

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The development application has been lodged by dfppanning on behalf of Department of Education for the construction of a temporary school on Council land. For this reason, the application is being independently assessed for determination by the regional panel.
- 1.2 The proposal involves:
 - 1.2.1 Construction of 7 single storey demountable buildings to be located around a central courtyard/ playground and linked by covered walkways with a covered outdoor learning area (COLA) located at the northern end of the courtyard. The demountable buildings accommodate:
 - a library, hall, canteen, and toilet and change room facilities (along the Galah Street) with the main pedestrian entry in close proximity to the Galah Street/ Rakali Parade corner,
 - administration, staff room and staff facilities, a secondary entry, 2 classrooms and toilet facilities along the Rakali Parade frontage,
 - the main learning zone is located within the western wing incorporating 8 classrooms, and 8 specialist (science labs, wood tech, textiles and visual arts) rooms either side of a central walkway.

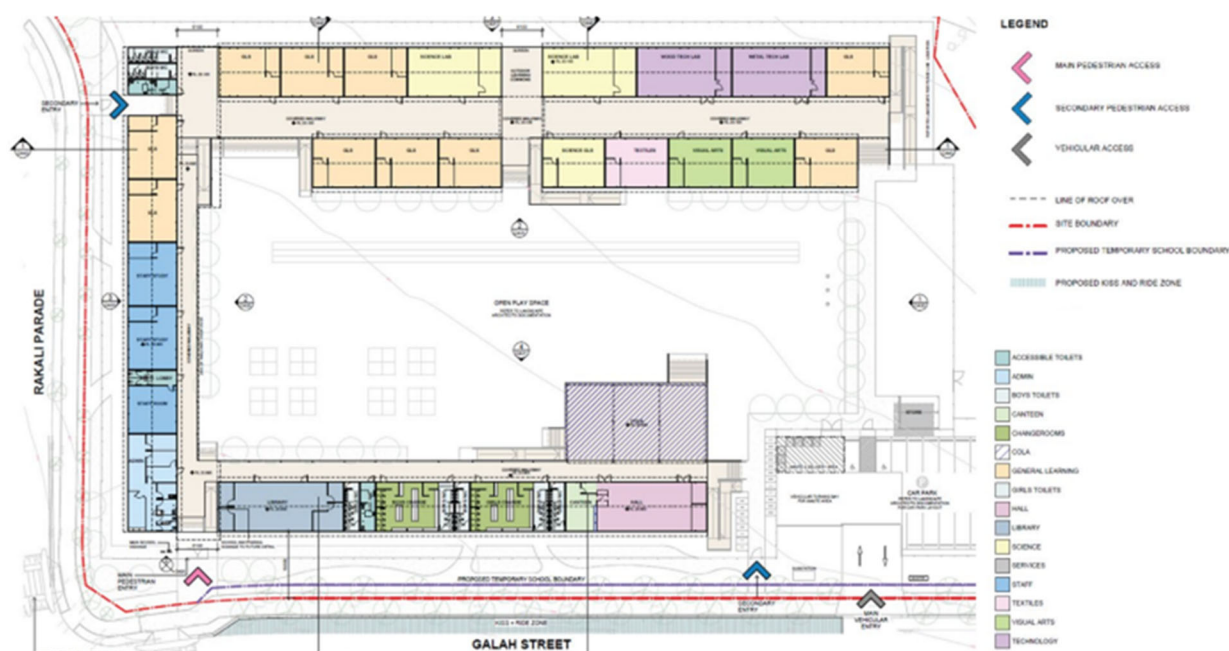


Figure 1: Site Layout

Source: NBRs Architecture

- 1.2.2 A total floor space of 2,542 m² and 4,179 m² of outdoor play space. The buildings have a maximum height of 8.421 m excluding roof mounted services and are setback 10 m from Galah Street and 6m from Rakali Parade.
- 1.2.3 Forty on-site car parking spaces, including 2 accessible spaces accessed off Galah Street north of the school buildings. Spaces for 40 bikes and a waste collection area is also provided in this vicinity.

