
STATE SIGNIFICANT EDUCATIONAL ESTABLISHMENT DEVELOPMENT

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
(SEARS)

39-41 BEAMES AVENUE, ROOTY HILL





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1 INTRODUCTION

This request has been prepared to request Secretary's Environmental Assessment Requirement (SEARs) to guide the preparation of a State Significant Development Application (SSDA) for a proposed development of a 3-stream primary school educational establishment that involves the demolition of existing building structures and removal of existing vegetation at 39-41 Beames Avenue, Rooty Hill.

The subject site has a frontage to Beames Avenue, Rooty Hill and the proposed development has been designed in a manner that proposes to retain the vegetation in the south-eastern corner of the site, whilst developing the western half of the site for the educational establishment.

The proposed development is identified as a State Significant Development (SSD) pursuant to the requirements in Section 15, Schedule of *State Environmental Planning Policy (State and Regional Development) 2011* (the S&RD SEPP), being "Development for the purpose of a new school (regardless of the capital investment value)" listed as item 1.

The proposed primary school will be a 3-stream primary school with a student population between 525 and 630 students and up to 30 full time equivalent (FTE) staff during full operation. The proposed development is expected to generate approximately 60 construction related employment opportunities during the course of the development.

This Report has been prepared and relies on the plans and accompanying documents, primarily the concept Architectural Plans prepared by Allenanza Architecture. The purpose of this report is to provide the Department of Planning, Industry & Environment (DPIE) with information to support the preparation of SEARs for the SSDA. The report should be read in conjunction with the supporting plans and documents accompanying the application.

2 THE SITE AND SURROUNDS

2.1 LEGAL DESCRIPTION

The subject site comprises 1 land parcel legally described as Lot 2, in Deposited Plan 1218971 and is more commonly known as 39-41 Beames Avenue, Rooty Hill.

2.2 LOCATION

The subject site is situated on the southern side of Beames Avenue, Rooty Hill, west of the Francis Road overpass as illustrated in Figure 1.



FIGURE 1: LOCATION MAP

2.3 DIMENSIONS AND SITE AREA

The subject site comprises a regular allotment with boundaries as follows:

- A northern frontage to Beames Avenue measuring approximately 38.2 metres;
- A western side boundary measuring approximately 96 metres;
- A southern rear boundary measuring approximately 102 metres;
- An eastern side boundary measuring approximately 137 metres.

The subject site has an overall site area of 7,676m² by survey.

2.4 EXISTING STRUCTURES

An existing single storey dwelling house currently occupies the subject site. An aerial image and photographs illustrating the site and existing structures are provided in the Figures 2 to 8:



FIGURE 2: VIEW OF THE SUBJECT PROPERTY FROM BEAMES AVENUE

2.5 EXISTING VEGETATION

There are several existing canopy trees on the subject site. It is proposed for existing trees will predominately be retained as part of the development.

2.6 CONNECTEDNESS

The subject site has easy accessibility to Francis Road and Beames Avenue. The subject site is in close proximity to Rooty Hill train station which is situated on Beames Avenue and is approximately 800 metres away from the subject site.

The subject site is also in close proximity with various bus stops in the Rooty Hill area. One bus stop is situated on North Parade approximately 140 metres away from the subject proposal. The stop ID of this network is 276642 and includes bus networks 756 and 757 with a frequency of service of 30 minutes. Another bus stop is situated on Charlotte Rd approximately 250 metres away from the subject proposal. The stop ID of this network is 276666 and includes bus network 728 with a frequency of service of 30 minutes. Another bus stop is situated on Francis Rd approximately 320 metres away from the subject proposal. The stop ID of this network is 2766112 and includes bus network 723 and 738 with a frequency of service of 30 minutes.

2.7 PAST USES AND DEVELOPMENT HISTORY

The site is known to have always been used for residential purposes. A review of Blacktown City Council's online DA Tracking system has revealed no previous development history on the subject site.

3 THE PROPOSAL

The proposal is for development of a 3-stream primary school educational establishment that involves the demolition of existing building structures and removal of existing vegetation at 39-41 Beames Avenue, Rooty Hill.



Pursuant to the definitions contained in the LEP dictionary, the development is defined as “*educational establishment*”:

“ **Educational establishment** means a building or place used for education (including teaching), being—
(a) a school, or
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act. ”

3.1 DESCRIPTION

The proposal includes demolition of the existing structures, removal of existing vegetation and construction of an educational establishment that includes a 3 storey school building.

3.2 SITE AND BUILDING WORKS

3.2.1 DEMOLITION AND EARTHWORKS

The subject development will involve demolition and will seek consent for demolition of all existing structures.

The subject development will involve earthworks to facilitate the lower ground floor level car park as detailed on the concept Architectural Plans.

3.2.2 BUILDING HEIGHTS

It is proposed that the overall development on the site would achieve a maximum building height of 3 storeys.

3.2.3 CONSTRUCTION EMPLOYMENT

The development of the site is expected to generate economic activity including the creation of 60 jobs throughout the construction phase.

3.3 OPERATIONAL DETAILS

3.3.1 CONSTRUCTION STAGING

It is proposed that the educational establishment will be constructed and developed over a series of construction stages as detailed below:

STAGE	DEVELOPMENT
Stage 1	Demolition of the existing structures and vegetation removal, construction of the lower ground floor car park and northern half of the building.
Stage 2	Construction of the southern half of the building.

TABLE 1: DEVELOPMENT STAGING

3.3.2 STAFF AND STUDENT NUMBERS

The development will involve a total of 30 full time equivalent (FTE) staff members for the proposed educational establishment which will include teachers, executives, and administrative support staff.



The development proposes a 3-stream primary school with a student population between 525 and 630 students.

The maximum number of students and staff anticipated over the proposed stages will be further detailed in the Environmental Impact Statement to accompany the future SSDA.

3.4 PEDESTRIAN AND VEHICULAR ACCESS AND PARKING

The development proposes to maintain the existing pedestrian access from the Beames Avenue frontage of the site.

The indicative development will provide 38 off street car parking spaces for staff and visitors within the lower ground floor/basement level including disabled car parking spaces, parking bays for pick up/drop off and bus parking bays.

A bike rack with capacity to accommodate a sufficient number of bicycles as well as secure locker facilities will also be provided within the lower ground floor/basement level.

3.5 LANDSCAPING AND SITE EMBELLISHMENT

Tree removal at site will be minimal with the existing vegetation located at the south-eastern corner of the site proposed to be retained. Landscaping will be provided along proposed development of the educational establishment including a landscaped outdoor play area for children.

3.6 WASTE MANAGEMENT

There will be waste management facilities provided on the site for the storage of bins and for the on-site collection of waste and recycling.

4 PLANNING FRAMEWORK

The *Environmental Planning and Assessment Act, 1979* (the EP&A Act) prescribes the following matters that are required to be taken into consideration in the assessment of an application, as detailed under the respective headings that follow:

- Section 1.7 - Significant effect on threatened species, populations or ecological communities, or their habitats;
- Section 4.15 - Evaluation:
 - Section 4.15 (1)(a)(i) - The provisions of any Environmental Planning Instrument;
 - Section 4.15(1)(a)(ii) - The provisions of any exhibited Draft Environmental Planning Instruments;
 - Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan;
 - Section 4.15 (1)(a)(iia) - The provisions of any Planning Agreement entered into under s7.4 or proposed Planning Agreement;
 - Section 4.15 (1)(a)(iv) - The provisions of the Regulations;
 - Section 4.15(1)(b) - The likely environmental impacts on both the natural and built environments, and social and economic impacts of the development;
 - Section 4.15 (1)(c) - The suitability of the site for the development;
 - Section 4.15(1)(d) - Any submissions made in accordance with the Act or the regulations; and
 - Section 4.15(1)(e) - The public interest.
- Section 4.46 - Integrated Development.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



4.1 ACTS

Section 1.7 of the EP&A Act prescribes matters for consideration in determining whether a development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The relevant provisions from the Act are discussed below.

