

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The application seeks consent for demolition of existing structures, tree removal, construction of a 3-storey primary school educational establishment over a basement car parking level with associated excavation and earthworks, stormwater and landscaping works over 3 stages.
- 1.1.1 Stage 1 includes:
- Demolition of the existing detached shed, swimming pool and surrounding structures.
 - Removal of 14 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.
 - Use of the site as a primary school comprising a total of 8 classrooms allowing for a student population of 200 students and 10 staff.
- 1.1.2 Stage 2 includes:
- Demolition of the administration building (converted dwelling house) and car parking areas.
 - Construction of part of a 3-storey school building over a basement and lower ground level car parking level comprising of 39 car parking spaces (5 accessible) and 1 loading zone.
 - 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 staff.
- 1.1.3 Stage 3 includes:
- Decommissioning of the temporary classrooms and 2 sanitary facility structures and removal from the site.
 - Extension of the basement parking level to provide a total of 61 car parking spaces (5 accessible) and 1 loading zone.
 - Construction of 6 additional classrooms on the ground floor level.

- 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 staff.
- 1.2 A variety of materials and colours are proposed for the building's façade including:
- Light grey and brown coloured brick.
 - Dark grey and light brown coloured screens over windows.
 - Light and blue coloured cladding.
 - Grey window frames.

2 Traffic and parking

- 2.1 A Traffic and parking impact assessment report prepared by Hemanote Consultants dated March 2023 accompanies the application.
- 2.2 The report assesses the likely traffic impacts associated with each stage of the proposal. It also identifies proposed road upgrades on Beames Avenue including:
- A pedestrian crossing.
 - New on-street bus zone and no stopping signage.
 - New parking signage relating to proposed 4 on-street parking spaces for drop-off and pick-up of students
- 2.3 The report proposes the use of private school buses for drop-off and pick-up of children including up to 2 vans and 3 mini buses.
- 2.4 The report outlines the proposal's car parking compliance with the Blacktown Development Control Plan 2015 for each stage.

3 Landscaping and tree management

- 3.1 Landscape plans prepared by Ground Ink dated 17 March 2023 accompany the application. These plans propose the removal of 14 non-native trees and the planting of 36 new native trees, shrubs and groundcovers.
- 3.2 A Tree impact and tree protection statement has also been prepared by Mark Bury Consulting dated 10 March 2023, which identifies trees that will require protection throughout the construction process. Methods to protect the identified trees are outlined in the tree impact assessment report by the same author dated 24 March 2021.

4 Heritage

- 4.1 An Aboriginal archaeological assessment prepared by Comber Consultants dated May 2022 accompanies the application to ensure that any Aboriginal archaeology and cultural heritage of the site is not adversely impacted upon by the proposal.
- 4.2 The assessment has determined that the site does not contain Aboriginal archaeological potential and makes the following recommendations:
- An Aboriginal heritage induction should be provided to all employees, contractors and contractors engaged on the project.
 - Implementation of an unexpected finds procedure if any Aboriginal objects are unexpectedly uncovered.

5 Geotechnical and salinity management

- 5.1 A Geotechnical and salinity investigation report prepared by GeoEnviro Consultancy dated May 2021 accompanies the application.
- 5.2 The report contains information on sub-surface conditions. Based on the findings, it provides recommendations relating to:
- Excavations for basements.
 - Basement support.
 - Building foundations.
 - Basement drainage and floor slab.
 - Subgrade preparation and pavement.
 - Durability design based on soil salinity and aggressivity.

6 Waste management

- 6.1 A Waste management plan has been prepared for the site that indicates how waste collection and disposal will be managed during the demolition, construction and operational phases of the development. All waste will be managed by a private waste contractor.

7 Biodiversity and vegetation management

- 7.1 A Biodiversity impact assessment, prepared by Keystone Ecological dated 11 July 2022, considers the likely impacts of the construction of the school on biodiversity. The proposal includes the retention of remnant Cumberland Plain Woodland on the eastern portion of the site as a conservation area. This woodland is proposed to be managed under a vegetation management plan, prepared by the same author and dated 17 March 2023.

8 Flooding and stormwater management

- 8.1 A Flood study and flood risk management study prepared by Site Plus Pty Ltd dated March 2023 accompanies the application. It finds that the building lies on the fringe of the existing 1 in 100 year flood extents. It concludes that:
- the building does not impact the surrounding properties in terms of flood levels and changes in flood hazard. Flood storage volumes are maintained in comparison to the existing scenario. Only minor level increases occur in the adjoining channel with high hazard in the existing scenario and is undevelopable. As no dwelling or egress routes are impacted this is considered an acceptable scenario
 - The site has flood free access to Beames Avenue.
 - Climate change does not significantly worsen flood affectation.
 - The proposed building will have a floor level 0.5 m above the 1 in 100 year flood level ensuring occupants will be safe during all flood events.
- 8.2 Stormwater concept plans prepared by Abel & Brown Pty Ltd dated April 2023 also accompany the application. These plans illustrate how stormwater will be drained from the site for each stage of the development. It is proposed to discharge stormwater into the existing private drainage reserve at the rear of the site.

9 Noise

- 9.1 A Noise impact assessment, prepared by Rodney Stevens Acoustics dated 23 May 2022, details the results of an ambient noise survey and establishes the noise criteria for mechanical plant for the development.
- 9.2 Unattended noise monitoring was conducted at the site between 8 and 15 May 2022 at 2 noise logger locations being at the northern boundary and another at the southern boundary adjacent the residential area. The data obtained from the noise loggers was processed in line with the procedures contained in the NSW Environmental Protection Authority's Noise Policy for Industry to establish noise levels that can be expected at the nearby residential receivers.
- 9.3 The assessment provides noise mitigation measures that would ensure the proposal can comply with the project specific noise criteria including:
 - A minimum of 70% of the underside of the ceiling in the rooftop play area must be treated with absorptive material.
 - The underside of the ceiling in the lower ground play area must be treated with absorptive material.
 - A 1.8 m high solid barrier must be installed along the western and southern boundaries.
 - An appropriately qualified acoustic consultant must review the mechanical plant associated with the development at the detailed design stage when final plant selections have been made.

10 Access

- 10.1 An Access report prepared by Vista Access Architects dated 12 February 2023 accompanies the application.
- 10.2 The report concludes that the proposal achieves the spatial requirements to provide access for people with a disability, subject to the compliance with the recommendations made in the report.

11 Energy efficiency

- 11.1 An Energy efficiency evaluation prepared by Partners Energy dated February 2022 accompanies the application.
- 11.2 This evaluation demonstrates that the proposal's design complies with the design requirements of Section J of the National Construction Code 2019.

12 Building code compliance

- 12.1 A National construction code - building code of Australia report prepared by benchmark Building Certifiers dated 8 March 2022 accompanies the application.
- 12.2 This report assesses the capability of compliance of the architectural plans with the provisions of the Building Code of Australia. It identified areas of potential non-compliance with the deemed-to-satisfy provisions of the Building Code of Australia and makes recommendations to bring the design into compliance. It concludes that, subject to implementation of the recommendations in the report, the building can comply with the provisions of the Building Code of Australia.