

Department of Planning and Environment
Industry Assessments
GPO Box 39
Sydney NSW 2001

Attention: Caleb Ball

Re: REQUEST FOR ADVICE

PROPOSAL:	LOT 375 DP 1191360
ADDRESS:	LOT 375 GALLIPOLI DRIVE, EDMONDSON PARK NSW 2174

Overview

Liverpool City Council was invited to provide comments on a request for SEARs for a S4.55(1a) Modification Application to SSD 10224 in relation to the new Primary School at Edmondson Park, Buchan Ave, Edmondson Park.

Approved Development:

State Significant Development No. 10224 was granted consent by the Minister for Planning and Public Spaces on 15 December 2021 for:

Construction of a single storey pre-school building accommodating up to 40 children, and construction and operation of a new educational facility to accommodate up to 1,012 students including:

- *Construction of school buildings ranging from 1 to 3 storeys, including*
 - *general and special support learning areas*
 - *staff rooms and administration office*
 - *hall*
 - *library*
 - *out of school hours care facility*
- *landscaping works and open space improvements*
- *parking, pick-up and set-down zones, bus zones and loading areas*
- *associated works including school identification signage and on-site infrastructure and utilities.*

Proposed Modification:

The proposed modifications involve:

- Relocating the approved solar panels from the roof of Block B (Hall and COLA building) to the roof of Block A. An additional 20kW of photovoltaic panels are also proposed to be added to the system resulting in an overall capacity of 90kW.
- The addition of three mechanical enclosures along the Faulkner Way frontage. The enclosures will accommodate condenser units for the air-conditioning

system. The walls of the enclosures are to be constructed of sound attenuating material and each will have a gate for access. The enclosures observe a setback of 1050mm from the boundary to allow landscaping to be provided between them and the street. Details of the enclosures are as follows:

- Northern enclosure: 9.1m (L) x 5.3m (W) X 1.8m (H) – note the floor level of this enclosure sits 0.9m below the footpath level
 - Central enclosure: 11.3m (L) x 4.9m (W) x 1.8m (H)
 - Southern enclosure: 11.6m (L) x 4.9m (W) x 1.8m (H).
- Modification of the landscape design along the Faulkner Way frontage to accommodate the proposed mechanical enclosures. Importantly, the total number of trees along the frontage is retained.
 - The addition of a mechanical enclosure on the southern end of Block B.
 - The addition of a mechanical enclosure and fire pump room north of Block B.
 - The addition of a roof access hatch to Block A to facilitate servicing of the PV array.

Documents and Plans:

The following documents and plans have been reviewed by Council:

- Planning Statement by Gyde Consulting (dated 2 March 2022)
- Amended Architectural Plans by TKD Architects (dated 7 February 2022).
- Amended Landscape Plans by Oculus (dated 27 January 2022).
- Civil Engineering Works letter by Northrop (dated 20 January 2022).
- Elec Memo – Change of Solar Panel Location by JHA (dated 10 February 2022).
- Engineering Specifications for Acoustic Services by JHA (dated 22 October 2021).
- ESD Memo – Change of Solar Panel Location by JHA (dated 10 February 2022).
- Landscape Design Certification by Oculus (dated 3 February 2022).
- Mechanical Enclosures Sections and Elevations TKD Architects (dated 4 February 2022).

Assessment:

Council reviewed the above listed information and provides the following advice for consideration in the assessment of the proposed development:

1. The proposed amendments to the location of the solar panels from the roof of Block B to the roof of Block A and additional PV panels to increase the overall capacity of the system is considered to be acceptable. However, the proposed relocation of the panels and additional panels would result in minor increase in the height of the building of Block A, particularly along the western side.

In accordance with clause 18 – Height of Buildings – Appendix 16 of the State Environmental Planning Policy (State Significant Precincts) 2005, a 15m height

control applies to the site. Block A as approved, already exceeds the maximum building height by 0.5 to 1.6m along the ridge line and proposal would result in minor increase in the extent of the breach. Notwithstanding, the non-compliance, the proposed amendments to the solar panel are considered acceptable for the following reasons:

- It is noted that the breach is only limited to a small section of the panel which will not significantly contribute to the bulk and scale of the approved building.
 - The proposed non-compliant height will not be readily visible from the public domain and will not result in any significant overshadowing to the adjoining properties.
2. The modification application also includes addition of five (5) mechanical enclosures across the site; three of them are to be located along Faulkner Way and one along the Buchan Avenue. The planning statement prepared by Gyde Consulting, dated 02 March 2022, indicates that the enclosures proposed along Faulkner Way will have a minimum setback of 1050mm from the boundary allowing for soft landscaping to be provided between them and the street. However, this information is not consistent with the architectural and Landscape Plans accompanying the application. As per the amended architectural plans prepared by TKD architects the northern enclosure (along Faulkner Way) measures only 750mm from the property boundary. The proponent needs to clarify this.

Notwithstanding the abovementioned inconsistency, Council is of the opinion that the enclosures can be considered acceptable, should adequate planting be provided to screen them from the street in order to minimise their visual effect.

If you have any questions please contact Akshay Bishnoi, Senior Development Assessment Planner on 8711 7914.

Yours sincerely,



Akshay Bishnoi

Senior Development Assessment Planner