



Environment & Infrastructure Division

Our Reference:
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PDA/684/685
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17 July 2017

DFP Planning
PO BOX 230
PENNANT HILLS NSW 1715

E-mail: searp@dfpplanning.com.au

Dear Sir,

**PRE-DEVELOPMENT APPLICATION ADVISORY PANEL MEETING
68 FOWLER ROAD, MERRYLANDS (MERRYLANDS PUBLIC SCHOOL) & 781
MERRYLANDS ROAD, GREYSTANES (GREYSTANES PUBLIC SCHOOL)**

1. Introduction

This advice has been provided following on from your Pre-Development Application meeting held on 5 July 2017 in respect of the above property.

Attendees for the Proposal

Stephen Earp	DFP Planning
Hugh Rigney	DFP Planning
Zoe Cameron	Johnstaff Projects
Lisa Conlon	Johnstaff Projects
Alison Cox	JDH Architects

Representing Cumberland Council

Elizabeth Chan	Senior Development Assessment Officer
Troy Morris	Senior Development Engineer
Jai Shankar	Senior Development Planner

2. Site and Proposal

The subject sites are known as 68 Fowler Road, Merrylands and 781 Merrylands Road, Greystanes. For reference of this letter, the sites will be referred to respectively as Merrylands Public School and Greystanes Public School.

The proposal seeks alterations and additions to the existing public schools. The subject sites are zoned R2 – Low Density Residential pursuant to Holroyd Local Environmental Plan (HLEP) 2013. The proposal is defined as an “educational establishment” under the provisions of the Holroyd Local Environmental Plan 2013 and is prohibited use within the subject sites R2- Low Density Residential zoning under the HLEP 2013. However, the proposal is permissible virtue of Clause 28 of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP).

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Important

English

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss this letter with Council's staff using the Telephone Interpreter Service.

هام

Arabic

تحتوي هذه الرسالة على معلومات هامة. إذا لم تكن تفهمها يرجى طلب ترجمتها من قريب أو صديق أو إحضر إلى المجلس وناقش هذه الرسالة مع موظفي المجلس عن طريق الاستعانة بخدمة الترجمة الهاتفية.

重要資訊

Cantonese

本函包含重要的資訊。如果您無法理解相關內容，可請您的親屬或朋友翻譯成中文，或者前往市政府並通過電話傳譯服務與市政府的工作人員討論本函內容。

مهم

Dari

این نامه حاوی معلومات مهم است. اگر شما آن را نمی فهمید، از دوستان یا فامیل تان بخواهید که برایتان ترجمه کند و یا به شورا آمده و در مورد این نامه با کارمندان شورا با استفاده از خدمات ترجمه تلفونی بحث کنید.

Σημαντικό

Greek

Αυτή η επιστολή περιέχει σημαντικές πληροφορίες. Εάν δεν την καταλαβαίνετε, ζητήστε από ένα συγγενή ή φίλο να σας την μεταφράσει, ή ελάτε στο Συμβούλιο και συζητήστε για την επιστολή με το προσωπικό του Συμβουλίου χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

महत्वपूर्ण

Hindi

इस पत्र में महत्वपूर्ण जानकारी दी गई है। यदि आप इसे नहीं समझ पाते हैं तो कृपया अपने रिश्तेदार या दोस्त से कहें कि वे इसे अनुवाद कर बताएँ या परिषद में आएँ और टेलीफोन दुभाषिया सेवा का इस्तेमाल करते हुए परिषद के स्टाफ के साथ इस पत्र पर चर्चा करें।

IMPORTANTE

Italian

Questa lettera contiene informazioni importanti. Se non la comprende chiedi ad un parente od amico di tradurgliela, o venga al Municipio a discuterla col personale del Comune con l'aiuto del Servizio Telefonico Interpreti.

중요

Korean

이 서신에는 중요한 정보가 포함되어 있습니다. 잘 이해되지 않으면, 친척이나 친구에게 번역을 부탁하거나 또는 위원회를 방문하여 전화 통역 서비스로 위원회 직원과 이 서신에 대해 논의하십시오.