- 1.2.4 Accommodating a maximum of 400 students (250 Year 7 and 150 Year 8) with 35 full time equivalent (FTE) staff and to operate between the hours of 8:40 am and 3:00 pm with school administration and cleaning between 7:00 am and 6:00 pm. Occasional extracurricular activities would conclude by 9:00 pm.
- 1.2.5 Removal of 37 of the 68 existing street trees and replacing with 37 new street trees. Eight new trees are to be planted on site and 31 trees in pots are to be provided within the central courtyard/ playground area.
- 1.2.6 A 4.34 m high sign adjacent to the main entry to the school at the south-eastern corner of the site.
- 1.2.7 A 2.15 m high perimeter fence with gate access is proposed around the site.
- 1.2.8 Boundary adjustment is to occur along the Galah Street frontage of the site to enable an on-street drop-off zone and parking together with a relocated share path and tree planting.
- 1.2.9 3 raised pedestrian crossings (2 across Galah Street and 1 across Rakali Parade) the final details of which are yet to be determined.
- 1.2.10 Reinstatement of the site to its prior state at the conclusion of the 24-month temporary with the exception of kerb and footpath realignment, and tree planting which would remain.

2 Traffic and parking

- 2.1 Forty car parking spaces including 2 accessible spaces are proposed at the northern end of the site accessed off Galah Street.
- 2.2 Realignment of the kerb is proposed along the Galah Street frontage to accommodate a 10-vehicle layby for drop-off and pick-up as well as an additional 4 on-street parking spaces.
- 2.3 Spaces for 40 bikes and a loading and waste collection area are located at the southern end of the car park between the car park and the demountable buildings.

