

## COUNCIL ASSESSMENT REPORT

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| <b>Panel Reference</b>   | <b>PPSSTH-79</b>  |
| <b>DA Number</b>   | 10.2021.40.1  |
| <b>LGA</b>   | Snowy Monaro  |
| <b>Proposed Development</b>  | New Educational Establishment - Stage 1 - Learning Hub  |
| <b>Street Address</b>  | <b>Snowy Mountains Grammar School 6339 Kosciuszko Road<br/>JINDABBYNE NSW 2627</b>  |
| <b>Applicant</b>   | Dabyne Planning Pty Ltd   |
| <b>Owner</b>   | Snowy Mountains Grammar School Ltd  |
| <b>Date of DA lodgement</b>  | <b>23/02/2021</b>   |
| <b>Number of Submissions</b>   | <b>Zero (0)</b>   |
| <b>Recommendation</b>  | <b>Approval with Conditions</b>   |
| <b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b> | Under the provisions of Part 4 clause 20 (1) of State Environmental Planning Policy (State and Regional Development) 2011 the proposed “educational establishment” is considered regionally significant development in accordance with Schedule 7, 5 as it is Private infrastructure and community facilities over \$5 million.   |
| <b>List of all relevant s4.15(1)(a) matters</b>  | <ul style="list-style-type: none"> <li>• SEPP (Educational Establishments and Child Care Facilities)2017</li> <li>• SEPP (State and Regional Development) 2011</li> <li>• Snowy River Local Environmental Plan 2013</li> <li>• Snowy River Development Control Plan 2013</li> </ul>   |
| <b>List all documents submitted with this report for the Panel’s consideration</b>                 | <ul style="list-style-type: none"> <li>• Draft conditions of consent</li> <li>• Statement of Environmental Effects, including appendices <ul style="list-style-type: none"> <li>Appendix A – Photographs</li> <li>Appendix B – AHIMS Search Results</li> <li>Appendix C – Clause 4.6 Variation</li> <li>Appendix D – Snowy River DCP 2013 – Assessment Table</li> </ul> </li> <li>• Architectural Plans</li> <li>• Landscape Plan</li> <li>• Compliance Report</li> <li>• Detailed Site Investigation</li> <li>• Traffic Assessment</li> <li>• Civil Engineering Report</li> <li>• Geophysical Report</li> <li>• Electrical Services Report</li> <li>• Hydraulic Report</li> <li>• Tree Report</li> </ul> |
| <b>Report prepared by</b>  | <b>Sarah Brown</b>  |
| <b>Report date</b>   | <b>21/06/2021</b>   |

**Summary of s4.15 matters****Yes**

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

**Legislative clauses requiring consent authority satisfaction****Yes**

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

**Clause 4.6 Exceptions to development standards****Yes**

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Special Infrastructure Contributions****No**

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

**Conditions****Yes**

Have draft conditions been provided to the applicant for comment?

|                                  |   |
|----------------------------------|---|
| <b>Application:</b>              | 10.2021.40.1  |
| <b>Date lodged:</b>              | 23/02/2021  |
| <b>Development Proposed:</b>     | Alterations and Additions to Existing Educational Establishment – Demolition of buildings and Construction of Stage 1 - Learning Hub (Snowy Mountains Grammar School) |
| <b>Land comprising:</b>          | Lot 12 DP 242010 Ph Clyde, Lot 4 DP 874113 Ph Clyde   |
| <b>Zone:</b>                     | R1 - General Residential  |
| <b>Notification/Advertising:</b> | The application was notified and advertised for a period of 21 days   |
| <b>Type of Development:</b>      | Local   |

The DA seeks consent for the construction of a new Learning Hub, comprising a new detached two (2) storey building that will provide additional learning facilities for the students attending Snowy Mountains Grammar School (SMGS). The location of the proposed development is to be sited partially within Lot 12 DP 242010 and Lot 4 DP 874113. The area is currently vacant land and there are no current facilities or students displaced during construction. The application also proposes a temporary access to the site during construction from Kosciuszko Road, as a mitigation measure to minimise traffic conflicts between construction traffic and student drop off and collection periods.

The Learning Hub building forms stage 1 of a Master Plan for the school and the future development of the campus over the next 10 – 20 years. The development will allow provide a modern purpose built learning facility and will allow the school to accommodate up to an additional 44 students above the predicted enrolment numbers for 2022.

The application was notified and publicly advertised for a period of 21 days and zero submissions were received.

Due to a minor encroachment of the building into the 9m height limit as set by the Snowy River LEP 2013 the applicant has applied for a variation under the provisions of clause 4.6 of the plan.

The development has been considered against the requirements of section 4.15 (a)(i) and has achieved an acceptable level of compliance, the specific clauses applicable to the development are summarised below:

|   |  |
|---|--|
| State Environmental Planning Policy (State and Regional Development) 2011 schedule 7 clause 5 | The development satisfies the provisions of the subject clause.  |
| State Environmental Planning Policy (Educational Establishments and Child Care Facilities)    | The development satisfies the relevant provisions of the SEPP.   |
| State Environmental Planning Policy No 55 (Remediation of Land) clause 7 (1)(a)               | The development satisfies the provisions of the subject clause as the land has been remediated and is not considered to be contaminated.   |
| Snowy River Local Environmental Plan 2013   |  |
| Clause 4.3 Height of building   | The development exceeds the maximum height limit of 9m to a minor degree, the applicant has lodged a request to vary the standard for this encroachment as per the requirements of clause 4.6. |
| Clause 4.4 Floor space ratio  | The development complies with the requirements of the provision.   |
| Clause 4.6 Exception to development standards   | The applicant has provided justification in accordance with the provisions of the clause and the variation as proposed is supported.   |
| Clause 6.1 Public utility infrastructure  | The development does not require the expansion of public utilities to service the development.   |
| Clause 6.2 Development control plans for land release areas                                   | Not applicable in accordance with sub clause 4, being that the proposed development is not a subdivision and the majority of the development will be located on lot 12.                        |
| Clause 7.2 Terrestrial Biodiversity   | The development satisfies the requirements of the clause.  |
| Clause 7.9 Essential services   | The development satisfies the requirements of the clause.  |

Pursuant to section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979 (as amended)* it is recommended that consent for Alterations and Additions to Existing Educational Establishment – Demolition of buildings and Construction of Stage 1 - Learning Hub (Snowy Mountains Grammar School) Lot 12 DP 242010 & Lot 4 DP 874113 Ph Clyde, be granted subject to conditions.