BIODIVERSITY CONSERVATION ACT, 2016

The purpose of the *Biodiversity Conservation Act, 2016* is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

An assessment of the proposal against the Act will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

FISHERIES MANAGEMENT ACT, 1994

The *Fisheries Management Act, 1994* is the primary Act governing the management of fish and their habitat in NSW. The site is not located within an area containing or contributing to a habitat and therefore the Act will not be relevant to this development.

An assessment of the proposal against the Act will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

5 ENVIRONMENTAL PLANNING INSTRUMENTS

5.1 STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies are applicable to this development:

- ▶ State Environmental Planning Policy No. 55 - Remediation of Land;
- ▶ State Environmental Planning Policy No 64 - Advertising and Signage;
- ▶ State Environmental Planning Policy (Infrastructure) 2007;
- ▶ State Environmental Planning Policy (State and Regional Development) 2011;
- ▶ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- ▶ State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017; and
- ▶ Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 - REMEDIATION OF LAND

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.

An assessment of the proposal against the SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

STATE ENVIRONMENTAL PLANNING POLICY NO 64 - ADVERTISING AND SIGNAGE

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64) sets out planning controls for advertising and signage in NSW. The SEPP requires signage to be compatible with:



- ▶ the future character of an area;
- ▶ provide effective communication in suitable locations; and
- ▶ be of high quality design and finish.

An assessment of the proposal against the SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) assists the NSW Government, private infrastructure providers, local councils and the communities they support by simplifying the process for providing infrastructure like hospitals, roads, railways, emergency services, water supply and electricity delivery.

An assessment of the proposal against the SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

STATE ENVIRONMENTAL PLANNING POLICY (STATE & REGIONAL DEVELOPMENT) 2011

The proposal is SSD, pursuant to clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD), being “development for the purpose of a new school (regardless of the capital investment value).

STATE ENVIRONMENTAL PLANNING POLICY (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017 contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

An assessment of the proposal against the SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (the Education SEPP) aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State and applies to existing and proposed educational establishments across the State.

An assessment of the proposal against the SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

SYDNEY REGIONAL ENVIRONMENTAL PLAN NO 20 - HAWKESBURY-NEPEAN RIVER

The *Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River* (SREP 20) is a Deemed SEPP that aims “to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context”. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



An assessment of the proposal against the Deemed SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

5.2 LOCAL ENVIRONMENTAL PLANS

The following Local Environmental Plans are applicable to this development:

- ▶ Blacktown Local Environmental Plan 2015.

BLACKTOWN LOCAL ENVIRONMENTAL PLAN 2015

Blacktown Local Environmental Plan 2015 (the LEP) is the principal environmental planning instrument that applies to the land and contains all the applicable development standards for the development of the subject site.

The subject site is located within the R2 Low Density Residential zone which allows “*educational establishment*” with consent. Under the LEP, an “*educational establishment*” is defined as:

“ **Educational establishment** means a building or place used for education (including teaching), being—
 (a) a school, or
 (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act. ”

The LEP also defines school as:

“ **school** means a government school or non-government school within the meaning of the Education Act 1990. ”

The proposed primary school will be run by a non-government institution and is compatible with the above definition. Therefore, the proposed development is defined as an “*educational establishment*” in accordance with the LEP.

5.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The following Draft Environmental Planning Instruments are applicable to this development:

- ▶ Draft State Environmental Planning Policy (Environment);
- ▶ Draft State Environmental Planning Policy (Remediation of Land); and
- ▶ Draft Local Environmental Plan.

DRAFT STATE ENVIRONMENTAL PLANNING POLICY (ENVIRONMENT)

The NSW Department of Planning, Industry and Environment has publicly exhibited *Draft State Environmental Planning Policy (Environment) (Draft Enviro SEPP)* which relates to the protection and management of our natural environment with the aim of simplifying the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. The changes proposed include consolidating the following seven existing SEPP's:

- ▶ State Environmental Planning Policy No. 19 - Bushland in Urban Areas;
- ▶ State Environmental Planning Policy No. 50 - Canal Estate Development;
- ▶ State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;
- ▶ Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment;
- ▶ Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997);

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



- ▶ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; and
- ▶ Willandra Lakes Regional Environmental Plan No. 1 - World Heritage Property.

The draft Enviro SEPP will repeal the above existing SEPP's and certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW Planning System.

Changes are also proposed to the Standard Instrument - Principal Local Environmental Plan. Some provisions of the existing policies will be transferred to new Section 117 Local Planning Directions where appropriate.

An assessment of the proposal against the Draft SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

DRAFT STATE ENVIRONMENTAL PLANNING POLICY (REMEDICATION OF LAND)

The *Draft State Environmental Planning Policy (Remediation of Land)* (Draft Remediation SEPP), relates to the remediation of land and seeks to repeal and replace the current SEPP 55. Generally, the Draft Remediation SEPP maintains similar provisions to the current SEPP 55 and will contain provisions to the following effect:

- ▶ Making remediation work permissible, despite anything to the contrary in another environmental planning instrument;
- ▶ Specifying when development consent is, and is not required, for remediation work;
- ▶ Specifying considerations that are relevant in determining development applications; and
- ▶ Requiring remediation work meet certain standards and notification requirements.

An assessment of the proposal against the Draft SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

DRAFT LOCAL ENVIRONMENTAL PLAN

An assessment of the proposal against the any Draft LEP's will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

5.4 DEVELOPMENT CONTROL PLANS

It is noted that DCP's do not apply to SSD pursuant to Clause 11 of the State and Regional Development SEPP. Notwithstanding this, the following DCP covers development controls relating to the subject site:

- ▶ Blacktown Development Control Plan 2015.

BLACKTOWN DEVELOPMENT CONTROL PLAN 2015

Blacktown Development Control Plan 2015 (the DCP) contains objectives and development controls for development on land located within the boundaries of the Blacktown City Local Government Area. However, it is noted that DCP's do not apply to SSD pursuant to Clause 11 of the State and Regional Development SEPP.

Notwithstanding the above, consideration has been given to the provisions of the DCP as part of the design process and will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the application.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



5.5 STRATEGIC PLANNING FRAMEWORK

A number of strategic planning policies apply to the development, including the following:

- NSW State Priorities;
- The Greater Sydney Regional Plan, A Metropolis of three cities;
- Future Transport Strategy 2056;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017);
- Sydney Central City District Plan.

6 PRELIMINARY ASSESSMENT

6.1 BUILT FORM AND URBAN DESIGN

The proposed development's compliance with the relevant applicable development controls indicates that the proposed development is appropriately sited, observes a high standard of design and proposes a built form that will be compatible with the local area and the desired future character.

The proposed development has been appropriately sited having regard to the site features such as outlook, solar access, natural ventilation, visual and acoustic privacy, natural landform constraints and heritage affectations.

