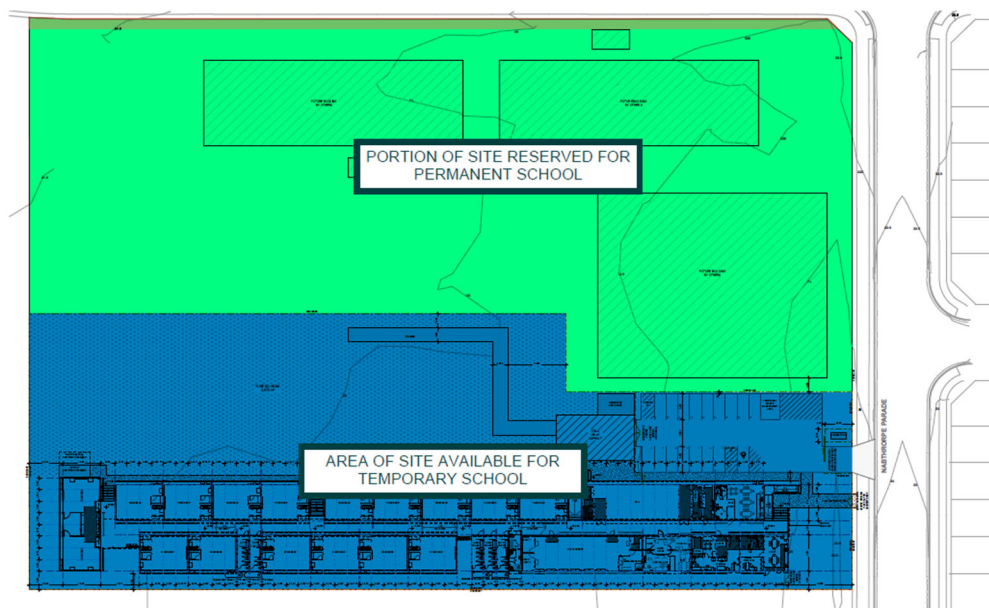


Detailed information about proposal and DA submission material

1 Overview

- 1.1 The development application, lodged by Barry Hayes of NSW Department of Education, seeking consent for the construction of a temporary primary school (Nirimba Fields Primary School) featuring:
- Temporary use for a period of 3 years to facilitate the anticipated opening of the permanent school in time for Term 1, 2027.
 - Construction and operation of a temporary educational establishment for up to 209 students in 2024 (plus 11 staff), 321 (plus 16 staff) in 2025 and 419 (plus 21 staff) in 2026.
 - Minor site preparation works.
 - Site landscaping including a temporary grassed outdoor play area, tree planting, footpaths/ramps/accessways and perimeter security fencing.
 - Construction of a covered outdoor learning area (COLA).
 - On-site parking for 17 vehicles and a waste collection area, with vehicular access off Nabthorpe Parade.
 - Augmentation of utilities as required for the operation of the school.
 - Decommissioning and removal of the temporary school after a maximum of 3 years from commencement of operation in 2024 (we recommend that this be made flexible in order to cope with any unforeseen circumstances).
- 1.2 The design is a single storey scale, being prefabricated demountable modular structures, capable of reuse beyond the life of the temporary use on this site. The buildings will attain a maximum height of approximately 5 metres at the highest point above existing ground level.
- 1.3 Pedestrian and vehicular access to the site will be off Nabthorpe Parade.
- 1.4 The location of the temporary buildings relative to the future permanent school which is currently in the planning stages, is depicted below. The temporary buildings will be located adjacent to the southern and eastern boundaries.
- 1.5 The temporary school will be elongated stretching almost the entire width of the site from west to east, over approximately 147 m, being set back from the eastern boundary by 13 m and to the western boundary by approximately 6.85 m.
- 1.6 The temporary school's main footprint will feature 17 classrooms (referred to as 'home base'), library, toilets, bubblers, office space, staff facilities, canteen, hall, meeting spaces and space for 2 x shipping containers (for storage).
- 1.7 A 3,675 m² turfed play area is located adjacent to the north, along with a covered outdoor learning area (150 m²), generator enclosure, substation and the carpark.



2 Traffic and parking

- 2.1 The proposal includes 17 carparking spaces for teachers and visitors.
- 2.2 A DA Transport Assessment report prepared by Mott MacDonald Australia Pty Limited dated 26 May 2023 was submitted with the application and considered that the provision of that number was sufficient for the temporary school.