## 2.0 SITE DESCRIPTION & SITE HISTORY



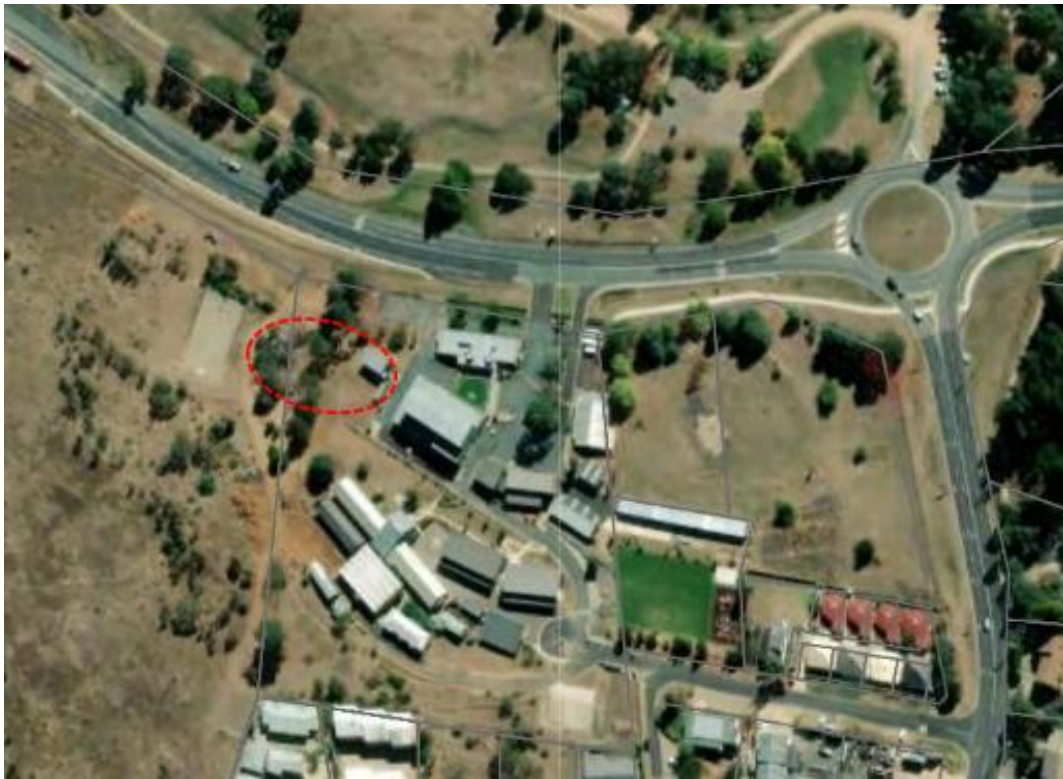
**Figure 1 - Location Plan**

The existing campus for Snowy Mountains Grammar School (SMGS) is located on a former Snowy Mountains Hydro Electric Authority (SMHEA) headquarters in operation from the early 1960's until the mid-1990s. SMGS acquired the site in the 1990's and commenced educational activities in 1996. The school site have been develop with several buildings and infrastructure improvement since that time to meet the growing needs of the school community.

The current campus provides an educational facility to students from kindergarten to year 12 and offers accommodation for boarding students. The current school population is 120 primary students, 264 high school students and 50 staff.

The site is located west of Jindabyne CBD with pedestrian and vehicular links to and from the CBD and surrounding residential areas. The site is bounded by Kosciuszko Road, Barry Way, Poley Cow Land and vacant land.

The area of the site to be impacted by the development is shown in figure 2 below.



**Figure 2 - Plan showing the development area in red**



**Figure 3: View of the subject site from Kosciuszko Road (north)**

### **3.0 PROPOSED DEVELOPMENT IN DETAIL**

The DA seeks consent for the following proposed works:

