

# Development Application

## Supporting documentation

For the Demountable project  
at Gillieston Public School

Northview Street &, Ryans Rd, Gillieston Heights NSW 2321

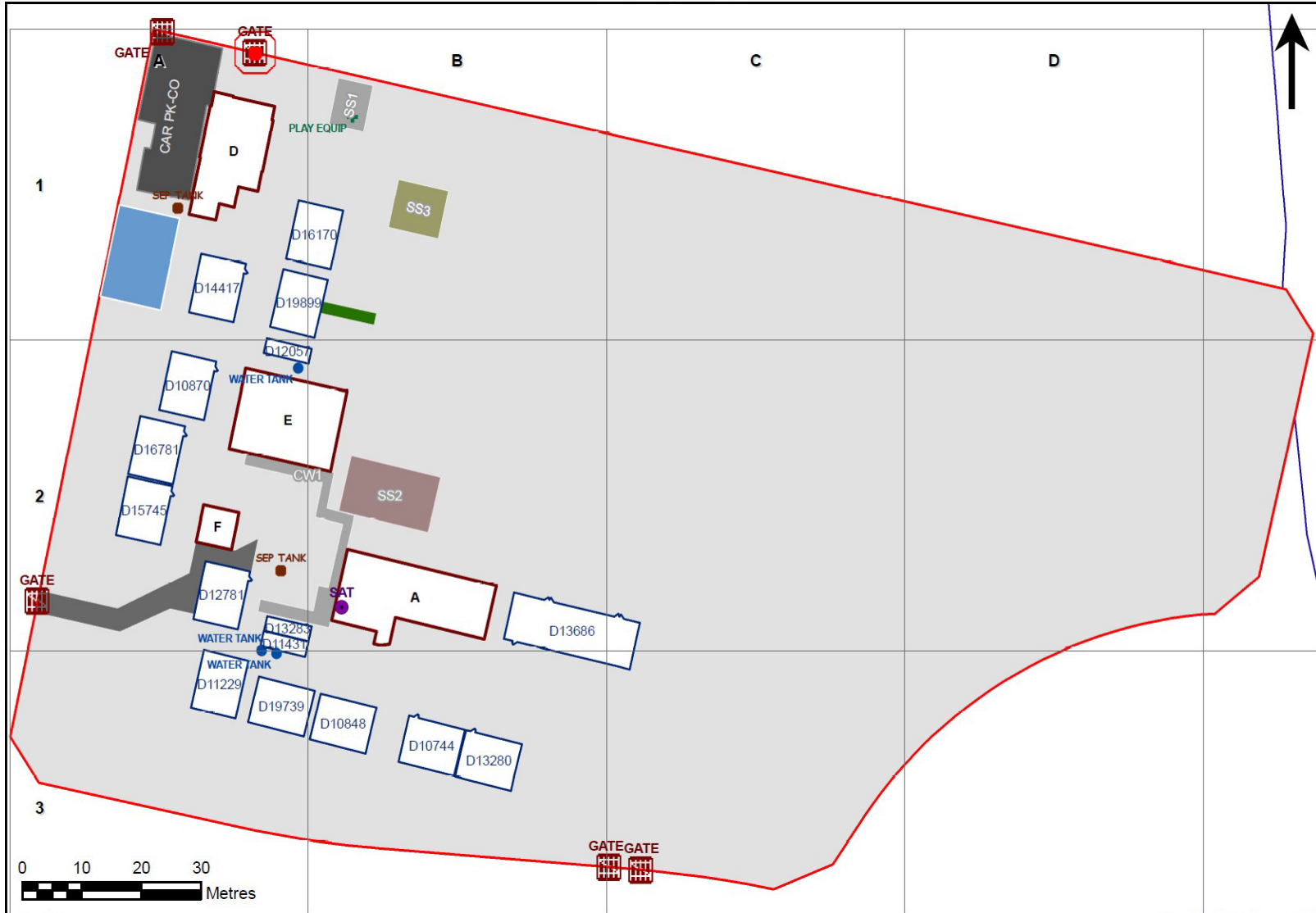
Applicant Details – School Infrastructure NSW – Asset Management Unit.