The proposed development has been designed to integrate well with the streetscape. The development also gels well with the low rise build form and narrow block widths that characterise the streetscape.

A full assessment of the built form and urban design will be undertaken as part of the EIS. Additionally, a detailed design report, responding to Schedule 4 Schools – design quality principles of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*, will be submitted with the EIS.

6.2 TREES AND LANDSCAPING

There are several existing canopy trees on the subject site. It is proposed for existing trees will predominately be retained as part of the development. Any tree removal will be assessed as part of the EIS.

6.3 ENVIRONMENTAL AMENITY

The development is not anticipated to cause any adverse amenity or privacy impacts for surrounding properties. A full assessment of the potential amenity impacts will be undertaken as part of the EIS.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



6.4 TRANSPORT AND ACCESSIBILITY

A traffic and parking assessment will be undertaken and form part of the EIS. The assessment will address the capacity and function of the existing road network, traffic movements on the site and surrounding street network and parking for the overall development.

An assessment of pedestrian permeability and alternate transportation networks will also form part of the assessment and will form part of the EIS.

6.5 ESD & THE CUMULATIVE IMPACT

The development is not expected to have any cumulative impacts and is not considered to inhibit the ability of future generations to further use or develop the site. An assessment of the ESD principles, including any opportunities for mitigation, will form part of the EIS.

6.6 SOCIAL IMPACTS

The proposed development is considered to provide a positive social impact for the local and wider community. The following discussion provides an assessment of the potential social impacts the proposed development is anticipated to have on the local community:

6.7 NOISE AND VIBRATION

A comprehensive acoustic report addressing construction and operational noise, prepared by a suitably qualified professional, will be submitted with the EIS. The proposal will also address how the development meets the requirements of State Environmental Planning Policy (Infrastructure) 2007, Part 3 Division 15 Subdivision 2 Clause 87 'Impact of rail noise or vibration on non-rail development' given that the site is located opposite the railway corridor.

6.8 BIODIVERSITY

The site is identified as potentially containing Shale Plain Woodland and has not been identified as being Bio-certified. Trees are proposed to be retained where practicable and any tree removal will be addressed by an Arborist/Ecologist as part of the EIS. As there is no impact on the biodiversity area, a Biodiversity Development Assessment Report (BDAR) will not be required as part of the EIS which has been confirmed by Council in the Pre-DA held with Council. A copy of Council's Pre-DA minutes are provided as Appendix A to this Report. However, an Assessment of Significance for the impact on all threatened species or ecological communities will be provided in a Flora and Fauna Assessment (FFA) report and an Ecological Report. Any impact considered likely to be significant, would trigger a BDAR to be prepared as part of the EIS.

6.9 CONTRIBUTIONS

Council charges and contributions for development will be determined part of the EIS process.

6.10 STAGING

It is proposed that the educational establishment will be developed over a series of stages as detailed earlier within this report. Further details of the staging including the student and staff capacity at each stage will be provided as part of the EIS.



6.11 UTILITIES/INFRASTRUCTURE

The augmentation and provision of new and additional utilities and infrastructure will be necessary as a result of the proposal. Confirmation from major service providers (electricity, water, sewer, gas, and telecommunication) will be obtained including the location of their infrastructure and will be detailed within the EIS.

6.12 NATIONAL CONSTRUCTION CODES/BUILDING CODE OF AUSTRALIA

The development has been designed to ensure that the proposal is capable of achieving compliance with the National Construction Codes (NCC)/Building Code of Australia (BCA). Compliance with the NCC/BCA will be addressed in detail by a BCA Consultant and will be detailed within the EIS.

6.13 ECONOMIC IMPACTS

The proposed development will generate some short-term economic benefits for the local and wider community via the creation of construction related employment opportunities. It is expected that the development will generate approximately 60 construction related employment opportunities. The proposed development will also result in positive long term economic impacts via the creation of up to 30 FTE positions for the ongoing school operations. A detailed assessment of the economic impacts will be provided within the EIS.

6.14 FLOODING

The subject site is not identified as flood prone land however is affected by a rear channel water level as advised by Council. The potential for flooding of the site and any accompanying flood study, reports or modelling will form part of the EIS.

6.15 WASTE AND RECYCLING MANAGEMENT

A Waste Management Plan will be submitted with the SSDA and details of waste and recycling management will be provided within the EIS.

6.16 CONTAMINATION

The history of land uses for the site has been considered as an indicator for potential contamination of the site. A review of Council's online DA tracking system has revealed no prior development history for the subject site. However, early consultation with Council has identified the need for site investigations to be carried out to determine the likelihood of contamination.

Therefore, relevant and suitable site investigations will be carried out and included in the EIS.

6.17 HERITAGE

The site is not identified as a heritage item. This item is also not situated in a Heritage Conservation Area.

An Aboriginal Archaeology Due Diligence report will be prepared for this site by a suitably qualified Aboriginal Heritage Consultant and will be included in the EIS.



6.18 CONSULTATION

During the preparation of the SSDA, consultation will occur with the relevant local, State or Commonwealth Government authorities, service providers, community groups, relevant special interest groups and affected landowners.

Upon receipt of the SEARs for the development, a Consultation Strategy will be prepared to identify any consultation required.

It should be noted however that a Pre-Application Meeting (PAM) has already been conducted with Council and Council have provided their comments in relation to the proposed development. A copy of Council's Pre-DA minutes are provided as Appendix A to this Report. The comments from this consultation will be considered further and a response will form part of the EIS.

7 CONCLUSION

The proposal is for development of a 3-stream primary school educational establishment that involves the demolition of existing building structures and removal of existing vegetation at 39-41 Beames Avenue, Rooty Hill.

The proposed development is identified as a SSD pursuant to the requirements in Section 15, Schedule of the S&RD SEPP, being "Development for the purpose of a new school (regardless of the capital investment value)" listed as item 1.

This Report has been prepared to request the Secretary's Environmental Assessment Requirement (SEARs) to guide the preparation of a SSDA for the proposal.

This Report provides an introduction to the proposal and provides DPIE with information to support the preparation of SEARs for the SSDA. The report should be read in conjunction with the supporting plans and documents accompanying the application.

We request that the Planning Secretary issue the SEARs for the project to allow the project to progress towards the preparation of an EIS and lodgement of a SSDA.



APPENDIX A

PRE-APPLICATION MEETING (PAM) C20/54401 MINUTES

BLACKTOWN CITY COUNCIL

8 DECEMBER 2020

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY

PRE-APPLICATION MEETING (PAM)

Site of proposal: 39 Beames Avenue, Rooty Hill – Lot 2 DP 1218971.

Proposal: Bellfield College – Feeder Campus

Land Zoning: The subject site is zoned R2 Low Density Residential under Blacktown Local Environmental Plan 2015.

You are encouraged to confirm the zoning of the site by obtaining a Clause 10.7 Planning Certificate (formerly referred to as a Section 149 Planning Certificate).

Note: a copy of these minutes must be submitted with any subsequent development application (DA). Please note that the information provided within these minutes are valid for a period of 12 months. Please arrange a follow up PAM should you wish to pursue this development.

Date: 18 November 2020

Representing the applicant: Charles Glanville (Architect - Alleanza), Ali Hammound (Planner - Planzone).

