educational establishment** means a building or place used for education (including teaching), being—*

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

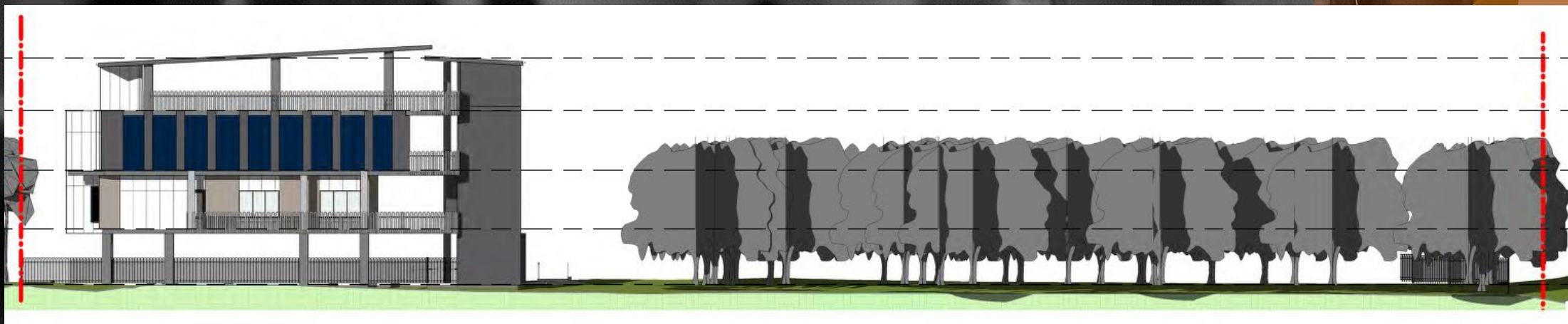


THE PLANS & ELEVATIONS



ELEVATION - STREET

ELEVATION - REAR



THE PLANS & ELEVATIONS

ELEVATION – SIDE (WEST)



ELEVATION – SIDE (EAST)





PLANZONE

THE 3D MODELLING



THE SITE LOCATION



Lot: 2
DP: 1218971
Address: 39-41 Beames Avenue, Rooty Hill NSW 2766
Site Area: 7,543m²

The subject site is situated on the southern side of Beames Avenue, Rooty Hill, west of the Francis Road overpass.

The subject site is located within an area zoned R2 Low Density Residential under the Blacktown Local Environmental Plan 2015.

The subject site has easy accessibility to Francis Road and Beames Avenue and is in close proximity to Rooty Hill train station which is situated on Beames Avenue and is approximately 800 metres away from the subject site in an easterly direction.

THE EXISTING IMPROVEMENTS



An existing single storey dwelling house, covered alfresco, brick garage, in-ground swimming pool and detached shed structures currently occupy the subject site.



THE CONTEXT



1. Westfield Mount Druitt, approximately 1.5km to the north-west
2. Loyola Senior High School, opposite to the north on the northern side of the railway line
3. Novotel Hotel Rooty Hill, opposite to the north on the northern side of the railway line
4. Rooty Hill High School, opposite to the north on the northern side of the railway line
5. Rooty Hill Train Station, approximately 900 metres to the east
6. Blacktown Baseball Stadium (recreational land), approximately 1.2km to the east
7. Blacktown Football Park (recreational land), approximately 1.2km to the east
8. Morreau Reserve (recreational land), approximately 1.2km to the east
9. Dr Charles McKay Reserve (recreational land), approximately 650 metres to the west

THE PROPOSAL DETAILS

SITE AREA	GFA/FSR	BUILDING HEIGHT
7,534m ²	7,026m ² GFA 0.93:1 FSR	14.29 metres on the northern end to 16.47 metres on the southern end
COST OF DEVELOPMENT	NUMBER OF STUDENTS	NUMBER OF STAFF
\$19,503,176.00	3-stream primary school with a ultimate student population of up to 630 students	10 FTE staff at commencement of the school increasing to 30 staff at completion
LANDSCAPING	CONSTRUCTION JOBS	CAR PARKING
3,000m ² / 7,534m ² 39.8%	60 jobs throughout the construction phase	Stage 1: 14 spaces Stage 2: 29 spaces Stage 3: 38 spaces

THE CONSTRUCTION STAGING

STAGE 1

Demolition of the existing detached shed, swimming pool and surrounding structures; removal of 12 non-native trees; alterations to the existing dwelling house to convert into an administration and staff room building; installation of 8 temporary classroom structures and 2 sanitary facility structures; realignment of the existing driveway further towards the eastern boundary of the site; construction of a car parking area comprising 14 car parking spaces, 1 loading zone and bicycle parking facilities; and use of the site as a primary school comprising a total of 8 classrooms allowing for a student population of 200 students and 10 FTE staff.

STAGE 2

Demolition of the existing administration building (converted dwelling house) and car parking areas; construction of part of a 3 storey school building over a car parking level comprising a total of 29 car parking spaces (2 accessible) and 1 loading zone on the lower ground floor level; construction of administration and staff rooms, sanitary facilities and 3 classrooms on the ground floor level; construction of 6 classrooms and sanitary facilities on level 1 and construction of 6 classrooms and sanitary facilities on level 2 expanding the primary school to comprise a total of 15 classrooms allowing for a student population of 450 students and 20 FTE staff.

STAGE 3

Decommissioning of the temporary classroom and 2 sanitary facility structures and removal from the site; construction of the remaining part of the 3 storey school building over a car parking level comprising a final total of 38 car parking spaces (2 accessible), 1 loading zone, drop off and pickup area and sanitary facilities on the lower ground floor level; construction of 6 additional classrooms on the ground floor level; and construction of a library and multi purpose hall on level 2 expanding the primary school to comprise a final total of 21 classrooms allowing for a student population of 630 students and 30 FTE staff.

Specialist Reports and Investigations

The proposed development is supported by the following specialist reports and investigations that demonstrate the suitability of the site and compatibility of the development within the Rooty Hill area:

- Biodiversity Report
- Landscape Plans
- Stormwater Plans
- Traffic Report
- Acoustic Report
- Aboriginal Assessment
- Waste Management Plan
- BCA Report
- Geotech & Salinity Report
- Section J Report
- Vegetation Management Plan
- Access Report
- Preliminary Site Investigation
- Voluntary Planning Agreement

THE ISSUES

Council have issued a RFI with the following issues:

- Building Height
- Character
- Engineering (Drainage & Driveways)
- Traffic
- Environmental Health
- Biodiversity
- Recreational Planning & Design
- Open Space
- Transport for NSW
- 1 Objection received