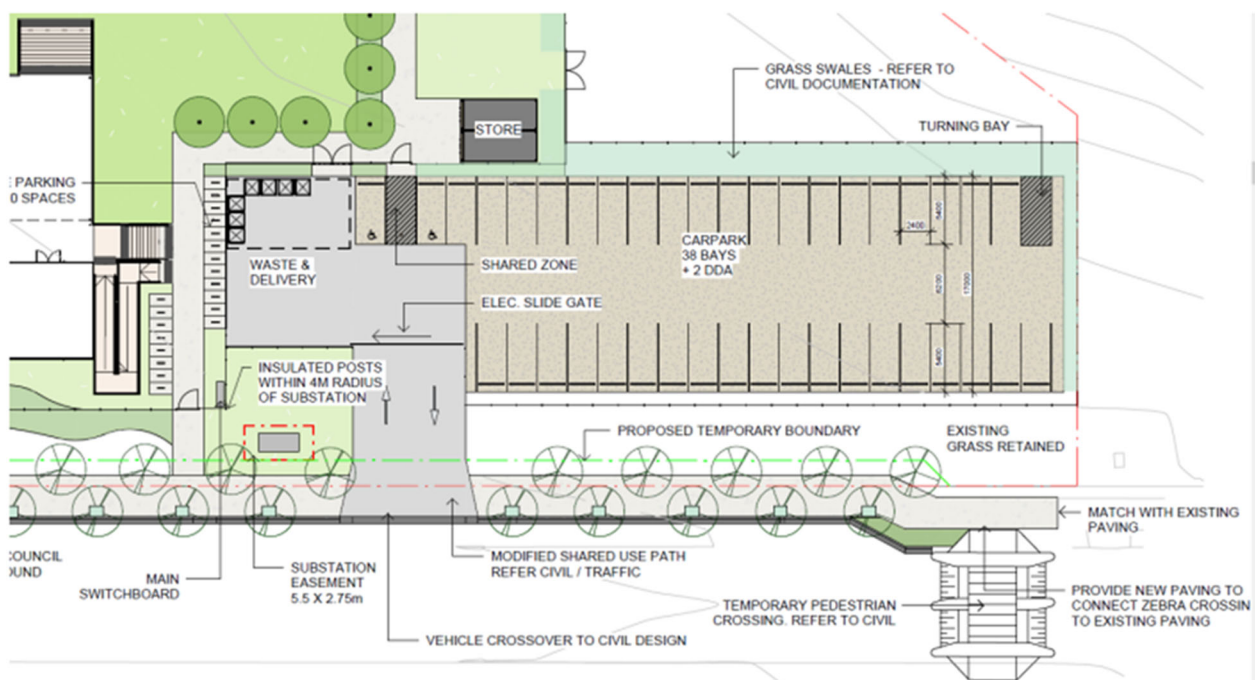


Figure 3: Parking and Loading Area Detail

Source: NBR Architecture

- 2.4 The application was supported by a Traffic and Accessibility Impact Assessment prepared by TTW Consulting Engineers and dated 15 June 2023, which identified that surrounding intersections within the local road network currently operate at a Level of Service A. TTW estimate that approximately 97 additional trips would be generated by the temporary school and that such an increase is not expected to have any significant impact on the operation of the surrounding intersections and road network.

3 Landscaping

- 3.1 Landscape plans prepared by NBRs and dated 15 June 2023 together with an Aborigicultural Assessment prepared by GHD and dated 18 July 2023 supported the application.
- 3.2 In order to accommodate the drop-off-pick-up layby in Galah Road the removal and replacement of 37 trees is required. A total of 62 trees were considered in the Aborigicultural Assessment prepared by GHD and dated 18 July 2023 which included trees on the opposite side of Galah Road and beyond the frontage of the site.