Council officers present: Pauline Daw (Coordinator Planning Assessment – Gateway), Phoebe Yang (Gateway Town Planner), Yael Lang (Environmental Compliance Officer - Industry Environment), Aneesh Singh (Team Leader Development Engineering), David Brennan (Senior Biodiversity Officer), Abdun Noor (Senior Traffic Engineer), Laith Almoil (Engineer Design – Drainage).

Council officers providing comment (not in attendance): Anita Ng (Landscape Architect).

1. The following environmental planning instruments (EPIs) and development control plans (DCPs) are relevant to the site of this proposal:

SEPP (Educational Establishments and Child Care Facilities) 2017	✓
State Environmental Planning Policy (State and Regional Development) 2011	✓
Blacktown Local Environmental Plan 2015	✓
State Environmental Planning Policy No. 55 – Remediation of Land	✓
Blacktown Development Control Plan 2015 (BDCP 2015)	✓
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	✓

2. The following controls and development standards are of particular relevance to this proposal:

Permissibility

- The proposed 'Educational establishment' is permitted with consent in the R2 – Low Density Residential zone under SEPP (Educational Establishments and Child Care Facilities) 2017 subject to compliance with the other relevant planning policies.

State Significant Development (SSD)

- The proposed development is an SSD as a result it being a development for the purpose of a new school (regardless of the capital investment value) subject to Clause 15 of Schedule 1 State significant development—general under the State Environmental Planning Policy (State and Regional Development) 2011. In this case, the Department of Planning Industry and Environment will be the consent authority.
- As such, the key issues discussed in these meeting minutes are initial feedbacks only from Council. The applicant should be contacting the DPIE to find out their application lodgment requirements and comments on the proposed development. Council's comments regarding the proposed school development will be formally provided to DPIE as part of the SEARS should you decide to progress to a Development Application.

Development Contributions

- Section 7.11 Contributions are applicable. *Note: the applicable S7.11 contribution plan is Contribution Plan No 1 – Plumpton Rooty Hill & Minchinbury Release Area.*
- A Voluntary Planning Agreement (VPA) may also be required to be executed between Council and the applicant for this development. For details, contact Council's Manager Development Contributions, Dennis Bagnall.

Development standards and key affectations

Maximum building height:	The maximum height of building is 9m.
Terrestrial biodiversity:	The site is identified as potentially containing Shale Plain Woodland and has not been identified as being Bio-certified. Trees are to be retained where practicable according to Council's resolution in May 2018. No tree removal is to occur without the prior formal approval of Council being obtained. The applicant is strongly encouraged to design the development to avoid tree removal. Please contact Council's Senior Biodiversity Officer, David Brennan for further detailed information.

Note: You are advised to carefully check all relevant development controls to ensure all relevant matters and documentation are included in any application.

Any departures from development controls and standards must be accompanied by a comprehensive written justification for consideration by Council at the time of the assessment.

3. Will any NSW legislation cause the proposal to be integrated development (under the Environmental Planning & Assessment Act 1979)?

	Yes	No
Fisheries Management Act 1994 (*Note: the development will become integrated development if any permit under the Fisheries Management Act 1994 is required)	☐	☒ *
Heritage Act 1977 (*Note: the development will become integrated development if any works are proposed to an item on the State Heritage Register)	☐	☒ *
Mine Subsidence Compensation Act 1961 (*Note: the development will become integrated development if approval is sought to alter or erect improvements within a mine subsidence district or to subdivide land therein)	☐	☒ *
Mining Act 1992 (*Note: the development will become integrated development if the proposal relates to the granting of a mining lease)	☐	☒ *
National Parks and Wildlife Act 1974 (*Note: the development will become integrated development if a grant of Aboriginal heritage impact permit is required)	☐	☒ *
Petroleum (Onshore) Act 1991 (*Note: the development will become integrated development if a grant of production lease is required)	☐	☒ *
Protection of the Environment Operations Act 1997 (*Note: the development will become integrated development if an environmental protection licence under POEO Act 1997 is required)	☐	☒ *
Roads Act 1993 (*Note: the development will become integrated development if it is proposed to erect a structure or carry out a work in, on or over a public road; or dig up or disturb the surface of a public road; or remove or interfere with a structure, work or tree on a public road; or pump water into a public road from any land adjoining the road; or connect a road, whether public or private to a classified road)	☐	☒ *
Rural Fires Act 1997 (*Note: the development will become integrated development if authorisation under section 100B of RF Act 1997 is required)	☐	☒ *
Water Management Act 2000 (*Note: the development will become integrated development if water use approval, water management work approval or a controlled activity approval under Part 3 of Chapter 3 of the Water Management Act 2000 is required). If the proposal is integrated development, additional fees of \$140 (payable to Blacktown City Council) and \$320 (payable to the referral agency) are required to be submitted with the DA.	☐	☒ *

Note: It is the applicant's responsibility to identify whether the proposed development is 'integrated' development. Detailed reports accompanying the development application may confirm the application is 'integrated' and requires approval from other approval bodies.

4. Physical characteristics of the site:

Configuration of higher density infill development in established residential areas that provides adequate solar access, privacy and amenity to all sites requires careful and skilful execution of site planning and building layout. Site planning should: –

- Ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- Ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.

Particular issues which should be addressed include, though are not limited to: –

Flooding	The subject site is not identified as flood prone land however is affected by the rear channel water level. As advised by Council's drainage engineer, the proponent is to obtain a flood advice letter from Council's drainage engineers. This is obtained by requesting this at floodadvice@blacktown.nsw.gov.au .
Bushfire	The subject site is not identified as bushfire prone land.
Contamination	<i>State Environmental Planning Policy No 55 – Remediation of Land</i> Clause 7 'Contamination and remediation to be considered in determining development applications' applies. A stage 2 site contamination report prepared by a suitably qualified accredited and EPA recognised geotechnical engineer must be submitted in accordance with SEPP 55 with the DA. If the preliminary report recommends further testing then further reports will be necessary and a remediation action plan (RAP) prepared and submitted with the DA if it identifies any remediation work to National Environment Protection Measure (NEPM) 2013 Guidelines, necessary to make the site suitable for the end use.
Salinity	A salinity report prepared by a suitably qualified professional is required to be submitted with the DA.
Easements	It is the responsibility of the applicant to conduct a Property Title Search through NSW Land and Registry Services (LRS) for any easements affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must be clearly indicated on plans submitted with the DA. The current plans show the school building encroaches upon an easement along the western boundary of the site which is not permitted. The proponent is advised to obtain an 88B instrument as no structures are allowed to erect over any easement.
Trees and vegetation	Vegetation with Biodiversity Values is identified on the eastern portion of the site. Should there be any vegetation / tree removal on the site, it will subject to assessment under the Biodiversity Offset Scheme. It is understood that the applicant is aiming to retain all vegetation on the eastern portion of the site. Provided there is no impact on the biodiversity area, a Biodiversity Development Assessment Report (BDAR) is not required at this stage. However, an Assessment of Significance for the impact on all threatened species or ecological communities is to be provided in a Flora and Fauna Assessment (FFA) report and an Ecological Report should also be provided. Any impact considered likely to be significant, would require a BDAR to be prepared. The proponent should also address management of the Biodiversity Mapped area with operation of the proposed school (ie avoid tree branches falling on children, how the area will be fenced and not cause any potential safety hazards from children entering the area etc.).