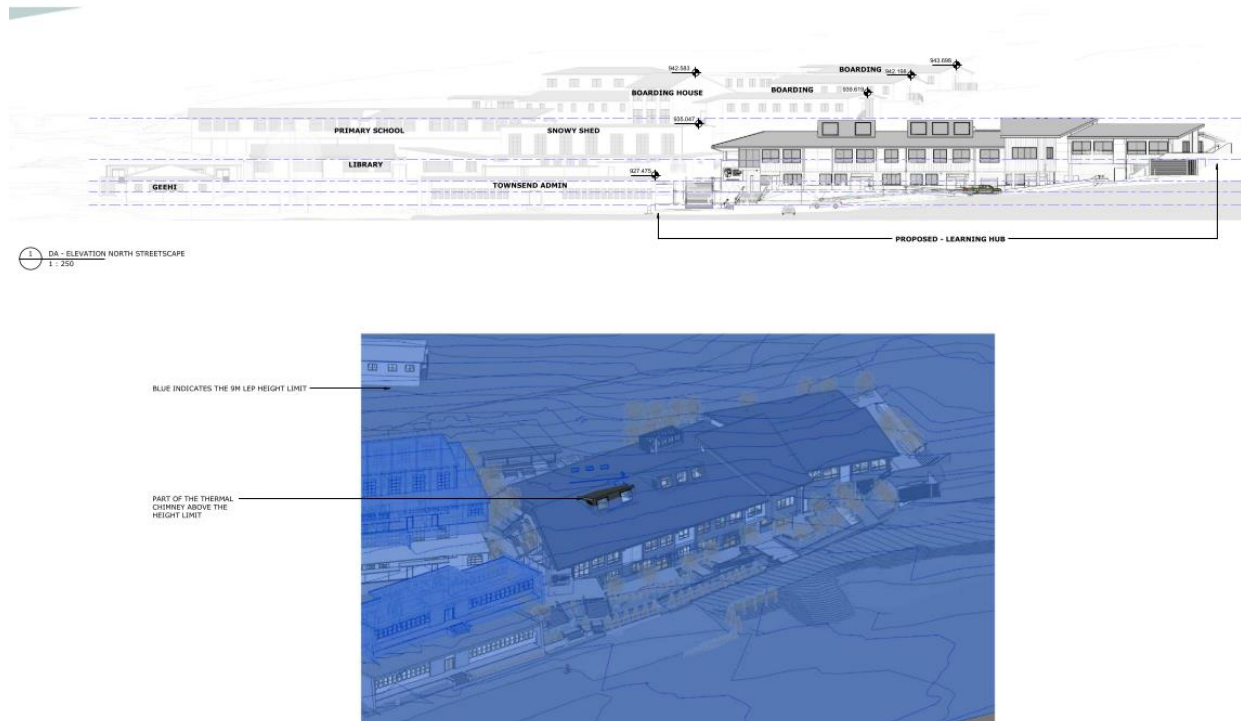
- Construction of a new temporary access from Kosciuszko Road;
- Demolition of Art Building and waste enclosure
- Construction of a detached two storey Learning Building for the use of students including:



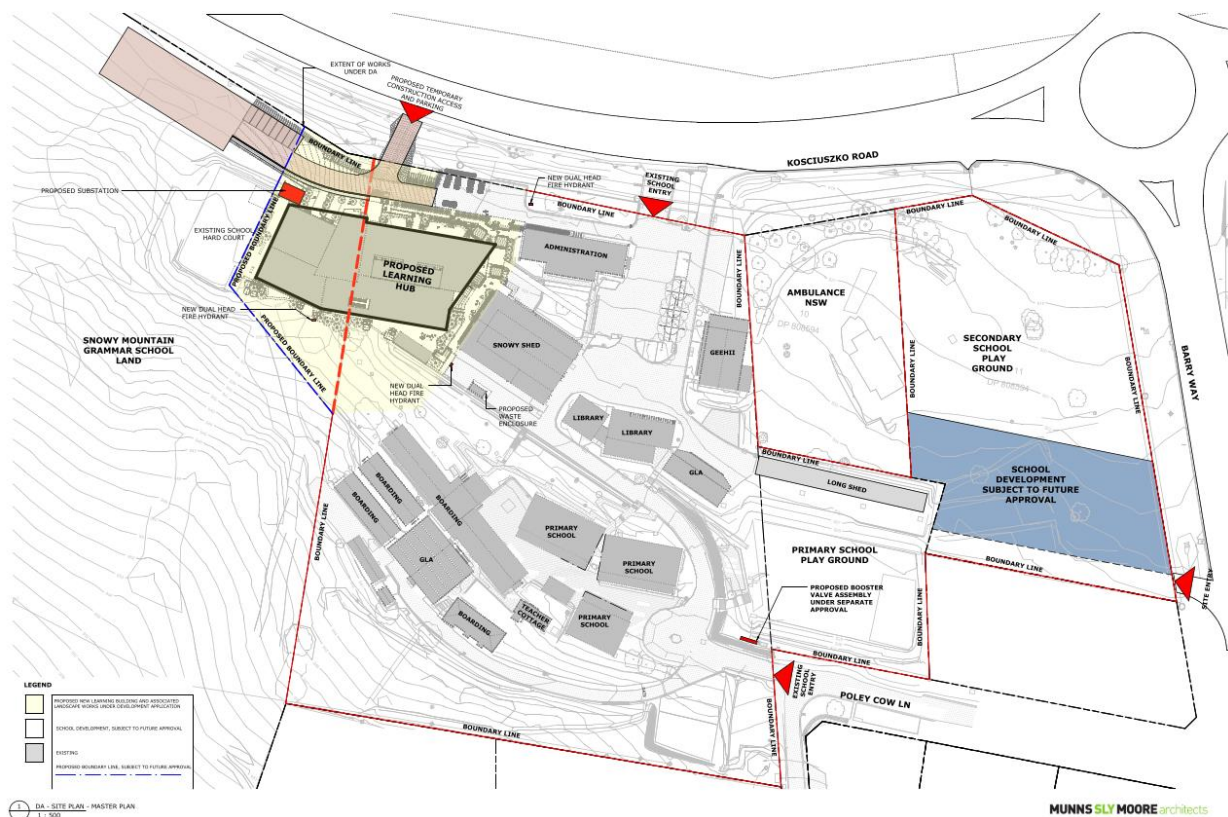
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**Figure 5: Proposed Material and Colour Schedule for the proposed learning building and perspectives of the building when viewed within the school grounds.**



**Figure 6: Elevations and perspectives of the new learning building in context with the existing school**



**Figure 7: Overall site plan with the existing school and proposed learning hum in yellow**

## 4.0 CONSENT AUTHORITY

Under the provisions of Part 4 clause 20 (1) of State Environmental Planning Policy (State and Regional Development) 2011 the proposed “educational establishment” is considered regionally significant development in accordance with Schedule 7, 5 as it is Crown development over \$5 million.

Under the provisions of section 4.5 (b) of the Environmental Planning and Assessment Act 1979 the Southern Regional Planning Panel is designated the consent authority for the determination of this Development Application.