40-44 Coral Crescent, Gateshead 2290

The Crown in right of the State of New South Wales, acting through the NSW Department of  
Education

# Site plan

## 1982 - Gillieston Public School Site Plan (11549)





Gillieston Rd

Ryans Rd

Gillieston Rd

Route for power

Gillieston Rd

cket Way

Gillieston Public School,  
Ryans Rd

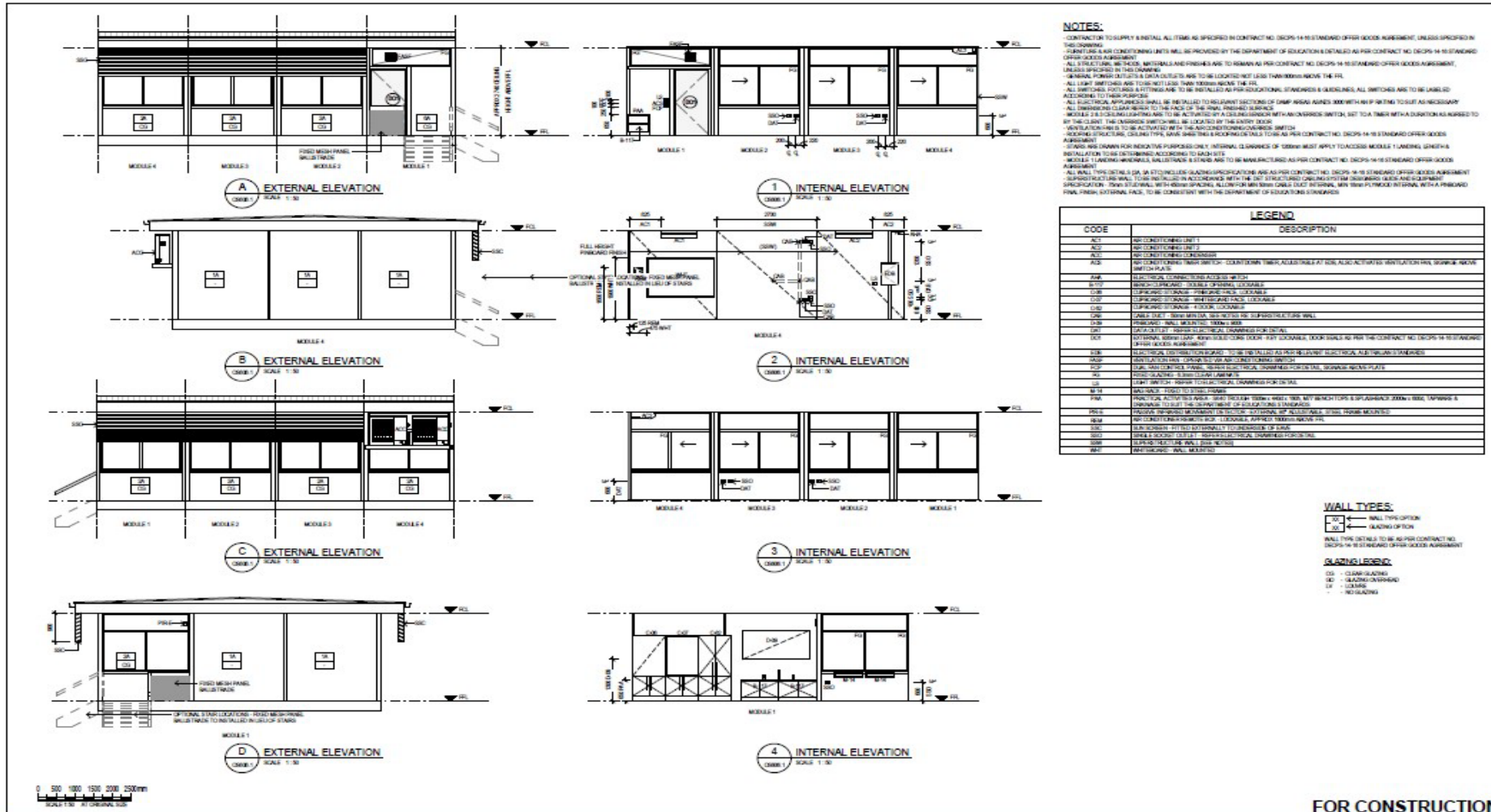
Ryans Rd

100

Northview St

Northview St

# Building Plans



**FOR CONSTRUCTION**

NO.	REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
1	ELECTRICAL LAYOUT AMENDMENT	04/12/12	SM	SM	SM	04/12/12
2	TYPE CHANGE TO OS606	04/12/12	SM	SM	SM	04/12/12
3	DOORWAY CLARIFICATION	04/12/12	SM	SM	SM	04/12/12
4	FOR CONSTRUCTION	04/12/12	SM	SM	SM	04/12/12