	For further information on this matter, please contact Council's Senior Biodiversity Officer (Ecologist), David Brennan on 9839 6000.
Heritage and archaeology	A Due Diligence report under the National Parks and Wildlife Act 1974 is required for this site. This is to be prepared by a suitably qualified aboriginal heritage consultant and must be submitted with the EIS.
Landscaping	A landscaping plan is to be submitted with the EIS.
Traffic	A comprehensive traffic impact assessment report prepared by a suitably qualified traffic professional is to be submitted with the EIS.
National Construction Code (Previously known as Building Code of Australia)	All proposed works are to comply with the National Construction Code (NCC). A NCC compliance report is to be submitted with the EIS.
Cut and fill and retaining walls	Details of any cut and fill are to be verified on a separate cut and fill plan. All retaining wall details (e.g. location, top-of-wall height, bottom-of-wall height, sections, elevations etc.) are to be clearly shown on plans and must be constructed of masonry material. The cut and fill plan and details of retaining walls are to be submitted with the EIS.
Street trees	Street tree planting is required. In the event of the necessity to remove street trees or to locate aspects of the development within the drip-line of any street trees, it is strongly advised that you make early contact with Council's Open Space Policy & Tree Management Coordinator.
Overshadowing of adjoining properties	A shadow diagram is required where the building height is 2 storey or more, or where impact from shadow is proposed on adjoining properties.
Waste management	A waste management plan (WMP) is to be submitted with any DA. A template for a WMP can be found at: https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete
Crime Prevention Through Environmental Design (CPTED)	A CPTED report is to be submitted with the EIS.
Signage	Any signage proposed must be accompanied by a SEPP 64 Schedule 1 Assessment. Details of the proposed signage (dimensions, height, locations and content) are to be submitted with the DA.
Acoustics	A comprehensive acoustic report addressing construction and operational noise prepared by a suitably qualified professional is to be submitted with the EIS. The proposal also needs to address how it meets the requirements of State Environmental Planning Policy (Infrastructure) 2007, Part 3 Division 15 Subdivision 2 Clause 87 'Impact of rail noise or vibration on non-rail development': (1) This clause applies to development for any of the following purposes that is on land in or adjacent to a rail corridor and that the consent authority considers is likely to be adversely affected by rail noise or vibration— (a) residential accommodation, (b) a place of public worship, (c) a hospital, (d) an educational establishment or centre-based child care facility. (2) Before determining a development application for development to which this clause applies, the consent authority must take into consideration any

	guidelines that are issued by the Secretary for the purposes of this clause and published in the Gazette. (3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded— (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am, (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.
Kitchen Floor Plan	If kitchens are proposed, plans and specifications are to be submitted that demonstrate the kitchen(s) in the proposed development are in compliance with the requirements of the: - o Food Act 2003 and Regulations there under; - o Australian Standard 4674-2004 Design, construction and fit-out of food premises.
Demolition plan	Should the proposal include demolition, this is to be included in the description of the proposal and addressed in the EIS. All structures to be demolished are to be indicated on a demolition plan. A site work plan, waste management plan and Hazardous Materials Management Plan are to be submitted.
Construction Management Plan	A construction management plan is required to address all likely impacts from the proposed development. This is to include, though not limited to, traffic management, use of cranes in close proximity to the hospital, disruption to services and any need for road closure.
Compliance tables	Compliance Tables are required to be included in the EIS that demonstrate compliance with the relevant environmental planning instruments, development control plans and guidelines.

5. The proposed development within the context of the site:

The DA must address the contextual aspects influencing urban form such as: -

- Neighbourhood/locality context, street layout and hierarchy and prevailing development densities
- Open space distribution and quality, topography, views and built form rhythm
- Heights, alignments and massing of surrounding buildings
- Prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details

The DA must be accompanied by a context analysis of the existing prevailing built and natural features of the site/in the streetscape and provide a suitable design response.

You are therefore required to submit a context/site analysis in the form of a scaled plan addressing the specific details and format requirements identified in the DA Guide.

6. Issues identified by the applicant:

- Suitability of site
- Traffic/parking arrangements

- Trees
- DA lodgment requirements

7. Issues discussed at PAM:

General:

- The proposal is a State Significant Development (SSD) application for the construction of a new primary school.
- The proponent indicated the school is proposed to be developed in three stages:
 - Initial stage includes utilising the existing dwelling house for administration purposes, installing eight (8) demountable classrooms, temporary car parking arrangement with access off the existing driveway and partial demolition of existing structures; this initial stage will accommodate up to approximately 180 students;
 - The second stage will involve construction of a basement and ground floor structure that are to be part of the permanent building, and house 350 students;
 - A final total enrollment of 530 around students will be attending the school when it's built.
- Council holds concerns about the staged development and how students will be managed during construction throughout all stages. Detailed plans should be submitted to show site access for staff, students, parents drop off, school buses, construction vehicles, deliveries, nominate the areas for construction vehicle & parking etc to demonstrate how operation of the school and construction can be safely managed concurrently and meets all WHS standards. Such a staging plan is to demonstrate how there will be no danger to students or staff whilst they are accessing and attending the school from the buildings construction activities. The applicant is encouraged to restrict major construction works to during school holiday period as much as possible to avoid disturbance to students from noise and dust and to avoid exposure to any dangers. Any parking and movement of construction vehicles will need to be well separated from areas frequented by students.
- The proponent is to ensure that all necessary requirements for the primary school to operate in an orderly way are. This includes, though is not limited to; carparking, drainage, landscaping, playground space, traffic, road circulation, bus stops, services, acoustic performance, and also overflow carparking for any special events.

Planning:

Compliance

- The applicant is advised to address the requirements of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 when preparing the application and in the EIS.
- Compliance with the Department of Education and Training school's requirements for playground space for students.

Design and amenity

- Details of external building materials finishes and colours are to be submitted with the EIS.
- Council encourages the use of lighter coloured finishes for roofing materials to reduce the impacts of urban heat island effect. Colours such as black, charcoal & dark greys are to be avoided.
- A comprehensive acoustic report addressing construction and operational noise prepared by a suitably qualified professional is to be submitted with the EIS and any acoustic measures recommended that are required to be implemented. This is to address noise during both stages 1 & 2 and operations after development is at its fully capacity of students.
- The proponent must address Crime Prevention Through Environmental Design (CPTED) in the EIS. This must include recommendations for improved safety and security for the development including

its ongoing operation. The report should identify suitable measures to be used to deter vandalism and theft once the school is operational such as fencing, lighting, promoting visual surveillance, signage with after-hours contacts for future residents to report crime etc.