## 5.0 REFERRALS

### 5.1 Integrated Development

The proposed development was reviewed against the relevant provisions of the EP&A Act 1979 to identify whether the application was integrated development. It is not deemed to be Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979.

### 5.2 External Referrals

The development application was referred to the following external government agencies for comment/consideration:

| State or Federal Agency     | Comments   |
|-----------------------------|--|
| Roads and Maritime Services | Response received, no objection to the development and no additional conditions of consent proposed. |

### 5.3 Internal Referrals

The development application was referred to the following sections of Council for comment:

| Section                 | Comments                         |
|-------------------------|----------------------------------|
| Liquid Trade Waste      | Acceptable subject to conditions |
| Development Engineering | Acceptable subject to conditions |

## 6.0 LEGISLATIVE REQUIREMENTS ASSESSMENT UNDER SECTION 4.15 OF EP&A ACT

As required by the Environmental Planning and Assessment Act, 1979, Section 4.15, the following relevant matters are addressed below:

- Suitability of the site;
- Environmental planning instruments (State Environmental Planning Policies, Local Environmental Plans);
- Draft environmental planning instruments;
- Development control plans;
- Environmental (natural and built), social and economic impacts;
- Submissions; and
- Public interest.



## 6.1 The suitability of the site for the development

The site is currently used as school and the proposed development does not seek to change this use. The proposed learning building will be accommodated within the existing school site. As such the site is considered suitable for an additional classroom building.

## 6.2 The provisions of any environmental planning instrument

### **6.2.1 State Environmental Planning Policies**

The proposal has been assessed against the provisions of all known SEPP's and the development has been found **to achieve** an acceptable level of compliance. Relevant SEPP's examined below:

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The development proposal includes the removal of several trees and shrubs. The subject site is zoned R1 – General residential under the Snowy River Local Environment Plan 2013. The R1 zone is a zone to which this policy applies.

The site comprises of a mix of native vegetation and exotic, with eight (8) native trees to be removed. The species of trees to be removed include Eucalyptus Mannifera (Brittle gum), Eucalyptus lacrimans (Weeping Snowy Gum), Pinopsida (Conifer), Pinus Radiata (Radiata Pine).

The size of the trees to be removed range from 1m to 16m in height. The location of the trees are not within a Biodiversity values or Terrestrial Biodiversity mapped area.



**Figure 8: Biodiversity Values map (Left) and SR LEP Terrestrial Biodiversity map (Right)**

The removal of the trees does not exceed the biodiversity offset scheme threshold, they do not form part of a heritage item or located within heritage conservation area, nor do they form part of an Aboriginal object or part of an Aboriginal Place of significance or heritage conservation area.

The development has been considered against the principles in part 3 and has achieved an acceptable level of compliance.

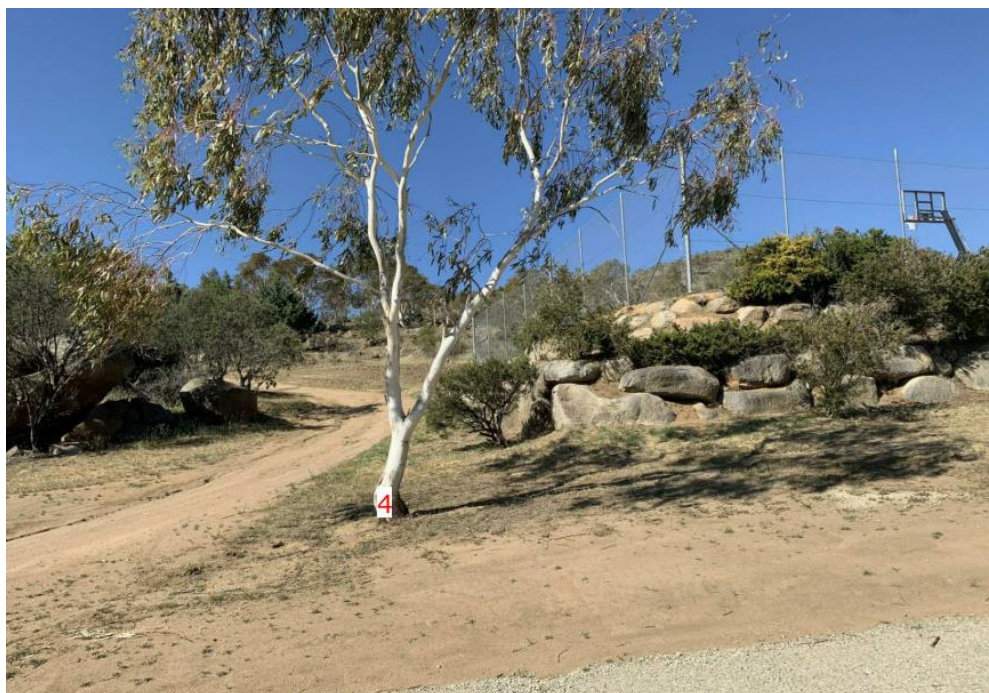


Figure 9: Location of trees to be removed shown in red.



Figure 10: Trees 2.1, 2.3 and 2.4 to be removed ( tree 2.2 already removed)





**Figure 11: Tree 4 to be removed**



**Figure 12: Group 5 all trees to be removed**



**Figure 11: Trees 3 and 6.1 – 6.3 to be removed. Tree 6.4 to be retained**

### **State Environmental Planning Policy No 55 (Remediation of Land)**

The developer has provided report detailing the findings of the detailed site investigation which was carried out by Robson Environmental Pty Ltd. The conclusion of the report states that

*“based on the field observations and the analytical results AEC1 and AEC 2 identified at the SMGS are no longer considered to be areas of concern and the site is considered suitable for the current and proposed land use.”*

The report also provides recommendations including a Construction Environmental Management Plan (CEMP) which includes an Unexpected Finds Protocol and if soil is required to be removed from the site the soil should be assessed in accordance with NSW EPA (2014) ‘Waste Classification Guidelines, Part 1: Classification of Waste’.

