



Appendix 3 – Statutory Compliance Tables

State Significant Development
Redevelopment of Bankstown North Public School
322 Hume Highway, Bankstown

PLANNING. URBAN DESIGN.
RETAIL AND ECONOMIC. HERITAGE

1.1 Environmental Planning & Assessment Act – consistency with the Objects

Proposed Development's Consistency with the Objects of the EP&A Act

Object of the EP&A Act	Assessment	Consistent
(a) <i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i>	The proposal will make use of special uses – educational establishment zoned land for an educational establishment to service the growing residential population in the locality. The proposal will not result in significant adverse water impacts and will improve the social and economic welfare of the community.	Yes
(b) <i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal includes various measures aimed at minimising energy and water consumption and is considered to be consistent with the objectives of ecologically sustainable development (see ESD Report at Appendix 32 of the EIS).	Yes
(c) <i>To promote the orderly and economic use and development of land,</i>	The site is zoned for educational establishments and the proposal will result in the orderly and economic development of the land.	Yes
(d) <i>To promote the delivery and maintenance of affordable housing,</i>	This object is not applicable to the proposal.	N/A
(e) <i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	The proposal has been assessed has being acceptable regarding its potential impacts on native animals and plants, including threatened species, populations and ecological communities and their habitats (see Appendix 37 and Section 6.4 of the EIS).	Yes
(f) <i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	The proposal has been informed by detailed and involved input regarding European heritage (Appendix 22 and 39 and Section) and Aboriginal heritage (Appendix 23 and 24 and Section 6.2 of the EIS).	Yes
(g) <i>To promote good design and amenity of the built environment,</i>	A Design Analysis Report (Appendix 9) has been provided which addresses good design and amenity of the built environment, as set out in Section 6.1 of the EIS.	Yes
(h) <i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The building has been designed in accordance with the Building Code of Australia (BCA), Australian Standards and the Disability Discrimination Act (DDA) (see Appendix 14 and 15 of the EIS).	Yes
(i) <i>To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, and</i>	The proposed development has been assessed against the various Commonwealth and State statutes and local policies and has involved consultation with relevant levels of government.	Yes
(j) <i>To provide increased opportunity for community participation in environmental planning and assessment.</i>	The proponent has actively engaged with relevant government agencies and further consultation will be undertaken during the statutory assessment process.	Yes

1.2 Bankstown Local Environmental Plan 2015

Assessment against relevant provisions of BLEP 2015		
Provision	Assessment	Consistent
Clause 1.2 Aims of Plan	<p>The proposed development is consistent with the aims of the LEP, specifically it:</p> <ul style="list-style-type: none"> Contributes to the orderly management, development and conservation of resources by protecting, enhancing and conserving places and buildings of heritage significance; Facilitates development for employment opportunities; Is sensitive to both the economic and social needs of the community; Has regard to the principles of ecologically sustainable development and has regard to the relevant environmental and development constraints of the locality; and Provides for a upgraded educational establishment that enhances the quality of life and social-well being and amenity of the local community. 	Yes
Clause 2.3 Zone objectives and Land Use Table Objectives of zone <ul style="list-style-type: none"> To provide for infrastructure and related uses To prevent development that is not compatible or that may detract from the provision of infrastructure. 	<p>The site is zoned SP2 Educational Establishment.</p> <p>Development for the purpose of <i>education establishments</i> is permissible with consent.</p> <p>The proposed public school is consistent with the objectives of the SP2 as it will provide educational infrastructure and facilities to meet the day to day needs of local residents.</p>	Yes
Clause 4.3 Height of buildings	The <i>Height of Buildings Map</i> identifies a height limit for the site of 9 metres. The proposal has a maximum height of 14.91m.	No (Refer to Section 6.1 of EIS)
Clause 4.4 Floor Space Ratio	The <i>Floor Space Ratio Map</i> does not identify a floor space ratio (FSR) for the site.	Yes
Clause 5.10 Heritage Conservation Objectives The objectives of this clause are as follows: <ol style="list-style-type: none"> to conserve the environmental heritage of Bankstown, to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, to conserve archaeological sites, to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>The school site is not identified within Schedule 5 to the LEP as being Heritage Item, however adjoining the site to the east, across Beresford Street is the State Heritage Item No. 01316, Bankstown Reservoir, located at 300 Hume Highway.</p> <p>A Heritage Impact Statement (HIS) has been prepared by DFP Planning (see Appendix 22) which provides an assessment of the impacts of the proposal on the heritage significance of the adjoining Bankstown Reservoir and addresses the provisions of Clause 5.10 of Bankstown LEP 2015.</p> <p>See Section Error! Reference source not found. for further discussion on the Heritage impacts of the proposal.</p>	Yes
Clause 6.1 Acid sulfate soils	The site is not mapped as containing acid sulfate soils.	Yes
Clause 6.2 Earthworks	Earthworks are required as part of the re-development of the school and are supported by civil plan provided by Northrop (Appendix 25)	Yes