Carparking

- Carparking must comply with the rates as indicated in the Blacktown Development Control Plan 2015 for primary and secondary schools:
 - 1 space per staff member
Plus
1 space per 100 students
Plus
1 space for delivery vehicles, drop-off area and buses as appropriate
- A student drop off & pick up area is to be provided within the site, this has not been shown on the plans submitted. If the development is to be staged, appropriate drop off & pick up area to suit the number of students at the time are to be demonstrated.
- It appears that the existing driveway servicing the dwelling house will be used for access to a temporary car park. The proponent is advised that the driveway needs to be widened for 2 way movement that is at least 5.5m wide to service the temporary car park.
- The proponent needs to demonstrate that there is sufficient parking on site and that there will be no on street parking or truck queuing traffic related issues resulting from the proposed development. Parking for staff, parents drop off area, and construction vehicles are to be detailed at each stage of the development.
- Uses proposed cannot create on street parking problems and must be able to cater for their own car parking and truck demands within the subject site.
- The carpark must be designed to achieve forwards ingress and egress. There must be sufficient space for a service vehicle to unload for deliveries (ie canteen) and for waste collection vehicle to be able to collect the waste. The location of the waste vehicle space and truck delivery space should be in a location which does not entail reversing manoeuvres in areas where children/students are likely to use/walk by. Detail this and the nominated waste collection storage area on the plans.
- Traffic control during peak hours are required at Beames Avenue.
- Council's Traffic Officer also pointed out that an indented bus bay along Beames Avenue is required and the minimum length is 35m which is problematic as it takes almost the entire frontage of the subject site and may mean the bus bay would encroach into the frontage of the Council reserve.
- By encroaching into the "frontage" it may mean that the footpath has to be moved into Council reserve (Lot 80 DP832590), which could mean the part of lot 80 has to be dedicated for road widening, so that such is within the road reserve and not "private" property.
- Please note Council's Recreation Planning and Design has commented that they are unable to support a loss of public open space that benefits a private interest. For further information on this matter, please contact Council's Manager Recreation Planning and Design, Matthew OConnor on 9839 6000. As it is unlikely Council will support any loss of the existing area of the public reserve, it is recommended that you investigate how the required bus bay will be able to be accommodated and discuss any revised designs with Council's traffic section prior to submitting your DA.
- Where the development cannot comply with traffic requirements, you are recommended to seek an alternative site.
- All private schools need to provide a raised pedestrian crossing to the other side of the road as a way of providing a safe crossing to get to parked cars or walking on the other side of the road. Whilst there may be no nearby traffic generating activities directly across the road, it is possible that persons may drop students off as they drive along Beames Avenue so there need to be a safe point of crossing to address safety if that practice was to occur.

- Your traffic consultant should also investigate if the proposed development will incur additional traffic flow on the other side of Beames Avenue, and if so if new footpath or crossings should be constructed on the opposite side.

Waste Management

- A waste management plan must be submitted with the EIS for storage plus disposal of waste during construction and the on-going use of the site for the proposal. Waste storage areas are to be provided on site in an appropriate location and to a size that caters for the waste demands of the use. For further information on waste collection matters, please contact Council's Sustainable Resources Project Officer, Peta Golla on 98396000.

Plan of management

- A plan of management should be prepared that provides details for the operations of the site as a school and for staff to follow. This includes, but is not limited to:
 - Waste management;
 - Hours and days of operation;
 - Noise and odour management;
 - Car parking management;
 - Emergency response;
 - Signage (directional and advertising);
 - Access and lighting;
 - Vegetation management and how access is controlled to prevent from entering the area

Landscaping

- A landscape plan with fencing details must be submitted with the EIS.

Cut and fill/batters/retaining walls

- Details of any cut and fill are to be shown on a separate plan including details of any retaining walls. This includes top of wall and bottom of wall height.
- There are to be no batters or retaining walls on the RE1 portion of the site. Batters (if any) should be contained within the lot boundaries.

Orderly development

- The orderly delivery of the proposed development and associated civil infrastructure will need to be demonstrated
- If the development is to be staged, you are to address in the Statement of Environmental Effects and on the plans how the proposed development will be staged. The SEE must clearly identify proposed works within each stage of the development. Any staging plan will need to demonstrate how waste collection and provision of carparking required for the number of students, staff and visitors in each stage and forwards egress from the site is achieved. Each stage must be able to function independently without relying on a future stage.

Site services

- Confirmation from major service providers (electricity, water, sewer, gas, and telecommunication) of the location of their infrastructure to ensure proposed development is in a suitable location and the potential for the proposed development to be serviced by the existing infrastructure is required.

Cut and fill

Details of any cut and fill are to be shown on a separate plan including details of any retaining walls (including top of wall and bottom of wall heights).

Information

You are encouraged to make a request for relevant Development Applications and associated modifications by completing an application under [Government Information \(Public Access\) Act \(GIPA\) 2009](#) through the following link: <https://www.blacktown.nsw.gov.au/About-Council/How-we-work/Access-to-our-information>

Zone boundaries

For any required clarification of boundaries or mapping from Council (including, though not limited to zones, ILP, and lot boundaries), or for additional detail than that shown in maps within relevant planning legislation, GIS information can be requested from Council. That which can be requested, fees payable and the format of data is as follows:

- Council's GIS data content such as Cadastre, Land Zone, Proposed Subdivision Road Pattern, Bushfire and Flood can be provided in DWG format
- Fees and charges for 1 square KM tile = \$114
- Data format = ESRI Shape or DWG
- Map Projection = MGA Zone 56 GDA 94
- Delivery time = 5 to 7 working days
- Prefer Payment method = Credit card

For any matters relating to Land Information, please contact Win Min SWE on 9839 6000. Should clarification be required for policies that have not been created by Council, you are encouraged to confirm zone boundary information with the author of the relevant policies.

Zone boundary variations

Any proposed zone boundary variations proposed in a DA must be clearly shown on the plans and supported with a Clause 5.3 variation request giving reasons for the variations. There is no guarantee that these zone boundary variations will be supported and unless they are in council's best interest they will not be supported. If they are supported then the applicant will have to lodge a Planning proposal with the Development application to enable the PP to progress concurrently at full cost to the applicant. Applicants must have the written approval of the section of Council whose zoned land they are changing i.e. Drainage section if its SP2 or Rec planning if its RE1. Unless the written support of these section/s are given council not progress a Clause 5.3 variation or a PP over this site.

Decision-making

- The Department of Planning and Environment will determine matters for uses and projects with capital investment values of particular thresholds in accordance with State Environmental Planning Policy (SEPP) for State and Regional Development 2011.
- The proposed development is an SSD as a result it being a development for the purpose of a new school (regardless of the capital investment value) subject to Clause 15 of Schedule 1 State Significant development—general under the State Environmental Planning Policy (State and Regional Development) 2011. In this case, the Department of Planning Industry and Environment will be the consent authority.

Engineering (Drainage):

The below engineering comments are based on the general requirements under Council's DCP, WSUD Developer's Handbook, WSUD standard Drawings and Engineering Guideline 2005.

The below requirements may also be assessed through a deemed to comply solution www.S3QM.com.au (contact Mark.Liebman@blacktown.nsw.gov.au for assistance). Note the limitations of S3QM and that it may not address all the engineering requirements. The engineer is to

use their judgement to ascertain whether this is a suitable option, However, Council may deem the S3QM inappropriate for some developments.

On-site Stormwater Detention (OSD)

1. This development is located in an OSD exempt area but 7.11 (formerly S.94) may apply. Contact Catherine.Harris@blacktown.nsw.gov.au for rates and applications.

WSUD

1. Either on-lot water quality treatment or Voluntary Planning Agreement (VPA) is required for the development site.
2. On-lot treatment is assessed using Blacktown Council's MUSIC Link. Refer to the WSUD Developer's Handbook for further design requirements
3. Refer Council's DCP 2015 Part J Section 4.2 for pollutant reduction requirements.
4. Alternatively, as the proposed development falls within the Voluntary Contributions boundary, there is an option for the developer to enter into VPA with Council by paying a contribution. The applicable contribution rate is \$62,890 per ha plus an administration fee of 1.5%, and is to be indexed in accordance with Council's policy on the indexing of Section 7.11 contributions. Please contact Catherine.Harris@blacktown.nsw.gov.au for rates and applications before submitting a DA.
5. Provide a MUSIC catchment plan comprising a land-use plan and a separate water quality device plan if on-lot water treatment is proposed (this can be combined only if the arrangement is simple).
6. In addition, where a VPA is entered into and the developable area is >2000m², an approved gross pollutant trap (GPT) is required to meet the gross pollutant and total hydrocarbon pollutant retention targets through an oil baffle. The GPT is to be sized to treat 6month flow which is 75% of 1yr flow. Use Rational method or DRAINS to calculate the 6month flow.