3 Landscaping and communal open space

- 3.1 The proposal is supported by a landscape plan dated 23 May 2023 and prepared by Northrop. As the use will be temporary the primary landscaping will be turfing. Some trees for the permanent school are also proposed to be planted in strategic locations on the western and eastern sides of the site.
- 3.2 The land has been filled, cleared and is devoid of vegetation, hence no tree removal forms part of this application.

4 Acoustics

- 4.1 A Noise & Vibration Impact Assessment Report prepared by NDY Group and dated 29 May 2023 was submitted with the development application and concludes that construction and operational noise will meet legislative requirements without unreasonable impacts on the nearest residential receivers located in Nabthorpe Street.

5 Contamination

- 5.1 The development application was accompanied by the following reports and site audit statement addressing the state of contamination of the land, including:
 - a Detailed Site Contamination Investigation prepared by Douglas Partners and dated May 2023,
 - a site audit statement issued by Senversa Pty Ltd and dated 22 June 2021.
- 5.2 The documents conclude that while the site is suitable for the proposed temporary school, a construction environmental management plan should be prepared and that extraction of groundwater not be permitted.

6 Waste management

- 6.1 The applicant has submitted a construction management plan and an operational waste management plan detailing waste collection procedures, waste estimates, waste types and waste disposal over the various stages of the life of the temporary school.

7 Operational Hours

- 7.1 The standard school hours will be 9:00 am to 3:00 pm, with teachers being on duty before and after as required.
- 7.2 The applicant has advised that before and after school care and extra classes will be provided once the school is established. Those hours are likely to be 6:30 am to 8:30 am and 3:00 pm to 6:00 pm).
- 7.3 It is anticipated that other school-related activities will take place from time to time, including information nights, interviews, school dances, fundraises and fetes and will be managed in accordance with the school's 'Out of Hours Event Management Plan' submitted with the development application and forming part of the recommended development consent.
- 7.4 The range of hours for those activities propose to extend to 7:00 am to 6:00 pm for fetes, outdoor events from time to time up to 10:00 pm, hall use from 7:00 am to 10:00 pm.

8 Aboriginal Heritage

- 8.1 An Aboriginal Due Diligence Assessment, dated November 2022 and prepared by Apex Archaeology was submitted with the application.
- 8.2 The study concludes that ground disturbance over this site and the wider Akuna Vista estate is extensive due to historic vegetation clearance, subsequent landscape modification and bulk earthworks associated with the redevelopment of the former aerodrome. The study area is situated on flat disturbed landform. As such, the potential for any intact archaeological sub-surface deposits within the study area or surface artefact is considered to be to nil.

9 Accessibility

- 9.1 An Accessibility Report prepared by Accessed, dated 11 May 2023, was submitted with the application.
- 9.2 The report concludes that while the plans show general compliance with requirements for people with disabilities, specific details will need to be addressed prior to construction. These details are comprehensively listed in the Accessibility Report and reflected in the recommended conditions of consent.

10 Signage

- 10.1 One signage zone is proposed in this application. This will be on the eastern elevation facing Nabthorpe Parade and will feature the name of the school. Details have not been provided at this stage, but it will comprise of building identification signage as appropriate for the school.

11 Stormwater management & flooding

- 11.1 The site is located 300-400 metres east of Eastern Creek and will have a finished floor level of between AHD 22.8 and AHD 23.6

- 11.2 The entire estate has been the subject of approved earthworks resulting in the land being filled and raised in some areas more than 4 metres above the 1 in 100 years flood level (AHD 17.5).
- 11.3 A Flood Study and Flood Risk Management Study, dated May 2023 and prepared by Site Plus Pty Ltd (Siteplus) describes the probable maximum flood event being AHD 26.47. The study makes a number of recommendations relevant to the temporary and permanent including (as relevant to this development application):
- The temporary school building subfloor structure to be made of flood compatible materials being either concrete, or masonry. A structural engineer is to design building to be able to withstand the floodwater forces.
 - A flood emergency response plan is to be prepared for extreme flood events for both the temporary and permanent buildings. In the probable maximum flood, regional flood waters impact the site and allow time for the school to be evacuated before inundation. The site's probable maximum flood flooding is a direct result from Hawkesbury River backwater.