**NSW Department of Education**  
 Asset Management Directorate  
 Level 11, 111/112 St  
 Newcastle West QLD  
 QLD 4801  
 Tel: 07 4939 4000  
 Fax: 07 4939 4001  
 Email: asset@education.nsw.gov.au

**GHD**  
 GHD Tower, Level 2  
 25 Havelock Drive, Newcastle NSW 2300 Australia  
 PO Box 3403 Hunter High Mail Centre, Newcastle NSW 2300  
 Tel: 02 4939 4000  
 Fax: 02 4939 4001  
 Email: ghd@ghd.com.au

DO NOT SCALE	Drawn	Checked	Approved	Date
Conditions of use: This document may only be used for the project for which it was prepared and may not be used for any other project or for any other purpose.	K. KIVALLIS	M. LEWIS	G. JOYCE	22/12/12

**DEPARTMENT OF EDUCATION**  
**DEMOUNTABLE REFURBISHMENT PROJECT**  
**OS606 - 4 MODULE HOME BASE LAYOUT**  
**EXTERNAL & INTERNAL ELEVATIONS**

Scale: 1:50  
 Drawing No: OS606.2-4.CR-ARC  
 Rev: 3



## Site and lot details

The following screen shots have been taken from the Department of Education's AMS database which Provides property related data on school and TAFE colleges.

### Site and Lot Details > Gillieston Public School - (1982)

Site Number	Lot Number	Section	DP Number	Volume/Folio	DoE Owned	Size (sq m)
11549	51		1162489		Y	20,640.0
						<b>20,640.0</b>



School Boundary

Vehicle access

Pedestrian Access

Parallel street parking is available in Gillieston Rd, Ryans Rd and Northview St

There are no pedestrian crossings or traffic lights surrounding the school

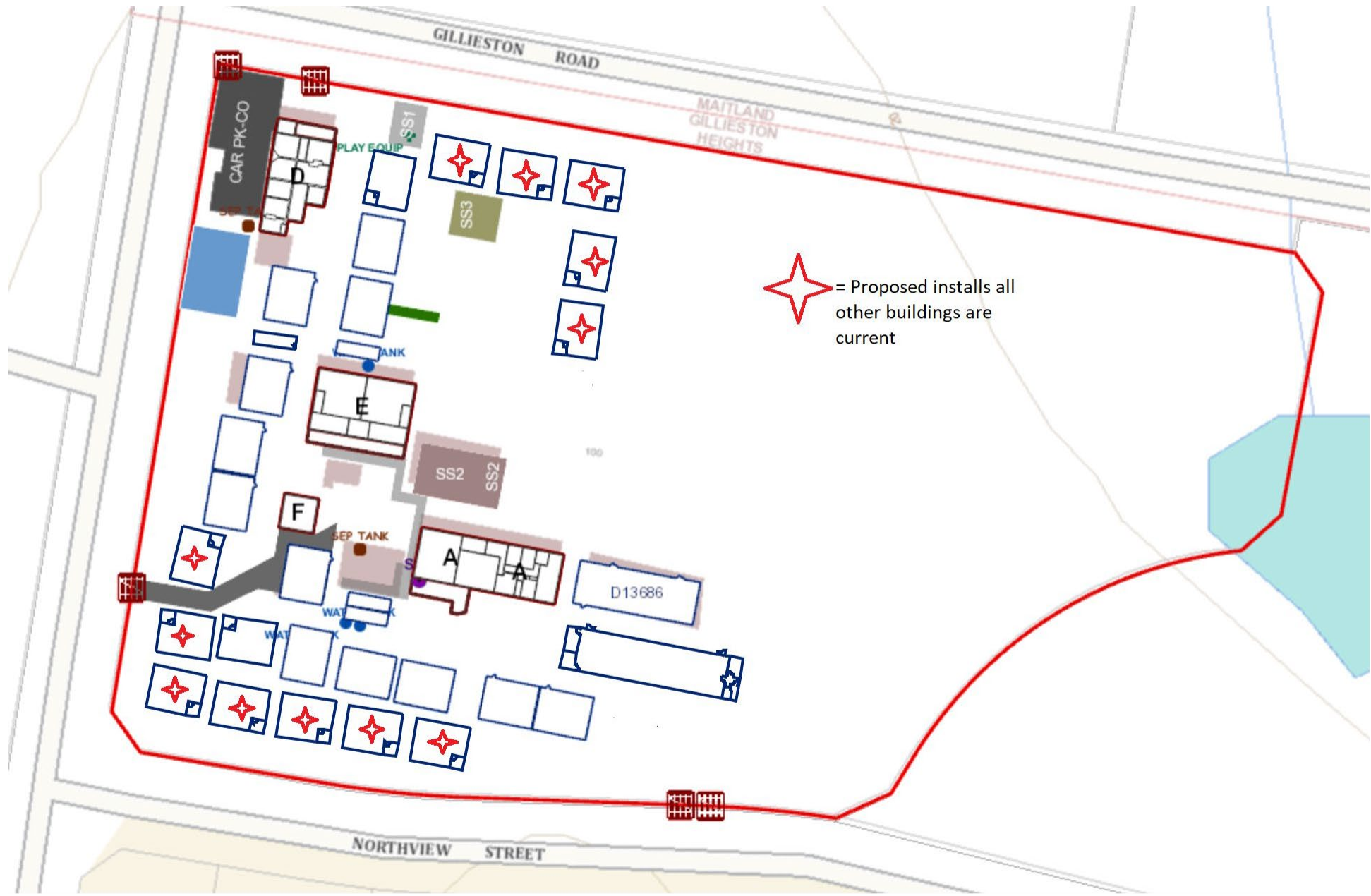
Traffic flow around the site is controlled by 40 km/h speed limit "school zone"

