

DA63/2021

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26 November 2021

Attn: Claire Johnstone

**Millthorpe Public School, DA63/2021: Response to JRPP comments in relation to setback of new proposed building on Park St.**

I refer to the email from Claire Johnstone received on Wednesday 10<sup>th</sup> November 2021, indicating the following deliberation was made by the Joint Regional Planning Panel (JRPP):

*‘The prominence of the proposed Park Street 2 storey building and its relationship to the heritage qualities of the single storey Block B building was discussed. As a result, Panel members requested that Council officers discuss with the applicant the possible further setback of the proposed 2 storey building from Park Street to ensure that the Block B building would not be visually dominated by the proposed building and would thereby retain its prominence in the streetscape. A further building setback would also be likely to facilitate the retention of the two Eucalyptus trees in the front setback area.’*

In response to the above statement, School Infrastructure NSW has completed an appendix to the Statement Of Heritage Impact (SOHI) reviewing the setback of the new learning hub as requested. I would implore both Blayney Shire Council and the JRPP to review the detail provided within this appendix, however would bring particular attention to the following:

- The primary view of the site is from the Victoria and Park Street corner, and positioning the New Learning Hub beside Building B minimises its impact from this corner due to the line of London Plane trees within the road reserve. Further setback would not change the vista from this viewpoint.
- The setback of the New Learning Hub is aligned with the 8m setback of Building B and the adjacent Police Station, maximising the usable space within the site, whilst being appropriate within the heritage character of the area.
- The impact on student play areas and greenspace is minimised by keeping the building aligned with Building B. SINSW have considered further

setbacks towards the school playground, however this creates a supervision issue from the main administration building looking out into the playground by increasing inefficient areas and dead spaces behind buildings.

- The 8m setback results in the new building being viewed behind the row of London Plane trees within the road reserve, and a row of pine trees within the site, maintaining the landscape character of this part of Park Street.
- The alignment between the front of the new Learning Hub building and Building B frames the new student entry created at this point. Setting back the building any further would not achieve this design intent.
- Further setbacks within the site would reduce the usable footprint if additional development in the future were proposed. By keeping alignment with Block B, the space can be dedicated to children play space for now, and allowing better development potential in the future, if additional works were to occur at site.
- The design of this building has been supported by Blayney Shire Council and consultation with their Heritage advisor David Scobie has occurred throughout the process. It is also worth noting that only 1 response to submission was provided during the exhibition period in support of the development.

It is for the reasons above and further outlined in the SOHI appendix, SINSW believe that the new learning hub's position in alignment with existing Building B and adjacent police station is in the most efficient and safe space for maintaining a school environment, whilst still respecting the heritage features of the surrounding area.

SINSW is committed to the delivery of the new build and upgrades at Millthorpe Public School by Early 2023. This delivery commitment by NSW Government may be compromised if an alternative scheme is required, or conditioned, by the Panel. SINSW request the opportunity to meet with the panel prior to any such decision being made.

Please do not hesitate to contact the undersigned, should you have further queries.

Yours sincerely,



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