Assessment against relevant provisions of BLEP 2015

Provision	Assessment	Consistent
Clause 6.3 Flood planning	Northrop has considered flood risk as part of the Stormwater Management Plan (Appendix Error! Reference source not found.) which confirms that, based on a review of publicly available Council Mapping and Flood Studies the site does not appear to be subject to mainstream or overland flooding. Overland flow paths and site grading will also be designed to ensure that both existing and new building and habitable areas are not impacted in major storms or in the event of the piped system being blocked.	Yes
Clause 6.4 Biodiversity	The site is not identified as biodiversity on the Terrestrial Biodiversity Map. A BDAR prepared by SLR (Appendix Error! Reference source not found.) has been provided which meets the requirements of the Biodiversity Assessment Method 2016 (BAM) established under 6.7 of the Biodiversity Conservation Act. The report identifies potential impacts on flora and fauna species as detailed in Section 6.4 of the EIS.	Yes
Clause 6.4A Riparian land and watercourse	The land is not identified as riparian land on the Riparian Lands and Watercourse Map.	N/A

1.3

Bankstown Development Control Plan 2015

Assessment against Relevant Provisions of Bankstown DCP 2015

Provision	Assessment	Consistent
Part B5 – Parking Section 2 – Off-street parking 1 space per employee or classroom, whichever is greater; and 1 car space per 8 students in year 12.	BNPS is a primary school. The number of staff is yet to be determined, however in reflection of the number of classrooms and core facilities it will likely be approximately 56 staff. The school will have a total of 28 classrooms (24 new and 4 existing in Block I). The redevelopment will provide 56 car parking space (under a separate planning pathway), therefore complying the parking requirement.	Yes
B7 – Educational Establishments		
Section 2 – Site Analysis	A site analysis has been prepared and is included as part of the architectural package (Appendix 8). The proposal is for a redevelopment of the school, and the proposal has considered the context of the site whilst also meeting the needs of the school.	Yes
Section 3 - Location and Traffic Management	The proposal includes a new on-site kiss and drop area that provides for fluid movement of vehicles during peak time, with cars entering from Beresford Avenue and existing at Davis Lane. The proposal is supported by a Traffic Impact Assessment prepared by <i>ptc</i> (Appendix 28).	Yes
Section 4 – Site Layout and Building Envelopes		
Classroom site and densities – Gross floor area of classrooms in primary schools must not exceed 3.8m ² per student	The redevelopment will result in a total classroom GFA of 1823m ² which equals 2.8m ² of classroom area per student (644/1823).	Yes
Building length – must not exceed 45m	Block A has a maximum length of approximately 33m and Block 4 has a maximum length of approximately of 38m	Yes