Under the provision of clause 7 (1)(a) Council has considered whether the land is that contaminated and has concluded that it is unlikely that the site is contaminated. Therefore, Council is satisfied that the site is suitable for its current and ongoing use as a school.

### **State Environmental Planning Policy (State and Regional Development) 2011**

The development has a capital investment value of \$10,290,442 as such it is considered Regionally Significant development under schedule 7 clause 5 being Private Infrastructure and community facilities over \$5 million. As such the development application is being presented to the Planning Panel for determination.

### **State Environmental Planning Policy (Educational Establishments and Child Care Facilities)(ESEPP)**

#### **Part 4 Schools—specific development controls**

The development is on land zoned R1 which is a prescribed zone under clause 33 of the ESEPP allowing for construction of the new learning building to be permissible development under the provisions of clause 35.

The development has been considered against the design quality principles in schedule 4 and has achieved an acceptable level of compliance.

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| Principle 1—<br>context, built form<br>and landscape  | <p><i>Complies</i> - The proposed building has been designed to integrate with the existing school buildings and pedestrian pathway network. A landscaping plan has been submitted with the application which demonstrates that the proposed landscaping will enhance the existing school landscaping and provide an outdoor learning area for students.</p> <p>The proposed building demonstrates with its built form and materials that it is in keeping with the existing school buildings. The development is not in an area identified as scenic protection under the SRLEP.</p> |
| Principle 2—<br>sustainable, efficient<br>and durable | <p><i>Complies</i> - The proposed building includes energy efficient design principles including a northern orientation to maximize solar access, use of skylights, use of thermal chimneys for passive air movements and ventilation, installation of solar panels and use of water efficient fittings and fixtures. It has been designed to</p>   |



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|  | allow for an increase in future enrollments.  |
| Principle 3—accessible and inclusive             | <i>Complies</i> - The development includes pedestrian connectivity including accessibility through compliance with the provisions of the Disability Discrimination Act 1992 (Commonwealth).   |
| Principle 4—health and safety                    | <i>Complies</i> - The applicant has adequately demonstrated that the development is to provide a safe and healthy educational facility which is accessible and welcoming.   |
| Principle 5—amenity                              | <i>Complies</i> - The proposed development includes additional formalised outdoor learning spaces, art facilities and the majority of the flexible classroom spaces have immediate access to outdoor learning spaces that will improve the learning experience for students.  |
| Principle 6—whole of life, flexible and adaptive | <i>Complies</i> - The proposed learning building will allow for an increase in school enrolments and provide facilities which are currently not available, such as additional formalised multi-use flexible classrooms and outdoor learning spaces.                           |
| Principle 7—aesthetics                           | <i>Complies</i> - It is considered that the scale, materials, finishes and landscaping chosen for the learning building are considered to be aesthetically pleasing and complement the surrounding natural and built environment and will integrate with the existing school. |

Whilst not expressly designed to allow for school facilities to be shared by the community the development does not preclude the use of existing school facilities to be open for public use. As such it is considered to meet the requirements of clause 35(6)(b).

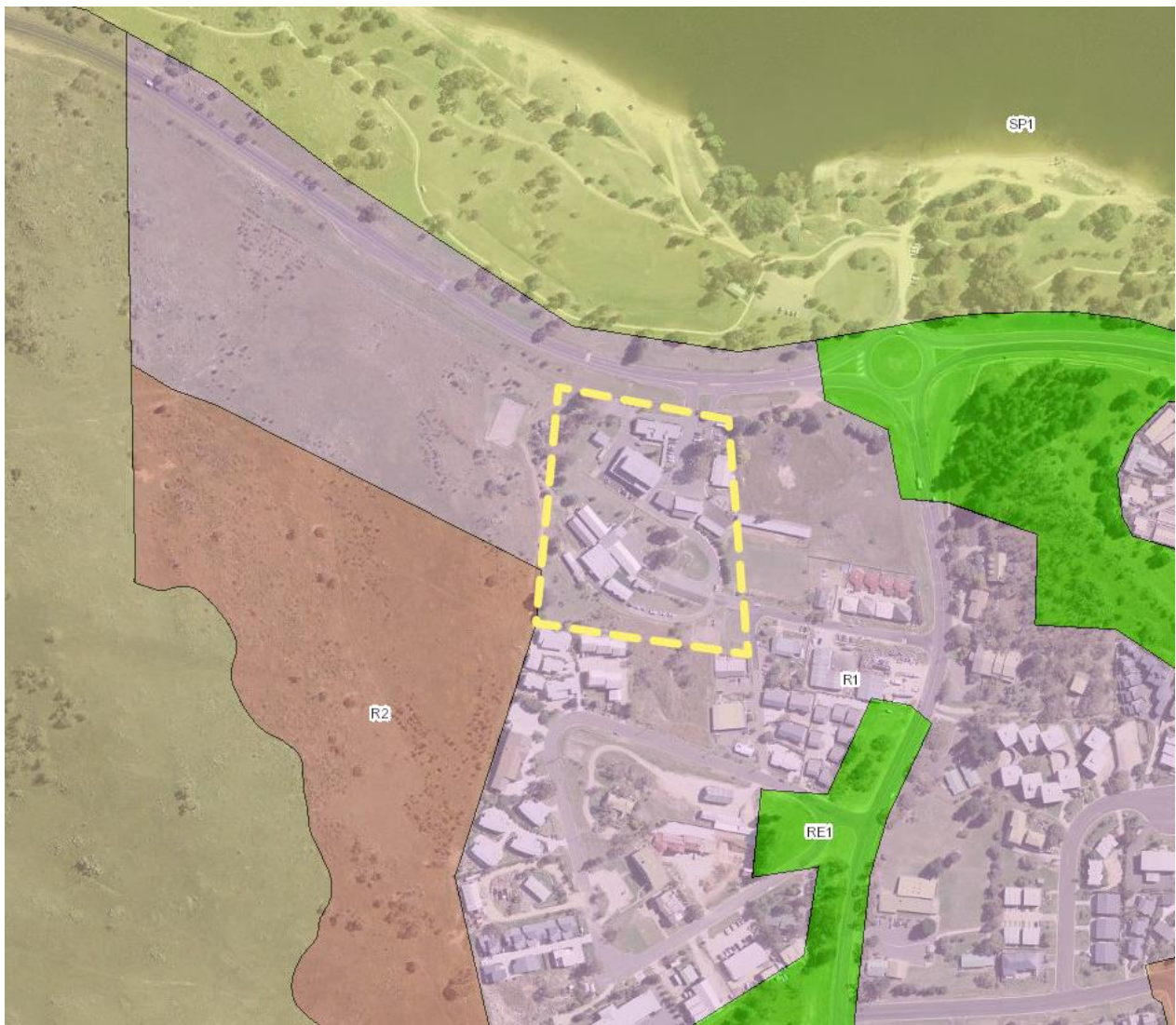
#### Part 7 – General Development Controls

