

► MSB Centre Fit-Out

449D Pennant Hills Road, Pennant Hills

DA/1012/2021



Introduction

Applicant:

- ▶ Mount St Benedict College (Catholic independent girls school in the Good Samaritan tradition)

Landowner:

- ▶ Sisters of the Good Samaritan

Proposal:

- ▶ Fit-out of MSB Centre for the purposes of educational establishment (high school).

Objective of proposal:

- ▶ Provide additional classrooms and staff space for Mount St Benedict College while preserving the heritage significance of the building.

Pre-DA meeting:

- ▶ Held on 24 June 2021.

The Site

- ▶ Address: 449D Pennant Hills Road, Pennant Hills
- ▶ Located in low density residential area adjacent to Mount St Benedict College.
- ▶ Site is a local heritage item (Mount St Benedict's Convent and grounds).
- ▶ Portion of the site is bushfire prone land.



The Site



The Site

- ▶ MSB Centre is a 4-storey Interwar building notable for its polychrome brickwork.
- ▶ Building currently used for college admin.



The Proposal

Overview:

- ▶ Fit-out of the MSB Centre for the purposes of an educational establishment (high school).

Particulars:

- ▶ Removal of 2 trees.
- ▶ Demolition of select internal features (primarily non-significant partition walls).
- ▶ Partial demolition of southern façade to accommodate new external stair connection.
- ▶ Internal fit-out to accommodate new classrooms, study areas and office spaces.
- ▶ BCA upgrades (class 9b assembly).
- ▶ Notable external changes:
 - ▶ New external stair off southern end of building.
 - ▶ Upgraded entry including new pathway, ramp and accessible car space.

The Proposal

New external stair shown in dark grey:



Key Planning Controls

Land use (Hornsby LEP):

- ▶ Educational establishments (which includes schools) are permitted with consent in R2 zone.

Height (Hornsby LEP):

- ▶ New external stair exceeds 8.5m height limit by approx. 8.7m or 102%.
- ▶ Stair is well below ridgeline of the existing building.

ISEPP:

- ▶ Site fronts classified road (Pennant Hills Road); cll. 101 and 102 of the ISEPP apply.

Rural Fires Act:

- ▶ Use is special fire protection purpose; bush fire safety authority must be obtained.

Specialist Reports/Drawings

- ▶ Architectural drawings
- ▶ Heritage impact statement
- ▶ Bushfire report
- ▶ Acoustic report
- ▶ Aboriginal cultural report
- ▶ Civil engineering package
- ▶ Waste management plan
- ▶ BCA report
- ▶ Access report
- ▶ Fire engineering advice



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