Importanti

Maltese

Din l-ittra fiha taghrif importanti. Jekk ma tifimhiex, jekk joghgbok staqsi lil qarib jew habib biex jittraducihielek jew ejja sal-Kunsill u ddiskuti din l-ittra ma' l-istaff tal-Kunsill billi tuza s-Servizz Telefoniku tal-Interpreti.

重要信息

Mandarin

本函包含重要的信息。如果您无法理解相关内容，可请您的亲属或朋友翻译成中文，或者前往市政府并通过电话传译服务与市政府的工作人员讨论本函内容。

Mahalaga

Tagalog

Ang sulat na ito ay naglalaman ng mahalagang impormasyon. Kung hindi mo ito nauunawaan, mangyaring hilingin ang isang kamag-anak o kaibigan na isalin ito o lumapit sa isang Council at talakayin ang sulat na ito sa kawani ng Council gamit ang Serbisyo ng Interpreter sa Telepono.

முக்கிய குறிப்பு:

Tamil

இந்த கடிதத்தில் முக்கிய தகவல் அடங்கியுள்ளது. உங்களுக்கு இது புரியவில்லையென்றால், உங்கள் உறவினர் அல்லது நண்பரை மொழிபெயர்க்க சொல்லி கேட்கவும் அல்லது அமைச்சகத்திற்கு வருகை அளித்து, அமைச்சக ஊழியருடன் தொலைபேசி மொழிபெயர்ப்பு சேவை உதவியுடன் இந்த கடிதத்தைப் பற்றி விவாதிக்கவும்.

Önemli

Turkish

Bu mektup önemli bilgiler içermektedir. Bu bilgileri anlamıyorsanız lütfen bir akrabanızdan veya arkadaşınızdan onu çevirmesini isteyin ya da Konseye gelin ve Telefonla Sözlü Çeviri Hizmeti'ni kullanarak bu mektup hakkında Konsey personeli ile görüşün.

TIN QUAN TRỌNG

Vietnamese

Tin tức trong thư này rất quan trọng. Nếu quý vị không hiểu rõ, xin hỏi những người thân hoặc bạn bè phiên dịch cho quý vị hoặc đến hỏi nhân viên Tòa Hành Chánh, tại đây có phương tiện Thông Ngôn Qua Điện Thoại

3. Documentation Submitted

This advice has been prepared on the basis of the following documentation:

- Site and Demolition Plan, Proposed Site Plan, Proposed Ground Floor Plan, Proposed First and Second Floor Plan, Street Elevation, South Elevation, Sections all Concept plans for either Greystanes Public School or Merrylands Public School prepared by JDH Architects, all dated 9 May 2017; and
- Statement of proposal for Greystanes Public School and Merrylands Public School prepared by DFP Planning, both dated 29 May 2017.

Note: Please be advised that this report only provides a commentary on those aspects of the proposal where there is an obvious non-compliance or where Council is concerned due to likely amenity impacts. This is based on Council's review of documentation submitted for the pre DA meeting and the discussion that took place during the meeting. This by no means is a complete assessment of your proposal and you are required to review all applicable legislative requirements and address them in your DA package at the time of its lodgment.

4. General Comments

The DA shall consider and comply with the relevant provisions of the following documents and where a variation is proposed, suitable written justification, documentation and plan details shall be provided:

- State Environmental Planning Policy No. 55 – Land Contamination;
- State Environmental Planning Policy (Infrastructure) 2007;
- Holroyd Local Environmental Plan 2013 (Holroyd LEP 2013); and
- Holroyd Development Control Plan 2013 (Holroyd DCP 2013).

Any variations to the relevant policies shall be discussed in the accompanying Statement of Environmental Effects.

5. State Environmental Planning Policy No. 55 – Land Contamination (SEPP 55)

The provisions of SEPP 55 shall be addressed in the Statement of Environmental Effects (SEE).