##### 57 Traffic Generating Development

As the development has the potential to accommodate a 10% increase in staff and students amounting to more than 40 additional students, the application was referred to Transport for NSW for their comment. The response received contained no objection to the development from Transport for NSW.

The applicant provided a Traffic Impact Assessment that found the existing parking and drop off/pick up zones would continue to be adequate for the additional vehicles generated by the increase in students. It has been proposed that a temporary driveway be constructed from Kosciuszko Road to minimize and construction and school traffic conflicts. Overall it is not considered that the proposed development would lead to a significant increase in traffic congestion in and around the site.

## 6.2.2 Permissibility of the development under the Snowy River Local Environmental Plan 2013



**Figure 5 - The zoning of the subject site in context with the surrounding zones.**

The subject site is zoned R1 – General Residential under the Snowy River LEP 2013 ‘SRLEP’. “Educational establishment” is not a permitted use in the zone however the development is permissible through clause 35 of the ESEPP as R1 is a prescribed zone. The proposal is consistent with the aims and objectives of the SRLEP.

The proposal has also been examined in detail against the provisions of Council’s LEP and has been found to achieve an acceptable level of compliance. The following provisions from SRLEP 2013 are of relevance and have been assessed for compliance:

### Clause 4.3 Height of building

*The development exceeds the standard* - A portion of the building is proposed to exceed the maximum height limit of 9 metres. A request to vary the standard in accordance with clause 4.6 has been received. The assessment of the variation request is discussed below.

### Clause 4.4 Floor space ratio

*The development complies*—The whole development site has an FSR of 0.28:1.

The existing main campus is located on lot 12 DP 242010. The proposed development is proposed partially on lot 12 and partially on Lot 4 DP 874113. An exempt boundary adjustment is currently under way which will result in the proposed learning hub and the existing campus to be wholly within one lot.

The proposed floor area of the learning hub is 2424m<sup>2</sup>, the existing school building comprises of approximately 3777m<sup>2</sup> and the boarding school approximately 1160m<sup>2</sup>. As such the total

gross floor area for the main campus will increase from 4937m<sup>2</sup> to 7361m<sup>2</sup>, resulting in an FSR of 0.28:1 based on the current lot size or 0.26:1 on the amended lots sizes. This is well below the maximum 0.5:1 permitted.

#### Clause 4.6 Exception to development standards

The applicant has provided a written request to Council which seeks to justify the contravention of the development standard required under Clause 4.3. This clause pertains to maximum building height. The maximum height of the school building is proposed to be 10.195metres which exceeds the maximum building height applying to the site of 9metres.

The applicant has provided the following reasons for exceeding the development standard:

- *The site falls towards the Barry Way side of the site. The proposal complies towards the west and exceeds the height limit at the eastern end where the land falls. Due to the sloping topography, the proposal does not comply.*
- *The area of non-compliance relates to a small portion of the thermal chimney.*
- *A preliminary geotechnical investigation revealed that excavation options are limited due to a large rock shelf.*
- *The proposed buildings reflect the current school facilities requirements including minimum ceiling heights of 2.7m. All classroom spaces achieving minimum ceiling heights and pedestrian access to both the road and adjacent buildings are designed to be compliant with disabled access.*

The applicant has demonstrated that compliance with the development standard is considered unreasonable and unnecessary in the circumstances of the application based on the following:

- The proposal is consistent with the objectives of the development standard as provided in clause 4.3 of the SRLEP 2013 and the relevant objectives of the R1 zone;
- The area of non-compliance relates to the thermal Chimney, which is a key design component which encourages passive air movement and promotes energy efficiency.
- The proposed Learning Building design is responsive to the topography of the site and provides greater opportunity for high quality indoor and outdoor learning areas.
- The two-storey building is consistent with the built form of the existing school buildings. The proposed Ridge line is 935.047 which is the same as existing “Snowy Shed” building.

The applicant has demonstrated that there are sufficient planning grounds to justify contravention of the development standard based on an assessment of:

- Energy efficient design
- Consistency with existing school buildings
- Public benefit

It is considered that the applicant’s written request has adequately addressed the matters required to be demonstrated in clause 4.6 (3).