Assessment against Relevant Provisions of Bankstown DCP 2015

Provision	Assessment	Consistent
Storey limit – Council will determine the storey limit for schools based on the scale of the street and the surrounding buildings.	Preliminary consultation with Council did not raise concern with the number of storeys proposed.	Yes
Front setback – DCP requires 9 metres from the primary and 6 metres for the secondary setback.	The development has been setback 10.95m from Beresford Avenue and a minimum of 37.735m from Hume Highway	Yes
Side setback – The DCP requires a minimum 5 metre setback	The development is setback 50.874m from the western boundary	Yes
Deep soil zones – The DCP requires 5 metres along the side boundary	The development provides 5 metre and 9 metre setback zones along the northern and western boundaries.	Yes
Free play areas – the proposed does not significantly reduce the amount of free play area on site.	The development provides ample formal and informal play spaces for students.	Yes
Access	The proposal has been designed to provide access for people with disabilities and complies with the relevant Australian Standards and BCA requirements. The application is accompanied with an Access Report (Appendix 14).	Yes
Section 5 – Energy Efficiency and Urban Design	<p>Stantec has prepared an ESD Report (Appendix Error! Reference source not found.) that identifies sustainability targets for the development, which will be achieved by an integrated approach to the building design through minimising energy consumption (passive measures), consumption optimisation (energy efficiency) and use of renewable resources. Specific measures for the proposal include water efficient fixtures, Water efficient fixtures and fittings, incorporating air cooled HVAC system and natural ventilation, native and water efficient species for landscaping, installation of an 99.6kW photo voltaic (PV) system, and installation of 50m³ unground rainwater tank under the assembly court to be used for landscape irrigation across the site.</p> <p>The proposal meets a 4 Star Green Star rating.</p>	Yes
Section 6 – Acoustic Privacy and Management	Cundall has prepared an Noise Impact Assessment (NIA) (Appendix Error! Reference source not found.) in accordance with to the relevant policies and guidelines identified in the SEARs, and notes that acceptable noise limits are derived from the EPA's Noise Policy for Industry for intrusive noise impacts.	Yes
Section 7 - Landscaping	<p>A landscape strategy has been developed by Gallagher Studio (Appendix Error! Reference source not found.) in concert with the design development of the built form. The landscaping works improve accessibility to useability and continues to promote the movement of students between formal and natural play areas.</p> <p>The existing landscape buffer along Hume Highway is to remain, in addition to the large significant tree to the west of Block B. New planting is proposed across the site, providing a total of 107 new tree species, ranging in size from tube stock, to 18 tree species with a pot size of 400L. The majority of tree species to be planted at the school are pot sizes of 25 and 45 litres. Many of the tree species being planted allow for mature heights of 20-50 metres to natural shading from the tree canopy. The proposed replanting will ensure a net gain in trees</p>	Yes

Assessment against Relevant Provisions of Bankstown DCP 2015		
Provision	Assessment	Consistent
	provided on the site by 96 additional trees across the site.	
Section 8 – Safety and Security	The proposed works are considered satisfactory with respect to the safety and security of the existing school. A CPTED assessment has been provided in Appendix 4 .	Yes
Section 9 – Site Facilities and Services	The Infrastructure Services Masterplan Report (Appendix Error! Reference source not found.) have assessed the existing capacity and adequacy of the existing site utilities. As a result of these investigations, it is found that some augmentation and upgrades to the power supply networks are required. Communication, mechanical services and hydraulic services will all be upgraded to ensure adequacy capacity for the future school facilities. Stormwater works are proposed to accommodate the new built form and landscaping works having regard to flood impacts, stormwater runoff volumes and detention (stormwater quantity), stormwater quality treatment measures (stormwater quality) and erosion and sedimentation control. The concept plan has been prepared in accordance with Council's Development Engineering Standards Policy (Appendix Error! Reference source not found.).	Yes
Part B13 – Waste Management and Minimisation	Demolition and Construction Waste Management Plan (Appendix Error! Reference source not found.) and an Operational Waste Management Plan (Appendix Error! Reference source not found.) have been prepared by Waste Audit. The Plans identify the likely waste streams to be generated during the demolition, construction and operation phases of the development. The Waste Management Plans outline measures to avoid the generation of unnecessary waste, minimise the volume of waste to be collected, and recycle, reuse and recover waste generated by the proposed works.	Yes

1.4 Crime Prevention Through Environmental Design (CPTED) Assessment

CPTED consists of four (4) universal design principles which are aimed at assessing crime risk and reducing preventable risk before a development is approved. The proposed development has been designed having regard to the CPTED principles, an assessment of which is provided below

Territorial Re-enforcement

The site has considerable frontage to the public domain being surrounded by public roads on three frontages. The primary street frontage of Beresford Avenue will be retained, which includes the new access point for the car parking area (under a separate planning pathway). The proposed works have the opportunity to re-enforce public access territory from the public domain (roadways) and the interior of the site with vehicles to access the site from Beresford Avenue, and exit via the new vehicle access point at Davis Lane for kiss and drop. No vehicle entry is permitted from Stacey Street or Hume Highway. This has the effect of identifying ownership and supervision of these areas during the busy morning and afternoon periods, in particular Beresford Avenue.