6. State Environmental Planning Policy – (Infrastructure) 2007

Part 3, Division 3, Educational Establishments, under Clause 28 of the ISEPP permits development for the purpose of an educational establishment with consent within each subject sites R2 – Low Density Residential zoning, and also on land on which there is an existing educational establishment as is the case with both schools. Therefore, the proposed works are permissible on the land.

Any proposal put forth shall comply with Clause 32 (Determination of development applications) of the ISEPP and an assessment shall be provided demonstrating compliance with the following:

- (2)(a) School Facilities Standards—Landscape Standard—Version 22 (March 2002),
- (2)(b) Schools Facilities Standards—Design Standard (Version 1/09/2006),
- (2)(c) Schools Facilities Standards—Specification Standard (Version 01/11/2008).

As there is an increase in the number of students proposed (greater than 50 or more students), which is the case, the proposal will be considered as Traffic generating

development under Schedule 3 of ISEPP and will be referred to the Roads and Maritime Services (RMS). Council encourages the applicant to contact the RMS prior to the lodgment of any DA to ascertain their requirements in this regard. A Traffic and Parking Report shall have to be submitted in this regard.

7. Holroyd Local Environmental Plan 2013 (Holroyd LEP 2013)

(i) Land Use

The following objective of the R2 – Low Density Residential Zone shall be thoroughly addressed in the SEE:

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Height of Buildings

- (ii) The height of the buildings shall be restricted to a maximum of 9m as required by the Holroyd LEP 2013 where practical and possible. Both schools propose new buildings greater than 9m in height. Consideration shall be given by Council to the non-compliant height if it can be demonstrated that the excess height will have no amenity impacts upon the adjoining developments in terms of visual/acoustic privacy, solar access and the streetscape. Consideration should be given to the newly proposed buildings maintaining the maximum height of any existing buildings on the site.

Any non-compliance to the height standard shall be accompanied by a Clause 4.6 assessment under the HLEP 2013. Each criterion under Clause 4.6 shall be addressed and submitted to Council for assessment. Please note that this does not necessarily mean that Council will support the variation.

Floor Space Ratio (FSR)

- (iii) The FSR of the proposed development shall be restricted to a maximum of 0.5:1. This includes the floor area of the existing buildings on site. Detailed plans are to be provided of all existing buildings to both the Merrylands Public School and Greystanes Public School to allow for a proper assessment to be conducted.

Heritage Conservation

- (iv) The Merrylands Public School is listed as an item of local heritage significance (Item No. 166) under Part 1 - Heritage Items under Schedule 5 – Environmental Heritage under the HLEP 2013. In this regard, a Heritage Impact Statement (HIS) shall be prepared detailing the impact of the proposal on the heritage item. The HIS shall address Clause 5.10 – Heritage Conservation of the HLEP 2013. See detailed notes under Strategic Planning section of this letter.

Flood Planning/Stormwater Management

- (v) Part of the Greystanes Public School site is flood affected. In this regard, Clause 6.4 – Flood Planning of the HLEP 2013 shall be addressed. See detailed notes under “Development Engineering” section of this letter.

The development shall also be designed to achieve compliance with Clause 6.7 – Stormwater Management of HLEP 2013. See detailed notes under “Development Engineering” section of this letter.

8. Holroyd Development Control Plan 2013 (Holroyd DCP 2013)

Holroyd Development Control Plan (DCP) 2013 is the principal development control plan applying to the proposed development. Any application must include a Statement of Environmental Effects addressing the relevant provisions of the Holroyd DCP 2013 in a compliance table. Any variations to the controls will need to be satisfactorily documented and justified. Please note however, this does not mean that the variation will be supported.

A detailed assessment of the relevant provisions under the Holroyd DCP 2013 is not provided in this report as only conceptual plans of the development has been provided.

