



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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17 December 2018

Mr Andrew Beattie
Department of Planning and Environment
Team Leader School Infrastructure Assessments
GPO Box 39
SYDNEY NSW 2001

Your Ref: SSD 3274

Dear Sir,

Samuel Gilbert Public School, Castle Hill

I write to you in response to your notification letter, dated 19 November 2018, in relation to a proposed development application for Samuel Gilbert Public School, Castle Hill. Ordinarily the Development Application would be reported to an Ordinary Meeting of Council for consideration. However, given the notification period it was not possible to report the matter to an Ordinary Meeting of Council.

On 27 July 2018, a pre-lodgement meeting (2/2019/PRE) was held with the Applicant to discuss the development proposal. Minutes were subsequently issued to the Applicant (refer Attachment 1), which raised concerns relating to the following:

- Insufficient on-site car parking;
- Visual and acoustic amenity impacts to the adjoining residential dwellings to the southern side of Ridgescrop Drive; and
- 'Kiss and Drop' area.

It is noted that the current development application does not seek to provide additional on-site parking. Further, the existing on-site parking arrangement is deficient, as it does not provide an adequate number of spaces to service the existing capacity of the school. It is understood that the proposal seeks to increase student numbers from 780 to 1000 and staff numbers from 45 to 58. Despite seeking to further intensify the use by increasing the number of students and staff, the proposal makes no consideration for providing further on-site parking.

The submitted Traffic and Parking Assessment relies on the future provision of car parking areas associated with the school sports oval and adjoining recreational reserve, in order to cater for the additional parking demand. Council considers that to rely on yet to be constructed parking

infrastructure is not appropriate, and that a more immediate solution should be provided at the development application stage.

Buildings N and P will have a proposed height of 17m, representing a significant departure from the maximum 9m height limit. The substantial height breach will be most evident from Ridgecrop Drive where a number of established canopy trees are proposed for removal. The proposal is considered to fail Principle 1 of Schedule 4 Schools – design quality principles of SEPP (Educational Establishments and Child Care Facilities) 2017. The removal of these canopy trees along with a reduced setback to Ridgecrop Drive limits opportunity for the potential for replanting, in turn, the proposal is unable to ensure landscaping is integrated into the design of the school.

The notable built form along the southern elevation is inconsistent with a low-density residential area. Reduced separation, limited landscaping and a significant building height breach is not considered an appropriate design and planning outcome. The proposal may subsequently result in amenity impacts to those properties on the southern side of Ridgecrop Drive. A more appropriate transition from the subject site to these residential properties is necessary, in order to minimise impacts caused by the additional built form.

It is understood that the 'Kiss and Drop' indent area located along Ridge has recently been 'shutdown' due to traffic and congestion concerns. It is suggested that a 'Kiss and Drop' area be provided within the confines of the school grounds to help address this issue.

Should you have any questions, please contact me at hhalliwell@thehills.nsw.gov.au or 9843 0342.

Yours faithfully,



Paul Osborne

MANAGER – DEVELOPMENT ASSESSMENT

Attachment 1: Prelodgement Notes (2/2019/PRE)

DEVELOPMENT ASSESSMENT

PRE-LODGEMENT MEETING NOTES

27 July 2018 – 2/2019/PRE

APPLICANT: Andrew Minto – Minto Planning Services
CONTACT: planning@mintoplanning.com.au or 9875-4788
PROPERTY: 1 Ridgecrop Drive, Castle Hill (Lot 1 DP 719671)
ZONING: R2 Low Density Residential
SITE AREA: 82,880m²
SUBJECT: Alteration and additions to the existing Samuel Gilbert Public School

OFFICERS IN ATTENDANCE: Cynthia Dugan (Development Assessment Coordinator)
Iain Watt (Town Planner)
Craig Bourke (Environmental Health Coordinator)
Vidya Sivakumar (Senior Subdivision Engineer)
Stephen Barnes (Principal Coordinator – Traffic & Roads Management)

PROPOSAL:

The purpose of the meeting was for the Applicant, Department of Education c/- Minto Planning Services Pty Ltd to consult with Council staff prior to submitting a State Significant Development Application to the NSW Department of Planning and Environment.