They have demonstrated that the proposed development will be in the public interest and is consistent with the objectives of the standard and the objectives of the zone, by stating that:

- *The proposal is two storey, which is compatible with the height of the surrounding development.*
- *The height maintains the low-density character of the area. The additional height is a result of the sloping topography.*

- *The area of non-compliance is the Thermal Chimney, which is a key passive design component adding to the energy efficient design of the development.*
- *There are no views over the site that will be impacted.*
- *Solar access impacts are minimal with shadow being cast onto the building itself.*
- *The proposed development has no perceived impacts on heritage items.*
- *The proposed works are intended to meet the education needs of residents and the broader Jindabyne community.*

It is considered that the proposal will allow flexibility and will achieve a positive outcome.

The assumed concurrence of the Secretary is applicable in this case however due to a departure from the standard of more than 10% the determination must be made at a level higher than that of the delegated assessing officer. This is not at issue in this case due to the application being determined by the Planning Panel.

#### Clause 6.1 Public utility infrastructure

This clause relates to future development, including subdivision of Lot 4 which was re-zoned R1 and R2 under the SR LEP 2013 and is therefore mapped as a Land Release area.

The majority of the proposed development sits within Lot 12 and is able to utilise all the infrastructure available for the existing school campus. Therefore it is considered that the development does not require the expansion of public utilities to service the development.

#### Clause 6.2 Development control plans for land release areas

Clause 6.2 does not apply in accordance with sub clause 4, being that the proposed development is not a subdivision and the majority of the development will be located on lot 12.

#### Clause 7.2 Terrestrial Biodiversity

*The development complies* – Lot 4 has several small areas of Terrestrial Biodiversity mapping. There is a single polygon located adjacent to the existing tennis courts. The proposed area of development is not impacting on the mapped area and the site its self is mostly disturbed and cleared land. As such, the application complies with the provisions of this clause with regards to the unlikely adverse impact to land of ecological value and significant fauna and flora.

#### Clause 7.9 Essential services

*The development complies* - As the proposal is for infill development within an existing school the application complies with the provision of this clause with respect to adequate provision of essential services.

### 6.3 Provision of any proposed Environmental Planning Instruments

There are no other proposed environmental planning instruments applying to this site which are relevant to the proposed development.

### 6.4 Assessment against the relevant provisions Snowy River Development Control Plan 2013

The proposal has also been examined in detail against the provisions of Council's Development Control Plan and has been found to achieve an acceptable level of compliance, the following DCP provisions are of relevance and have been assessed for compliance:

| Provision              | Response/Acceptable Solution   |
|------------------------|--|
| A3 Public Notification | The application was notified and advertised in accordance with the provisions of the Snowy Monaro Planning and Development |



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|   | Community Participation Plan and zero (0) submission were received.  |
| C2 Design                                   |  |
| C2.1-5 Building Design                      | <p><i>Complies</i> - The split-level design of the building responds to the slope of the site and as such minimises the need for excessive excavation. The outdoor spaces are tiered to allow for seating which responds to the natural topography of the site.</p> <p>The landscape plan provides screening plants to soften the impact along Kosciuszko Road.</p> <p>The building is a similar height to that of the existing 'Snowy Shed' building, which allows for consistency in built form when viewed from Kosciuszko Road.</p> <p>The proposed building has used materials to complement to existing school buildings and surrounding environment and no highly reflective products are proposed.</p> |
| C2.1-6 Landscaping                          | <i>Complies</i> - The application included a landscaping plan which includes plantings that will soften the proposed building when viewed from along Kosciuszko Road and within the school grounds.  |
| C3 Car-parking, Traffic & Access            |  |
| C3.1-1 Permanent and Practical Legal Access | <i>Complies</i> - The development has access from a public road.   |
| C3.1-5 Adequacy of Access                   | <p><i>Complies</i> - The proposed vehicular access to the site is considered appropriate for the new learning building.</p> <p>The applicant has provided a traffic impact assessment and have adequately considered the impacts on the surrounding road network. As a result the proposal includes a temporary access from Kosciuszko Road. The development has been referred to Transport for NSW with no objection to the development subject to the conditions of consent provided.</p>  |
| C3.2-1 Pedestrian and Cycle Access          | <i>Complies</i> - The development will not impact on the existing pedestrian and cycle access in and around the site. Footpaths impacted by the construction of new access points will be reinstated upon completion of the development.   |
| C3.3-1 Design                               | <i>Complies</i> - The proposed parking area has been designed in accordance with Councils car parking design specifications and allows for vehicles to enter and leave in a forward direction.   |
|   | <p>Due to the infill nature of the development it is not possible to site the parking spaces behind the building line. In this case it is appropriate to situate the car park in the location proposed due to its proximity to the administration building and to minimise impact on open space areas within the school.</p> <p>New driveway crossovers are proposed and appropriate conditions will be included to ensure compliance with Council standards in this regard.</p>   |
| C3.3-2 Safety                               | <i>Complies</i> - The proposed parking area has considered vehicles and pedestrian movements adequately the design includes a new walkway which will allow pedestrian access to school buildings.  |