The following parts apply to the sites and proposed development and shall be addressed in the SEE:

- Part A - General Controls
- Part B – Residential Controls
- Part E - Public Participation

Council notes the following areas for your consideration against the provisions of the DCP:

- Consideration should be given to suitable privacy measures to ensure visual privacy is maintained to adjoining dwellings and their private open space areas.
- A minimum of 3 hours of solar access to the main living areas of the adjoining dwelling houses shall be maintained in mid-winter between the hours of 9am and 4pm. Plans shall demonstrate compliance with this control.
- A minimum of 50% of the required private open space areas of adjoining dwellings shall receive solar access in mid-winter between the hours of 9am and 4pm. Plans shall demonstrate compliance. In this regard, plan view and elevational shadow diagrams will be required to demonstrate compliance.
- The height in storeys and the setbacks shall take into consideration the existing surrounding area and the existing streetscape. The design of the buildings should be maximised to fit into the low density residential neighbourhood. The front, side and rear setbacks should maintain the existing prevailing character of the surrounding area while also maintaining amenity to adjoining dwellings.
- The proposed development will be advertised for a period of 21 days under Part E (Clause 1.5 – DAs for new non-residential development within residential zones) of the HDCP 2013. The relevant advertising fees shall have to be paid when any future DA is lodged.

9. Landscaping and Tree Management Officer

SURVEY & CORRESPONDING PLANS

- All development applications are to include a topographical survey prepared by a registered surveyor. Along with detailing existing contours and spot levels (to the Australian Height Datum – AHD), structures and hard surfaces (including finished floor/surface levels), services (e.g. power poles) and easements on/adjacent to the site, the survey is to show all existing trees/vegetation above 3.6 metres in height on, overhanging and/or within 5 metres of the subject site and any associated works (e.g. new easements). The trees are to be depicted in terms of the centre point of the trunk at ground level and canopy spread. The reduced level at the base of the tree, the trunk diameter measured 1.4 metres above ground level and the tree's height is also to be recorded on the survey.

- All trees/vegetation are to be numbered, which if applicable is to correspond with the numbering shown in Council's Pre-DA Lodgement Advice or the Consulting Arborist's report – see below.

PRE-DA LODGEMENT ADVICE/CONSULTING ARBORIST REPORT & DESIGN

- All trees/vegetation shown on the survey are to be assessed for their suitability for retention considering Council's Tree Management Controls contained within Holroyd Local Environmental Plan (LEP) 2013 (Clause 5.9) and Holroyd Development Control Plan (DCP) 2013 (Part A – Section 4). This information is to be utilised, along with the other design criteria for the site/type of development to create a satisfactory design outcome including the long-term viability of any tree/s to be retained.
- An assessment of the trees may be undertaken by Council Officers. In this regard, an application for Pre-DA Lodgement Advice is to be submitted.
- If Council's Pre-DA Lodgement Advice is not adhered to (in terms of the tree/s to be retained and Tree Protection Zones (TPZ) required) the DA is to include justification in the form of a detailed analysis from the Architect/Designer of the design options/constraints in relation to retaining the specified tree/s within the specified TPZ/s. The DA is to also include a report (see item below) from a Consulting Arborist (AQF Level 5) in relation to the trees Council specified to be retained.
- If Council's Pre-DA Lodgement Advice is not sought/adhered to a Consulting Arborist (AQF Level 5) is to be engaged to undertake an assessment of the trees suitability for retention and provide a report on their findings (Refer to Council's submission requirements for Arborist reports.). The report is to outline the health and condition of the tree/s, provide recommendations concerning their retention/removal and any setbacks and protection measures and/or replacement trees required. The Arborist must consider AS 4970-2009 'Protection of trees on development sites' in determining any possible impacts on the trees and means to minimise such impacts.
- Generally, Council requires trees on the site which are assessed as suitable for retention and all trees on adjoining sites to be retained with appropriate tree protection zones determined in accordance with AS 4970-2009 'Protection of trees on development sites' within which no works should occur.
- A copy of Council's Pre-DA Lodgement Advice or the Consulting Arborist's Report must be submitted with the Development Application.
- All relevant plans are to show and number the trees as per the survey and reflect the Council's Pre-DA Lodgement Advice or the Consulting Arborist's recommendations in terms of trees to be retained/removed, tree protection zones etc.
- Occasionally Council's Pre-DA Lodgement Advice or a Consulting Arborist's report may not be required e.g. the trees are exempt from Council's Tree Controls. In this case existing trees are to be identified botanically on the survey/site plan.