Water Conservation

7. Water conservation is required for the school
8. A Rainwater tank is required to meet the water conservation targets under Part J for the development. A minimum of 80% of non-potable water demand for the development is to be met through the reuse of rainwater. Non potable water demand is to include landscape watering and toilet/urinal flushing.
9. MUSIC is generally used to assess the performance of the rainwater tank using the node water balance and an electronic copy of the MUSIC model needs to be provided to Council for assessment.
10. Refer to WSUD developers Handbook for further design requirements and usage rates.
11. Allow for a minimum usage rate of 0.1 kL/day/toilet or urinal and a minimum of 0.4 kL/m²/year for landscape watering (excluding turfed areas).
12. Where the development is used 5days/wk, the toilet/urinal usage can be discounted by 5/7.
13. Allow for a 10% loss in rainwater tank size volume in MUSIC to that shown on the design plans. e.g. where a 50kL tank is modelled, construct a 55kL tank.
14. All calculations (number of toilets etc.)/graphs/catchments and models are to be provided. In addition, where S3QM is used, provide the generated report.

15. Where the 80% water demand cannot be achieved using rainwater alone consider the use of waterless urinals and the addition of a separate stormwater tank for appropriate uses subject to a risk assessment. If the 80% reuse can still not be achieved consult with Council for an acceptable reuse % at a reasonable tank size.

Others

16. Flood planning restrictions and levels will apply due to the rear channel water level.
17. Contact floodadvice@blacktown.nsw.gov.au to obtain a "flood advice letter" for flood development controls/certificates for the site.
18. Any previous flood advice would need to be checked with Council's flood advice team to see if the latest flood information has been given.
19. Identify all restrictions such as easements on lot as part of the site survey.
20. Obtain a legal point of discharge through the rear or any existing easement onsite. Note that no buildings are permitted over easements unless the easement is repealed.
21. Submit engineering concept plans and any electronic modelling/reports undertaken. Furthermore, Include Council's engineering requirements as a summary note on the engineering plans e.g. OSD required/not required etc. Include design summaries where needed.

For further advice on drainage engineering matters, please contact Council's Drainage Engineer, Laith Almoil on 9839 6000.

Traffic Engineering:

For further advice on traffic engineering matters, please contact Council's Senior Traffic Management Officer, Abdun Noor, on 9839 6000.

Waste:

For Council's waste storage and management requirements, please contact Council's Sustainable Resource Projects Officer, Peta Golla on 9839 6000.

Building:

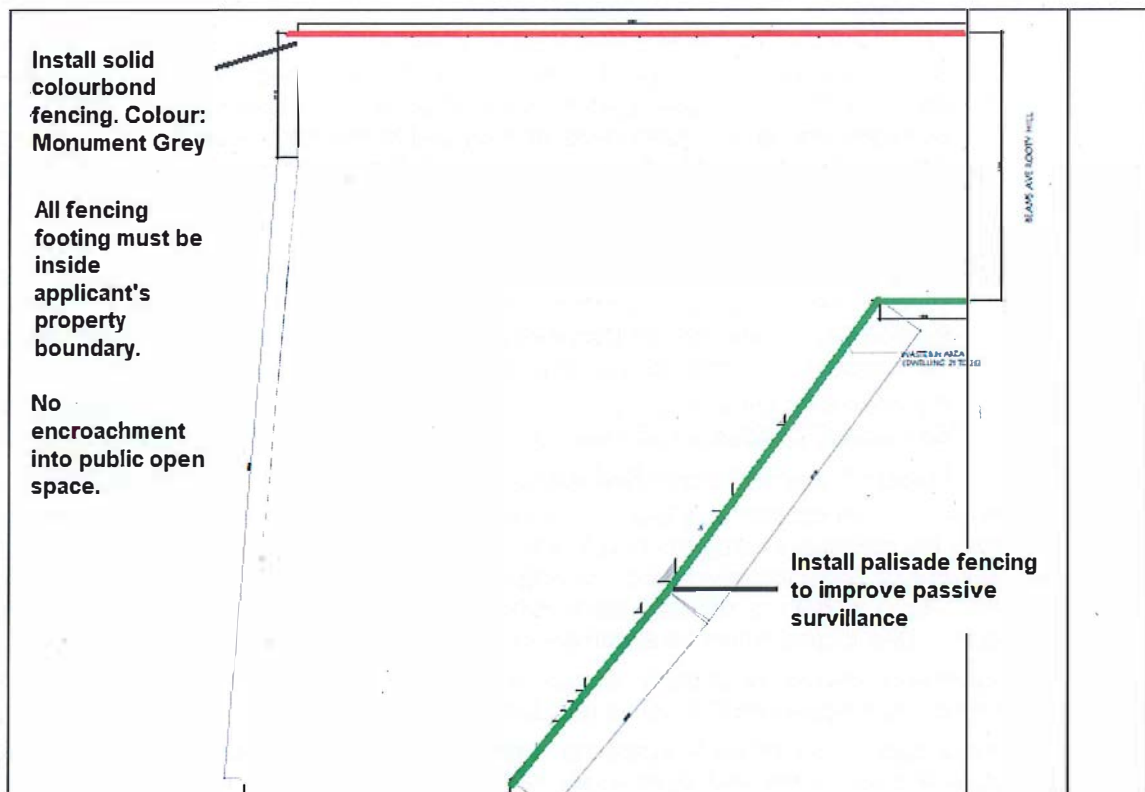
For building matters, please contact Council's Team Leader Building, Jim Garland/John Dorahy, on 9839 6000.

Development Engineering:

For further advice on drainage engineering matters, please contact Council's Development Engineer Eric Wong on 9839 6000.

Open Space:

The following comments have been provided by Council's Landscape Design Officer due to subject land adjoining Council's reserve:



Please note that where a fence is to be located along a boundary that adjoins a Council open space or drainage reserve or other Council owned land, the applicant is pay for full cost of the fence.

For further advice on this matter, please contact Council's Landscape Architect, Anita Ng, on 9839 6000 due to the subject land's proximity to Council's public reserve.

Biodiversity:

For additional matters relating to biodiversity and requirements, please contact Council's Biodiversity Officer, David Brennan on 9839 6000.

8. Further consultation recommended?

YES ☒ **NO** ☐

As mentioned in the beginning of these minutes, the proposed development is a SSD as a result it being a development for the purpose of a new school (regardless of the capital investment value) subject to Clause 15 of Schedule 1 State significant development—general under the State Environmental Planning Policy (State and Regional Development) 2011. In this case, the Department of Planning Industry and Environment would be the consent authority. The proponent is advised to contact DPIE for their full lodgement requirements.