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|--|--|
| C3.3-3<br>Landscaping  | <i>Complies</i> - The applicant has proposed appropriate landscaping to soften the look of the parking area, when viewed from inside and outside of the school.  |
| C3.4-1 Car Parking   | <p><i>Complies</i> - Table C3.4-2 requires 1 parking space per employee; 1 parking space per 10 students in Year 12 and 1 bus parking space per 100 enrolled students.</p> <ul style="list-style-type: none"> <li>- 50 employees</li> <li>- 381 students (50 of which are year 12)</li> </ul> <p>There are 80 current onsite park spaces provided at the school, as a result of the construction of the Learning Hub 12 permanent car spaces will be lost. The remaining car spaces will be 68 bays.</p> <p>Applying the DCP requirements;</p> <ul style="list-style-type: none"> <li>- 50 car spaces for employees</li> <li>- 5 car spaces year 12 students</li> </ul> <p>As such the 68 car spaces provided does meet the requirements of the table and the subject development will provide no further parking in addition to that which exists on site.</p> <p>The development application proposes the construction of a temporary access during the construction period. In order to provide justification for the additional access the applicant included a Traffic Impact Assessment prepared by GHD Consultants. The assessment states that “the location of the temporary driveway is intended to minimize the impacts of construction vehicles on school operations.”</p> <p>Despite the loss of 12 permanent car spaces the development does meet the requirements of the DCP with respect to onsite parking provision. It is considered that proposed temporary gravel driveway will minimize the impact to the daily operation of school traffic and is there for satisfactory subject to the conditions provided by TfNSW.</p> |
| C8 Environmental Management                                    | <i>Complies</i> - The application included an appropriate sediment and erosion control plan and construction management plan.  |
| C9 Energy & Waste Efficiency, Water Supply & Effluent Disposal | <i>Complies</i> - The development has been designed to be energy efficient and it includes a proposed photovoltaic solar power system and low water usage landscaping.   |
| C10 Waste management & Recycling                               | <i>Complies</i> -The proposed development will not impact existing waste and recycling infrastructure and has adequate provision on site for the ongoing operation of the educational establishment.   |
| E6 Educational Establishment                                   |  |
| E6.1-1 Access for People with a Disability                     | <i>Complies</i> - The design of the development shows compliance with relevant standards associated with providing access and facilities for people with disabilities. Any new development of this type is required to comply with the provisions of the NCC and Premises Standard.  |
| E6.1-2 Amenity   | <i>Complies</i> - The development is not expected to have adverse impact on the surrounding residential properties with respect to noise or odour. The impacts regarding noise are consistent with the existing school operations and the siting of the Learning hub at the  |

|                                   |  |
|-----------------------------------|--|
|                                   | furthermost  |
| E6.1-3 Year-Round Operation Basis | <i>Complies</i> - The proposed development does not impact on the current year-round operation of the school.  |
| E6.1-4 Waste Management           | <i>Complies</i> - The proposed development will not impact existing waste and recycling contract servicing the school.<br><br>The development will require an approval under s68 of the Local Government Act for the disposal of trade waste. A condition of consent has been proposed to ensure compliance with this requirement. |
| E6.1-5 Car Parking                | <i>Complies</i> – Whilst the construction of the Learning Hub will reduce the existing car parking provisions by 12 permanent spaces, the remaining 68 parking spaces adequately meet the requirements of E6.1-5(c).   |

## **6.5 Impacts of the Development – Environmental, Social & Economic**

### **6.5.1 Access, transport and traffic**

There are currently two (2) vehicle access points to the school. The formal car park is located along the northern boundary and accessible via Kosciuszko Road frontage. A secondary vehicular entry is a formal kiss and drop zone providing six (6) spaces for primary students to be dropped off and collected safely, located on the southeastern corner of the site, accessible from Poley Cow Lane. A designated bus zone is provided adjacent to the administration building.

The development application proposes to establish a new temporary gravel driveway via Kosciuszko Road to access the construction site. This driveway will allow for construction vehicles and school traffic to be separated and minimize conflict.

As a result of the Learning Hub construction 12 permanent car spaces will be lost. There are plans (though not part of this development application) to develop lot 11 DP 808594 with a sports hub. As part of this development there are 17 car spaces proposed.

As such, the parking provision comply with the requirement of the DCP and have suitable accessible parking spaces close to the administration building.

The applicant has advised that the gravel driveway is proposed to be removed upon completion of the proposed learning building and that have identified through their Transport Impact Assessment that car parking demand will be satisfied using existing car park arrangements.

### **6.5.4 Visual Impacts**

The development whilst large is does not obstruct views, nor will it overlook or substantially overshadow adjacent properties. The applicant provided shadow analysis of the impact and this is within reasonable parameters. The development has a varied architectural form that will lead to interest when viewed from the street and it will be adequately landscaped. It is considered that the construction of the new school building will have a positive impact on the streetscape.

### **6.5.7 Flora and fauna & Consideration of Threatened Species**

The subject site is comprises of scattered shrubs, individual Eucalyptus trees, exotic grasses, existing building, roads and services. There are over 15 trees and shrubs identified to be removed. The trees proposed to be removed do not form part of a habitat corridor

and the development site is mapped with a small portion of Terrestrial Biodiversity. As such, there are no foreseen significant impacts on threatened species or endangered ecological communities.

#### **6.5.8 Social and economic impact**

The development is considered to have a positive social impact providing for an expansion of school facilities in a purpose built building and the eventual removal of a number of older demountable buildings. The development is considered to have a positive economic impact on the local area providing for a number of construction and related trades positions and will allow for an increase in students which has overall benefits for the community.

#### **6.6 Public Submissions**

The proposed development was placed on public exhibition and adjoining landowners were notified in accordance with the provisions of the Snowy Monaro Planning and Development Community Participation Plan 2019 for a period of “21” days. Zero submissions were received during the submission period.

#### **6.7 The public interest**

The proposal is not contrary to the public interest, as it complies with the Council’s standards and will not contribute to creating an undesirable precedent.

#### **7.0 CONCLUSION:**

It is considered that the proposed development generally complies with the relevant provisions of Section 4.15 of the Act, SEPP LEP, DCPs and Policies and it is generally aesthetically, economically, socially and environmentally acceptable having regard to the surrounding natural & built environment. Accordingly, approval is recommended subject to the imposition of the conditions of consent.

#### **8.0 RECOMMENDATION**

Pursuant to section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979 (as amended)* it is recommended that consent for Alterations and Additions to Existing Educational Establishment – Demolition of buildings and Construction of Stage 1 - Learning Hub (Snowy Mountains Grammar School) Lot 12 DP 242010 & Lot 4 DP 874113 Ph Clyde, be granted subject to conditions.



## ATTACHMENT 1 – SITE PHOTOGRAPHS