DESIGN

- The provision of landscape area including deep soil zones in accordance with Holroyd DCP 2013.
- Council encourages the use of appropriate plants throughout the development e.g. on roof terraces, green walls etc.

LANDSCAPE PLAN

- A fully documented Landscape Plan prepared by a qualified Landscape Architect/Designer at a minimum scale of 1:100 is required showing surface treatments etc.

Other factors to consider are:

- The relevant requirements within Holroyd DCP 2013 and any associated guidelines.
- Full details of any roof gardens/planter boxes including construction details, drainage and waterproofing, scaled sections and top and bottom of wall levels ensuring a suitable depth of soil to support selected plants.
- Full details of any retaining walls including location/extent, construction details, scaled sections and top and bottom of wall levels.
- A fully automated commercial grade drip irrigation system is to be provided to all planted areas.
- Predominately indigenous native plants, especially low water use species are to be utilised.
- The use of advanced trees should be considered within the landscape as they provide an immediate effect and make a new development appear more established.
- The use of root barrier to protect adjacent infrastructure from the growth of roots of newly planted trees is recommended.
- Suitable screen planting is required along boundaries and appropriate trees are required throughout the site where space is available.
- Where street trees are removed or are absent, new trees will be required to be planted on Council's nature strip adjacent to the subject site in accordance with Council's guidelines. Tree species are to be selected in consultation with staff from the Landscape and Tree Management Unit.

DEVELOPMENT CONSENT

- If relevant, a Development Consent will usually contain conditions in relation to:
 - Tree protection prior to and throughout any works. This may include the imposition of bonds against the retention and protection of existing and the planting of new trees on adjacent Public land.
 - The implementation and establishment/maintenance of the required new and existing landscaping elements, including trees required to be retained. Many of these conditions will require inspections by Council Officers or if Council is not the Principal Certifying Authority, other relevant professionals. Fees will be applicable to these inspections.

10. Environmental Health

- An acoustic report is to be prepared by an appropriately qualified acoustic consultant having the technical eligibility criteria required for membership of the Association of Australian Acoustical Consultants (AAAC) and/or grade membership of the Australian Acoustical Society (MAAS). The report should also consider noise emissions from the development including but not limited to proposed mechanical plant and demolition/construction noise & vibration intrusion, the increase in student numbers and road noise from Fowler and Merrylands Road. The report should be prepared in accordance with the NSW Environment Protection Authority *Industrial Noise Policy* and NSW EPA *Interim Construction Noise Guideline* and the requirements listed under Clause 9 –

Managing External Road Noise and Vibration of Part A – General Controls of the Holroyd DCP 2013.

- A detailed erosion & sediment control plan is required to be submitted as part of the development application. The Erosion & Sediment Control Plan is required to be completed in accordance with the Holroyd City Council Development Control Plan 2013 “Part A – General Controls” “Sections 6.3 Erosion & Sediment Control and Section 6.4 Erosion & Sediment Control Plan”.
- Hazardous Material Survey is required to be prepared by a suitably qualified Occupational Hygienist. A copy of the report is required to be submitted for assessment and comment.

11. Waste Management

Clause 11 of Part A of the HDCP 2013 provides relevant controls for waste management. A detailed report on the type of waste generated, handling, storage and disposal during demolition, construction and use would need to be provided with any DA.

12. Development Engineering Comments

Greystanes Public School

- (i) The site is shown as a flood control lot on Council’s mapping. All works (e.g. walls, fill structures) shall be kept clear of the 1% Annual Exceedance Probability (AEP) storm event inundation area and the following shall be addressed:
 - i. The applicant shall submit a survey drawing prepared by a registered surveyor that includes existing site contours and spot levels throughout the site along with the location of all existing structures to the Australian Height Datum (mAHD).
 - ii. Photos of the existing overland flow path area throughout the site shall be taken and submitted to Council.
 - iii. Submit details and drawings of the works that are required to convey the 1% AEP stormwater overland flow through the site ensuring that the neighbouring properties do not suffer any increase in water levels or flooding following construction of the proposed structure.
 - iv. Ensure that the finished floor levels are set equal to or above the Probable Maximum Flood (PMF).

