

Environmental Amenity Report

North Kellyville New Primary School

New & Upgrade Works Schools in North and North-West Sydney DoEAMD-16-71

August 2017 | 2126108-KN-SD-RP03 | Revision B

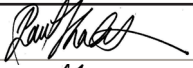


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Revisions & Authorization

REV NO.	AUTHOR	REVIEWER		AUTHORISATION			DATE
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The new school is a key part of the social infrastructure of the emerging suburb. Development is occurring in the area at pace. Currently there are some existing residences and new townhouse developments in the area but none in close proximity to the proposed new school building, and therefore solar and acoustic impacts on existing residences are minimal. The solar diagrams demonstrate that there is no overshadowing of neighbours. The proposed building has been kept to two levels and generous setbacks are provided to site boundaries to minimise these impacts. The Hezlett Road boundary setback is approximately 23 metres which far exceeds the typical boundary of 6 – 8 metres. There are three nearby residential areas in the proximity of the development.

1. The residence to the south is 36 metres from the proposed building location and overlooking potential is limited but possible.
2. The residences across Hezlett Road are 42 metres from the proposed building and any potential overlooking is limited to the front of the properties.
3. The residences to the north are approx. 62 metres from the proposed school building. There will be no overshadowing of these properties. There is some potential visual access into the rear yards of these properties but the location of their structures and their fencing will limit this impact.

The potential overlooking of the new building to the adjoining properties is mediated through the incorporation of louvres into the façade glazing that will direct views to more distant areas and will help screen views looking down towards the nearby areas.

Given the relative levels there is limited or no view loss caused to the nearby properties.

Acoustically, the building will not be air-conditioned and no other noisy plant equipment is envisaged. Cars will not be able to access the site. Normal school activity and play on the outdoor areas will occur and these could impact the neighbouring areas to a degree, although these impacts can normally be managed.