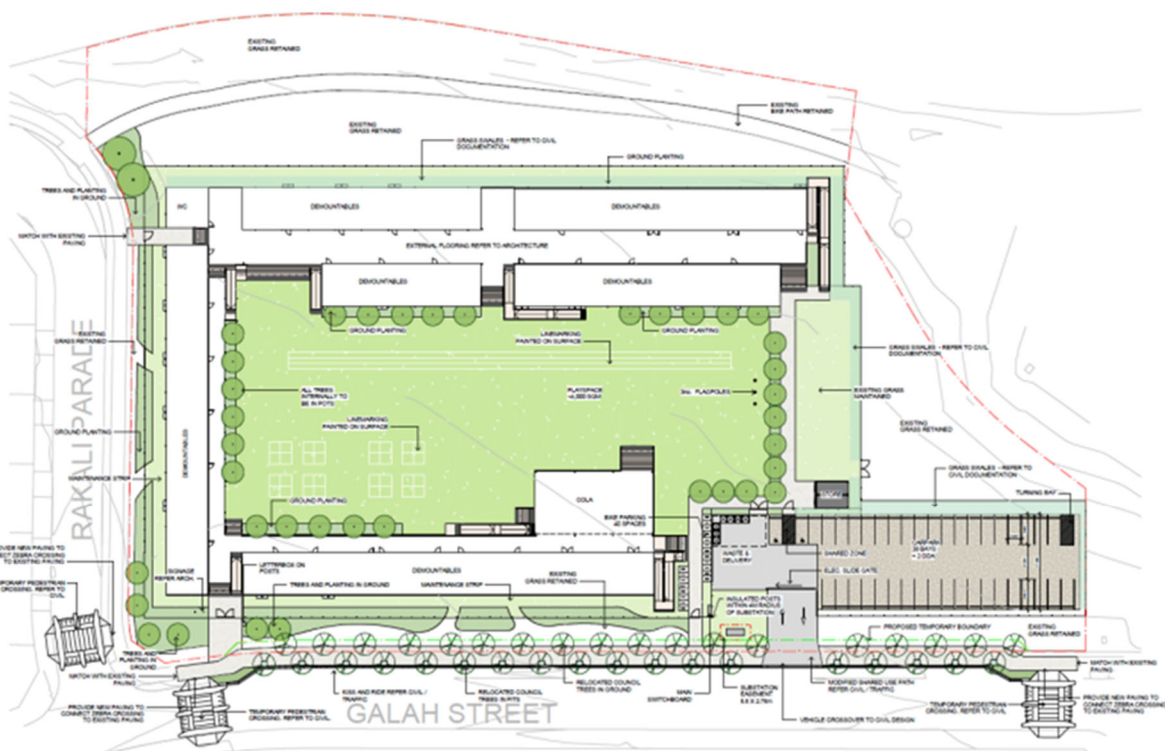


Figure 2: Extract from Landscape Site Plan

Source: NBRs Architecture

- 3.3 The trees, planted in 2019 are Rough-barked Apple (*Angophora floribunda*) with the exception of one tree being a Spotted Gum (*Corymbia maculata*). The Assessment found that the trees are not indigenous to the immediate area and that up to half of the trees are experiencing stress with various causes including insect infestation and poor management practices.
- 3.4 GHD did not support transplanting of the trees and concluded that removal of the 37 trees would have a negligible impact on native flora and fauna within the locality. It recommended tree protection measures to be undertaken for those trees to be retained and that replacement planting be of indigenous species found in the Blacktown LGA.

4 Acoustics

- 4.1 A Noise and Vibration Impact Assessment prepared by Acoustic Studio and dated 15 June 2023 was submitted with the application and concluded that noise from the school, once operational, was not likely to have any adverse impact on noise sensitive receivers surrounding the site.
- 4.2 Acoustic Studio recommended that construction noise be managed through conditions including submission of a Construction Environment Management Plan.
- 4.3 A Construction Management Plan prepared by Progroup Management Pty Ltd and dated 13 June 2023 was submitted with the application. The Plan incorporates measures to minimise noise impacts during construction.

5 Contamination

- 5.1 A Preliminary Site Investigation Assessment dated June 2023 was undertaken by Martens Environmental Science and Engineering on behalf of NSW Department of Education.
- 5.2 Soil sampling was taken from 14 borehole locations across the site and subsequently tested for contaminants. In all locations results indicated that the level of contamination was either below the reporting level or below the site assessment criteria. The report concluded that based on the findings, potential contamination risk to human and ecological receptors was low and no further investigation was required for the proposed temporary school use of the site.
- 5.3 The report recommended that should unexpected finds be encountered during site works they should be investigated by a qualified environmental consultant and that any soil removed from the site is to undergo a formal waste classification assessment.

6 Waste management

- 6.1 The application was accompanied by an Operational Waste Management Plan prepared by Elephants Foot Consulting and dated 14 June 2023 detailing estimated waste generated (general and recycle), and procedures for waste collection and disposal.
- 6.2 A Construction Management Plan prepared by Progroup Management Pty Ltd and dated 13 June 2023 detailing methodology for handling on-site building waste during construction phase, and including procedures for removal of hazardous waste and asbestos management (should it be encountered) was also provided with the application.

7 Operational hours

- 7.1 The school will operate between the hours of 8:40 am and 3:00 pm with school administration and cleaning occurring between 7:00 am and 6:00 pm.
- 7.2 After hours activities would occur on an occasional basis and would include parent teacher evenings, information evenings and the like. Such events would conclude by 9:00 pm.
- 7.3 Waste collection and deliveries would occur during normal school hours and outside of peak drop-off and pick-up times.

8 Signage

- 8.1 A 4.34 m x 1.68 m sign structure accommodating a 1.68 m x 1.04 m digital sign is proposed adjacent to the main entry to the school at the corner of Galah Street and Rakali Parade.
- 8.2 The digital sign will indicate the name of the school however further detail of the content of the sign has not been provided.

9 Stormwater Management and Flooding

- 9.1 The subject site is located on land zoned SP2 (Infrastructure) identified for Local Drainage and is subject to flood inundation when flood levels exceed the Flood Planning Level of RL17.8AHD (FPL - 1% + 500 mm freeboard).
- 9.2 Floor levels of the building (RL20.1AHD and 20.6AHD) whilst above the FPL are subject to flood inundation for regional flood events greater than the 0.2%AEP (1:500year). The lower floor level (western wing) would be subject to localised flood when it reaches the Probable Maximum Flood level (PMF).
- 9.3 A Flood Emergency Response Plan prepared by Taylor Thomson Whiting and dated 13 June 2023 recommends strategies to ensure safety of site occupants in a flood event. In the case of localised flooding, characterised by high intensity short term flood behaviour, on site refuge is recommended noting the higher floor level of the building is above the PMF level. For regional flooding monitoring at Windsor Bridge gauge provides approximately 15 hours warning enabling sufficient time for site evacuation and/or school closure.