Note: A flood advice application can be made to Council to obtain any flood information that Council has for this site. (PMF levels can be requested also).

Alternatively if works are proposed within the 1% Annual Exceedance Probability (AEP) storm event inundation area a pre and post construction flood impact assessment report and flood modelling is required to allow an assessment of the impacts by the proposed structure/s. It is recommended that the applicant’s engineer contact Council’s Senior Stormwater/Development Engineer in order to determine flood modelling requirements, controls and objectives, which will also include i-iv above.

- (ii) Demonstrate compliance with Part A Section 7.0 Stormwater Management of Council DCP 2013. Including:
 - Minimize runoff by the reuse and recycling of stormwater.
 - Water sensitive urban design.

- Council's On-site Stormwater Detention policy for stormwater management will apply to this proposal. The policy (which is based on the third edition of the Upper Parramatta River Catchment Trust On-site Stormwater Detention handbook) and associated drawing DA submission checklist are available from customer services or Council's website. The following shall also be addressed
 - i. Overland flows up to the 1% Annual Exceedance Probability (AEP) storm shall be addressed in accordance with Council's standards and specifications and the Upper Parramatta Catchment Trust's O.S.D. Handbook.
- (iii) The existing stormwater system details shall be shown on the drawing, particularly near the area of the proposed demolition and works.

Merrylands Public School

- (iv) Demonstrate compliance with Part A Section 7.0 Stormwater Management of Council DCP 2013. Including:
 - Minimize runoff by the reuse and recycling of stormwater.
 - Water sensitive urban design.
 - Council's On-site Stormwater Detention policy for stormwater management will apply to this proposal. The policy (which is based on the third edition of the Upper Parramatta River Catchment Trust On-site Stormwater Detention handbook) and associated drawing DA submission checklist are available from customer services or Council's website. The following shall also be addressed
 - ii. Overland flows up to the 1% Annual Exceedance Probability (AEP) storm shall be addressed in accordance with Council's standards and specifications and the Upper Parramatta Catchment Trust's O.S.D. Handbook.
- (v) The existing stormwater system details shall be shown on the drawing, particularly near the area of the proposed demolition and works.
- (vi) Council DCP requires splay corner 3m x 3m at road intersections.

13. Traffic Engineering Comments

- A Traffic and Parking Assessment Report/Statement prepared by a suitably qualified traffic practitioner in accordance with RTA (now RMS) Guide to Traffic Generating Development 2002 shall be submitted with the DA application.
- Details of number of additional teachers and students shall be provided.
- Details of additional parking spaces proposed by the development in accordance with Councils DCP shall be provided. Council's DCP requires 1 off street car space per employee and 1 off street car space per 100 (for visitors parking) students.
- Details of pick up/ drop off areas and impact of the additional students and vehicles on pick up/ drop off areas shall be provided.
- Details of parking layout and access driveway shall be provided.
- Details of existing off-street parking spaces shall be provided.
- Design of the additional parking spaces, access driveway and parking layout shall be undertaken in accordance with the requirements of AS2890.1:2004.
- Analysis of surrounding intersections to identify any impacts on performance and any proposed measures to mitigate the impacts including the following:

- Merrylands Road with Cumberland and Greystanes Road, and with Bromwich, Taylor and Kippax Streets.
- Analysis of surrounding intersections to identify any impacts on performance and any proposed measures to mitigate the impacts including the following:
 - Fowler Road with Mathew, Desmond and Bristol Streets
 - Holdsworth and Harris Streets, with Morris and Matthew Streets
 - Chetwynd Street, with Morris and Matthew Streets.