Pedestrian entrances are available from Hume Highway, near the corner of Beresford Road. The main pedestrian access point will be from Beresford Avenue. Pedestrian access will also be available from Davis Lane.

As a result of the location of the school, fencing and landscaping, the proposed and existing built form sitting in the school campus environment establishes a clear boundary between the

public and private domain, and clearly communicates to people where they should and should not be. It is assessed that additional territorial reinforcement is not required to satisfy the intention of this CPTED principle.

Surveillance

The principles of surveillance relate to spaces in public areas where people can see and interact with others. This is often a deterrent for criminals committing a crime in that place.

The proposal promotes strong natural surveillance of both the public domain and the interior of the site, through the response of the built form to the design analysis (refer to Design Analysis Report, **Appendix** Error! Reference source not found. of the EIS). The design of the school and the circulation of the kiss and drop area within the school campus further improves the internal natural surveillance of the site. The main pedestrian activity is from the Beresford Avenue frontage with the access gate in close proximity to the administration area of these school site.

During periods of high pedestrian movement (i.e. start and finish times) the natural surveillance of these areas is at its highest. During learning/teaching periods, the location and orientation of classroom and administration spaces on the site promotes a connection with the exterior of the site. The new buildings face a central play area / assembly court that has visual connection to both Beresford Avenue and the internal kiss and drop area. The existing Block A provides a visual connection to both Beresford Avenue and the Hume Highway.

The campus design has ensured there is good surveillance around all buildings from the public domain with limited blind or hidden corners. The administration facilities are situated at the main entrance to the campus, central to the site. This ensures that the main pedestrian thoroughfare has a high degree of natural surveillance before, during and after school hours. It also provides surveillance to the outdoor play areas.

The school site will be fully secured with site fencing. Further, as part of the SSD an Infrastructure Management Report (**Appendix** Error! Reference source not found.) has been prepared which notes that external lighting will be designed to the relevant Australian Standards in accordance with BCA and EFSG requirements, and provides recommendations on the specific lighting category that should be adopted for all areas of the school. Lighting of the property will deter criminal activity, in particular through the casual and passive surveillance that is provided from the residential development surrounding both sites.

On the basis of the above it is assessed that the proposal achieves the principles of surveillance without the requirement to provide further, more active measures of surveillance in order to deter crime.

Access Control

The key goals of the principle of access control are to restrict, channel and encourage people and vehicles into, out of and around the development. Effective access control can be achieved by using physical and symbolic barriers.

The proposed development proposes to primarily utilise physical barriers, including fencing to all boundaries, gates, built form and landscaping to provide access control. Fencing around the boundary of the site will not restrict surveillance opportunities and will be constructed of optically permeable materials in accordance with EFSG. The site will also include internal fencing to separate the pick/up drop off ring road proposed around the perimeter of the site.

Vehicular access to the site from Beresford Avenue will be controlled via a boom-gate, and vehicular egress from the site to Davis Lane will be controlled with gates that will be controlled each day the school is in operation.

Symbolic barriers will also be utilised including landscaping (where appropriate), waste servicing areas and natural direction of pedestrian traffic to the administration office. In

addition, appropriate directional signage will be installed in and around the car parks and public access points.

Access to, from and within the site is considered consistent with the access CPTED principles, and further treatments are not warranted in this case.

Space/Activity Management

CPTED principles promote the adoption of space/activity management strategies as a way to develop and maintain natural community control. The proposed development achieves this through the design of buildings orientated to the exterior of the site, as well as to the interior open spaces not accessible from the public domain.

Graffiti resistant materials will be used wherever practicable, particularly on fences and buildings to assist in removal. External lighting will also be provided to deter the carrying out of anti-social and criminal activities both within and along the boundaries of the site.

The combination of territorial reinforcement, surveillance and access controls will result in clearly managed space/activity areas adjacent to and within the site. Further space and activity management is not required in order to facilitate an acceptable outcome pursuant to CPTED principles.