- The proposal is for alterations and additions to the existing school to accommodate future growth of the school for up to 1,000 students
- Relocation of existing demountables currently within area of proposed works to the southern side of the oval
- Construction of a three storey new administration & staff building, library and hall
- Reconfiguration of existing buildings
- Establish and construct new entryway to school

PLANNING COMMENTS:

- The proposal is subject to the provisions under State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017. The proposal is to demonstrate compliance with Clause 35 Schools – development permitted with consent and address Schedule 4 Schools – design quality principles of the SEPP.
- The proposal would exceed the 9m Height Development Standard that applies to the subject site. The Development Application must be supported by a well-founded Clause 4.6 variation, which demonstrates why compliance with the maximum height limit is

unreasonable and unnecessary in this circumstance, and how the proposal results in a better planning outcome.

- The site is located within an R2 Low Density Residential zone and requires consideration of visual and acoustic amenity impacts to the adjoining residential dwellings to the southern side of Ridgecrop Drive.
- The Development Application will require concurrence from NSW Roads and Maritime Services as the proposal requires an extension to an existing educational establishment resulting in more than 50 additional students and is therefore considered traffic-generating development under SEPP (Educational Establishments and Child Care Facilities) 2017.
- The proposal does not seek to increase the number of car parking spaces and instead, relies on the existing 26 car parking spaces on site. This is considered insufficient and it is recommended that an additional 30 car spaces be provided to accommodate the additional students and staff.
- Section 7.12 Contributions applies to the proposed development. Refer to The Hills Section 94A Contributions Plan.

ENVIRONMENTAL HEALTH COMMENTS:

- Concern is raised regarding the generation of dust during the construction given the locality of the proposed site and proximity to residents.

ENGINEERING COMMENTS:

- The proposal will require upgrades to the drainage and Onsite Stormwater Detention for the site.
- Applicant encouraged to consider the use of Rain Water Tanks (RWT) as part of the drainage management plan.
- Correct use of RWT could mean an offset of up to 10% in consideration of Onsite Stormwater Detention requirements.

TRAFFIC COMMENTS:

- There is insufficient parking onsite for the existing capacity of the school. The proposal includes no scope of works to increase the number of on-site parking spaces despite further intensification of the use. An additional 30 car parking spaces is recommended to cater for the increase in the number of students to 1000 students.
- Plan of management to be developed for the kiss & drop area.
- Council's Traffic and Safety Section are currently undertaking consultation with the Samuel Gilbert Public School P&C and NSW Police to determine a solution to the vehicles blocking Ridgecrop Drive at pick up and drop off times. It was agreed to investigate the removal of the existing 'No Parking 8-9.30am' restrictions in the bay on Ridgecrop Drive which would effectively make this bay area available for fulltime parking. Should it be decided to proceed with the removal of existing no parking 8-9.30am restrictions, a report will be prepared to the Local Traffic Committee and then

to Council seeking endorsement of the proposal.

ENVIRONMENT & ECOLOGY COMMENTS:

- Council's mapping system identifies the site as containing Shale/Sandstone Transition Forest and Sandstone Heath.
- The proposal is required to address the provisions under the Biodiversity Conservation Act 2016.

With respect to the provision of telecommunication infrastructure, the applicant is required to investigate whether the subject site falls within the National Broadband Network's fibred area/ make an online application via the NBN website: www.nbnco.com.au

With respect to unit and street numbering, the applicant is required to ensure that the plans submitted are in accordance with:
http://www.gnb.nsw.gov.au/addressing/addressing_and_legislation *and Council's Fact Sheet 'Addressing Requirements for Residential Developments' which can be found on Council's website.*

A survey report from a registered land surveyor which indicates the location of the building/structure in relation to all boundaries including relevant/applicable easements and /or Section 88B restrictions.

PLEASE NOTE THAT THE APPLICATION WILL NOT BE ACCEPTED UNLESS ALL THE REQUIRED INFORMATION IS SUBMITTED.

FURTHER MEETING REQUIRED: NO

Finally, it should be acknowledged that the above advice is preliminary only and is based on the information provided to date and limited research into the sites history and constraints. Any application submitted would be subject to a more thorough assessment that could potentially add to or amend the above advice. This advice does not bind Council to a decision should an application be received.

PRELODGE



DEVELOPMENT ASSESSMENT COORDINATOR
(16/08/2018)