14. Strategic Planning

Merrylands Public School

Heritage

The school property is an item of environmental heritage under the Holroyd LEP 2013. On the advice of Council's Heritage Advisor, a Heritage Impact Statement (HIS) will be required to be provided as part of the Development Application documentation. The HIS is to provide mitigations for the impacts of the new building to the site, in particular with respect of building character and the choice of finishes and fabrics.

Strategic Planning

It is noted that the Infrastructure SEPP 2007 is being applied for the proposed works. Under the SEPP (Part 3 Division 3 Clauses 27 and 28) the R2 zone of the property is a prescribed zone within which works for a school may be undertaken with consent.

The provided documentation identifies that there will be a non-compliance with the maximum building height (9m) of the new classroom building. It appears this non-compliance, of about 2m, will affect the entire building. The value (measure) of the non-compliance will need to be specified in DA documentation. The justification for this non-compliance will need to be provided with any design, landscaping or other mitigations that are proposed that will respond to building height and bulk as may be perceived from the residences fronting Fowler Rd as well as Morris St (which while of further distance from the new building is also at a lower elevation).

Greystanes Public School

Strategic Planning

It is noted that the Infrastructure SEPP 2007 is being applied for the proposed works. Under the SEPP (Part 3 Division 3 Clauses 27 and 28) the R2 zone of the property is a prescribed zone within which works for a school may be undertaken with consent.

The provided documentation identifies that there will be a non-compliance with the maximum building height (9m) of the new classroom building. It appears this non-compliance occurs to (a portion of) the rear part of the building only – which backs onto residential dwellings (of Bradman St). The non-compliance value and the part of the building affected would need to be specified in DA documentation - using the plans provided the exceedance appears to be about 2m at one point. The justification for this non-compliance will need to be provided with any design, landscaping or other mitigations that are proposed that will redress the building height including as perceived from the Bradman St residences (which are at a lower elevation).

Any application is to confirm the setback of the new classroom building from the front property boundary (fronting Merrylands Rd) and the rear property boundaries.

15. Other Matters / General Requirements

Any DA that is lodged shall include required documentation as specified in Council's Requirements for Development Applications (available from Council's website) including documentation addressing the following issues:-

- (i) Building Code of Australia – The design must comply with the Building Code of Australia.
- (ii) Detailed floor plans shall be submitted to Council showing the existing floor layout of the existing buildings, and the proposed floor layout of the proposed buildings.
- (iii) A Quantity Surveyors' report shall be submitted with any DA lodged detailing the Capital Investment Value (CIV) of the proposed works. If the total CIV exceeds 5 million, the DA will be referred to the Sydney West Central Planning Panel for determination.
- (iv) High quality 3D photo montages of the proposed schedule of finishes of the proposed buildings shall be submitted to Council for assessment.
- (v) Council is aware of its obligations under Division 4 – Crown Developments under the Environmental Planning and Assessment Act, 1979.

16. Conclusion

The proposed development shall address the points as noted within this correspondence prior to the lodgement of any future Application. It is noted that only concept plans have been provided and in this regard a full assessment will be conducted once a full package of plans and accompanying documentation for each site is received. In addition, separate development applications will be required for proposed works to both Greystanes Public School and Merrylands Public School.

Important Information

Please note this advice has been prepared on the basis of the information and concept plans that have been submitted to Council and other issues may arise following a detailed assessment of any DA that is lodged.

Furthermore, any DA that is lodged shall be assessed on its merits and shall have regard for, and be designed in accordance with, the relevant planning controls (including any state or local environmental planning instruments) precinct plans, development control plans or policies, and the Building Code of Australia and relevant standards.

The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties.

Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice.

Any information submitted for the pre DA meeting as well as any correspondence to or from Council, including this report, may be disclosed under the provisions of the GIPA Act.

These comments do not bind Council Officers, or other bodies beyond Council, in any way whatsoever.

For further enquiries please contact Jai Shankar on 8745 9765.

Yours faithfully



Jai Shankar

Senior Development Planner

noted P.A.