Pedestrian access

Pedestrian access

Vehicle access

**Proposed location**





## **Statement of environmental Effects**

### **Proposal**

Installation of demountable classrooms within 5 meters of boundary and or over the 10% growth threshold

### **Site Description**

The site is owned by the Department of Education and is the location of Gillieston Public School located at Northview Street &, Ryans Rd, Gillieston Heights NSW 232135 Lot 51 DP 1162489, The total site area is approximately 20,640 sq m and site topography is sloped from South to North and is zoned R3 and RU2  
Vegetation on the site includes a mix of native and introduced tree, shrub and grass species. There are 3 pedestrian access gates and 2 vehicle entry exit gates.

### **Need for the proposal**

The proposed installation is a short to medium term measure. The install will address the need for additional classrooms due to increasing enrolments over the next 3 years

### **Alternatives**

1. The do-nothing option

This option is not considered appropriate as the under entitlement will not be resolved.

### **Justification**

Gillieston Public School has experience significant enrolment demand above the school's design capacity which will continue to increase due to amount of development in the area. Installation of additional classroom buildings will accommodate anticipated enrolments for 2023 to 2025.

### **Construction Activities**

Construction period will be 12 weeks per building

Site preparation will only require temporary fence

Construction activities include excavation for install of footings, plumbing and electrical components followed by crane lift of modular building

Construction hours are Monday to Saturday 7am to 5pm

Impacts to existing services will not occur as final connections will be completed out of operational hours

1. **Site analysis/existing uses** – School/ Educational facility
2. **Operational details** – Monday – Friday 8am-4pm
3. **Access and traffic** – Vehicular access to Gillieston Public School is by Gillieston Rd and Northview Rd . Pedestrian access is by Gillieston Rd and Northview Rd
4. **Utility services and waste disposal** - A ground search to locate any services will be included as part of the contract. No council assets will be impacted during works.  
All building waste is to be removed from site by the contractor.
5. **Energy efficiency** – LED lighting will draw minimal power

6. **Privacy views and overshadowing** – Nil – the building is entirely within the DoE site, and does not restrict or affect privacy, views, or overshadowing of any property.
7. **Waste management** – All construction related waste is to be removed from site by the contractor and disposed of at a waste management facility. Excavated material is to be reused/spread on site where possible.
8. **Flooding and drainage** - The location of the building is more than 150m from a water course or gully crossing
9. **Pollution control** – sediment control is to be installed on low side of work area before footings are excavated and is to remain until works are completed.
10. **Heritage conservation** – Heritage listed building Block D will be unimpacted by the proposal
11. **Flora and Fauna issues** - Proposed location of building is not in close proximity to any existing trees or anything of significance the contractor is to ensure that no visible Fauna are to be disturbed during works.
12. **Mitigation measures** – N/A
13. **Impact on adjacent development** – Nil – building is to be located within the school’s boundary and will not have an impact on neighbouring properties.
14. **SEPP Part 4 Section 38. Existing Schools, Except Development item j** – proposed location of some or all of the portable buildings is within 5 meters of school boundary