9. DA submission and supporting documentation:

Should you proceed with a DA, the information requirements are included with the DA form and must also include the following specific documentation: -

- Owner's consent
 - The owner's names must match those recorded on Council's rates system. If the names differ, then proof of change of ownership must be provided. If there is more than one owner on Council's rates system, then all owners must sign. Where the owner is a company, owner's consent must be provided in the form of a letter on the company letterhead or stamped by the company seal and be signed by a Director of the company.
 - Where the owner is a strata corporation, owner's consent must be on the strata corporation letterhead or stamped by the strata seal.
 - If the owner company does not have company letterhead or a company seal, the owner's consent must be executed in accordance with Corporations Act 2001 (Cth) Section 127 – Execution of Documents. This requires the signature of two directors of the company, or a director and a company secretary, or by the sole director.
 - If the owner's consent is signed on the owner's behalf by their legal representative, documentary evidence (eg Power of Attorney, Executor or Trustee) must be provided.
 - Important: Applications lodged without complete owner's consent will be rejected.
- Statement of environmental effects - a comprehensive statement of environmental effects outlining the proposal's compliance with relevant planning controls and the anticipated impacts of the proposal (including any means to mitigate such impacts) must be submitted with any DA for the site, including a detailed table indicating compliance with the relevant numerical standards. DAs lodged without a statement of environmental effects will be rejected.
- DA submission will require all plans, elevations and cross-sections. If these plans are not drawn to scale or are illegible, the DA will be rejected.
- A survey plan of the property indicating existing levels to Australian Height Datum (AHD). Location and roof ridge and eave levels of dwellings on adjoining properties must also be indicated on the plans. Existing trees on site must be identified on the survey plan.
- Details of proposed external colours, materials and finishes (for new buildings).
- Proposed and existing ground level (including levels of adjoining properties), natural ground level and finished ground levels to AHD must be clearly indicated on the submitted plans (including all elevations and sections). DAs lodged without this information will be rejected.
- Shadow diagrams must be submitted with any DA and must focus on existing and proposed shadows cast by the development on the site during the critical stages as outlined in the DCP (i.e. between 9am and 3pm on 21 June). The shadow diagrams must not include shadows cast by existing structures on the subject and surrounding sites. However, a supplementary plan in addition to the required shadow diagrams to demonstrate the extent of the existing shadowing may assist in the assessment of the extent of additional overshadowing caused.
- In some instances, elevation shadow diagrams may be required in order to determine the extent of overshadowing on existing/proposed north facing elevations of buildings to be affected by a proposal.
- Detailed landscape calculations as part of a comprehensive landscape plan indicating suitable communal outdoor space with a component of deep soil which is capable of accommodating the planting of more substantial trees. Relevant landscaping calculations (overall and permeable) must be provided to demonstrate compliance against numerical controls.
- Should the elevation of a proposed building be within close proximity of the side setbacks, window treatment/operation (for BCA and fire safety considerations) must be shown in detail at DA stage as this may have an impact on ventilation and subsequent internal amenity.
- Retaining wall and boundary fencing details (if applicable) to be constructed on site as part of the development shall be submitted at DA stage, including proposed use of materials and RLs to AHD for the top of the walls. Please note that Council requires the construction of masonry retaining walls (i.e. no timber walls) on property boundaries. Any retaining walls must comply with the requirements of Blacktown Development Control Plan 2015.

- Detailed stormwater plans (to the standards required by Council's drainage engineers) prepared by a qualified hydraulic engineer. This may necessitate separate discussions with the engineers.

Estimated Cost of Works

The DA must nominate the estimated cost of development (which includes consultant fees and GST) as defined in Clause 255 of the Environmental Planning and Assessment Regulation 2000. Development cost must be calculated in accordance with the Department of Planning & Industry and Environment's PS10-008.

Please note this must be accompanied by either a Cost Summary Report for development costs less than \$3,000,000 or a Registered Quantity Surveyor's Detailed Cost Report for development costs more than \$3,000,000. A Building Consultant must verify anything less than \$3 million as per PS10-008. The report templates can be downloaded off Council's website.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Where the cost of works exceeds a capital investment value of \$50,000, BASIX certification is required to be obtained for the proposal and submitted in support of the application. All relevant commitments listed in BASIX Certificates must be shown on the drawings.

Fees in addition to the DA fee

A \$320 cheque needs to be provided to each integrated referral authority the DA will be referred to if the application is an integrated development. An administration cost of \$140 will also be payable. Additional fees is also payable if a newspaper advertisement is required, in which case the fee for an advertisement is \$1,105.

10. Limitation on the information provided in PAM minutes:

- (a) This report is not a zoning certificate. Such a certificate can be purchased from Council by completing the relevant application form and payment of the appropriate fee.
- (b) To confirm all the relevant environmental planning instruments applicable for a particular development site, a Section 10.7 Certificate will need to be purchased from Council.
- (c) It is the responsibility of the applicant to ensure that a DA adequately addresses all relevant environmental planning instruments and DCPs.
- (d) Council has provided the information in this report in response to the material provided by the prospective applicant. An applicant who requires independent professional advice must engage a consultant who is qualified to provide such advice.
- (e) Information in this report concerning the permissibility of a particular form of development is provided in good faith at the time these minutes were prepared. Should the permissibility of the proposal be in doubt or the interpretation of development controls be unclear, you must seek guidance from a legal or town planning consultant.
- (f) You are advised that any proposal must fully comply with the applicable planning controls. Applicants must substantiate compliance with the objectives of all prevailing planning controls.
- (g) Council cannot pre-determine its position in regard to the merits of a development. Council's final decision regarding a development can only be made upon the lodgement of a DA and following Council's full and proper evaluation and determination of that application under Part 4 of the Environmental Planning and Assessment Act 1979. This report can in no way infer or imply that development consent may be granted.

- (h) All local and State planning controls are constantly under review. While this report reflects the controls operating at the time of the meeting, the relevant policies and controls may alter between the time of this meeting and the lodgement of a DA. Assessment of any DA must be on the basis of the controls in force at the time the application is evaluated and determined.
- (i) The information provided at the PAM and in this report is intended to assist in the preparation and lodgement of a DA. Although it is preliminary information, Council provides this service at no cost with the expectation that a prospective applicant will respond positively and take account of the information provided.
- (j) Further investigation of the proposal and the site, as well as comments by statutory authorities and local residents as part of the assessment of the DA, may necessitate amendments to any proposed plans for development. Conditions will be applied to any development consent. Furthermore, Council may refuse to issue development consent for a DA which is considered unsatisfactory following an evaluation under s.79C of the Environmental Planning and Assessment Act 1979.
- (k) This meeting or the minutes provided do not guarantee that any variations sought to Council's controls will be granted. Such variations are proposed at the applicant's own risk and may result in a longer DA processing time.
- (l) No guarantee can be given that this proposal will be approved until a full assessment of a DA has been made by the assessing town planner and development consent is granted, as other issues may be identified during the assessment process.
- (m) Your DA will be delayed should inadequate information be lodged. It is in your interests to provide as much information as possible to assist in Council's assessment of the DA. Applications lodged without key documentation such as a statement of environmental effects, stormwater plans, owner's consent, plans drawn to scale and other specific information highlighted either in these minutes or the relevant checklist will be rejected. There are no appeal rights under the EPA Act 1979 for rejected DAs.
- (n) Please note that the information provided within these minutes are valid for a period of 12 months. Please arrange a follow up PAM should you wish to pursue this development.

11. Acknowledgement of minutes:


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Gateway Town Planner


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Coordinator Planning Assessment - Gateway


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Date


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Date