

# **BLUE GUM COMMUNITY SCHOOL SSD 10444**



## **8 Declaration of State significant development: section 4.36**

*(1) Development is declared to be State significant development for the purposes of the Act if—*

- (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and*
- (b) the development is specified in Schedule 1 or 2.*

*(2) If a single proposed development the subject of one development application comprises development that is only partly State significant development declared under subclause (1), the remainder of the development is also declared to be State significant development, except for—*

- (a) so much of the remainder of the development as the Director-General determines is not sufficiently related to the State significant development, and*

.....





**Local context map**

source: Nearmap 2021





**Site context map**

Source: Nearmap 2021



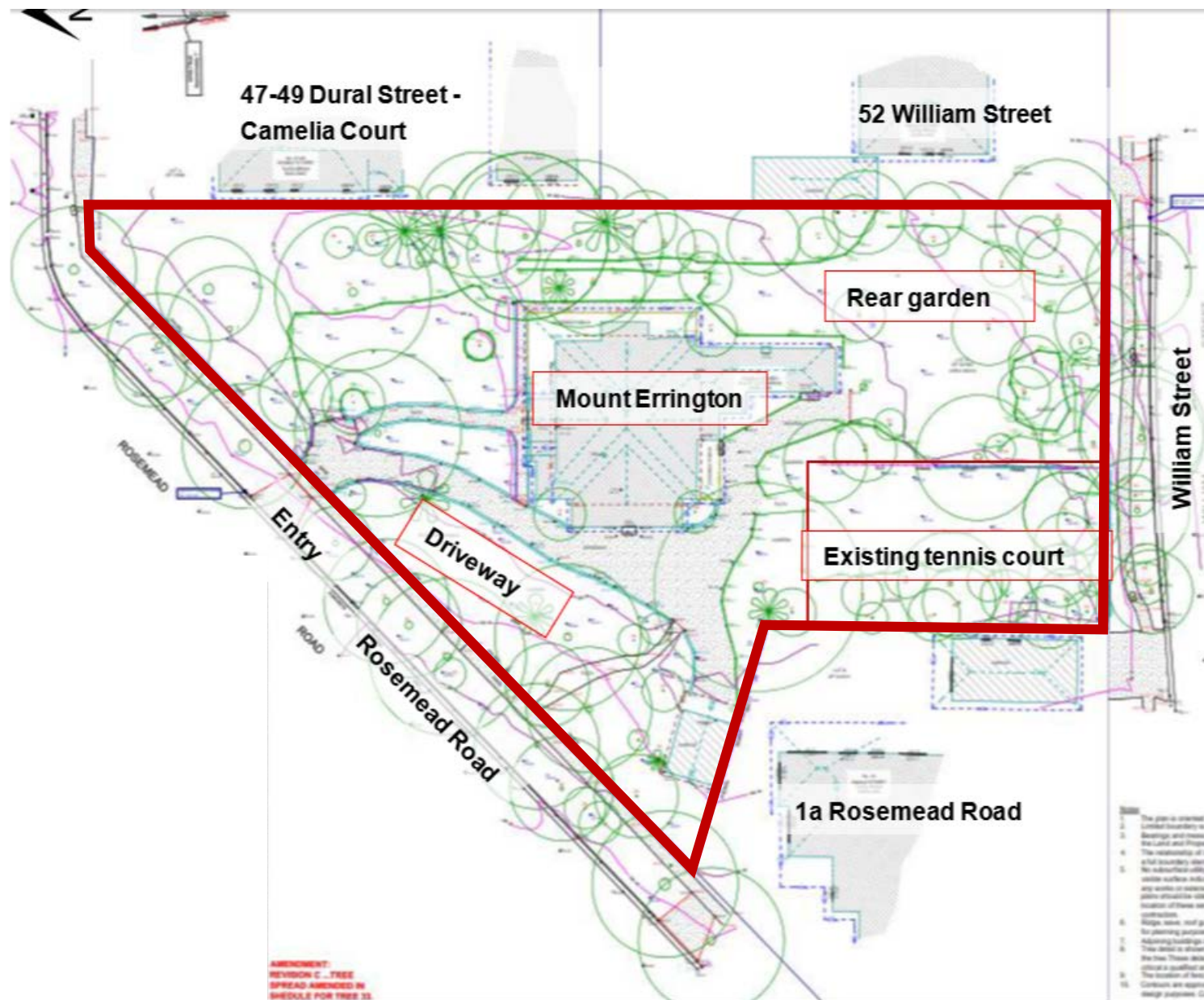


Heritage context map

Source: Applicants EIS

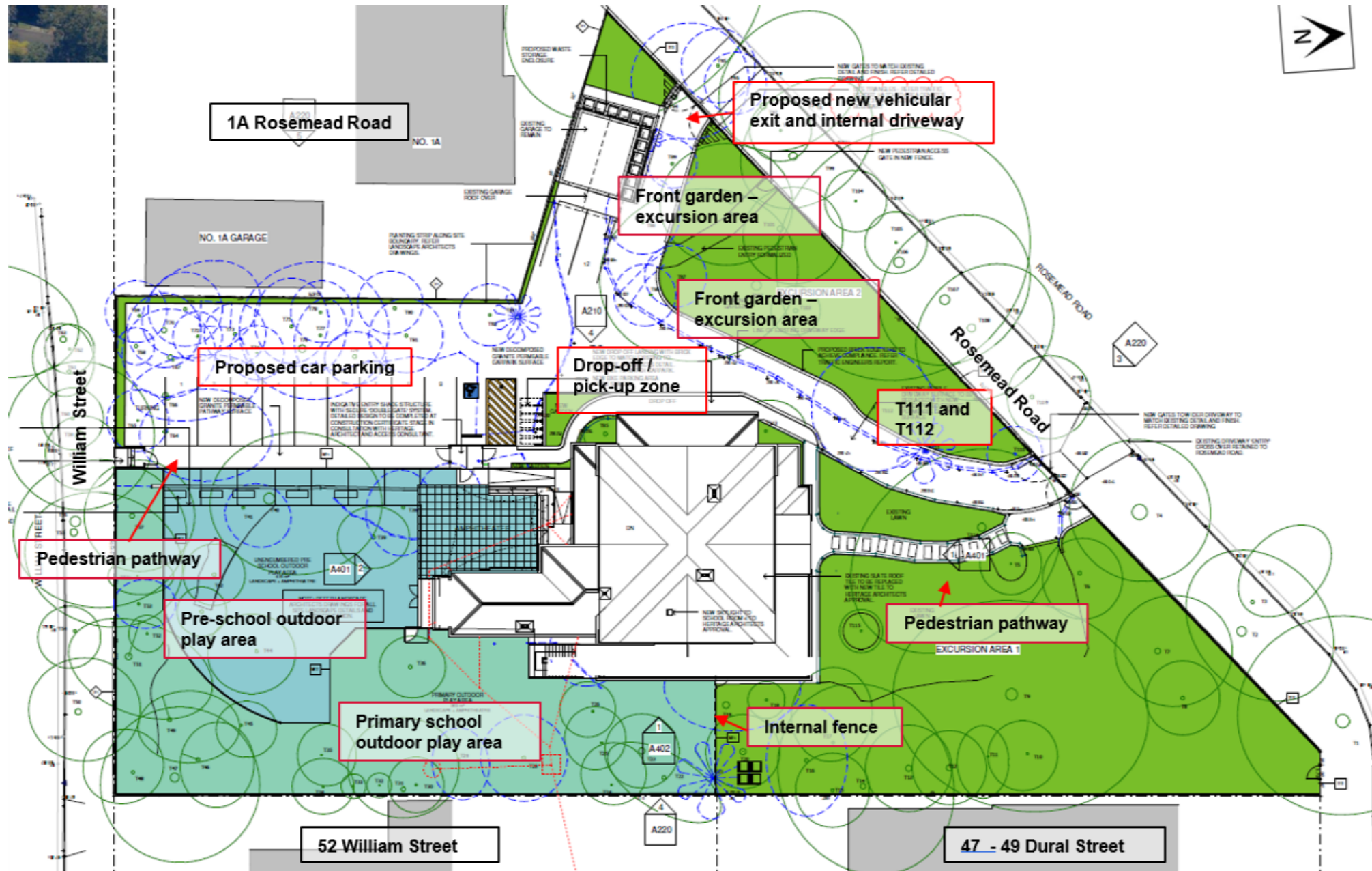


 Site boundaries



**Current site**

Source: Nearmap 2021



**Proposed site layout**

source: the Applicant's SRTS 2020

# **PART B**

## **KEY ISSUES**





**Local context map**

source: Nearmap 2021

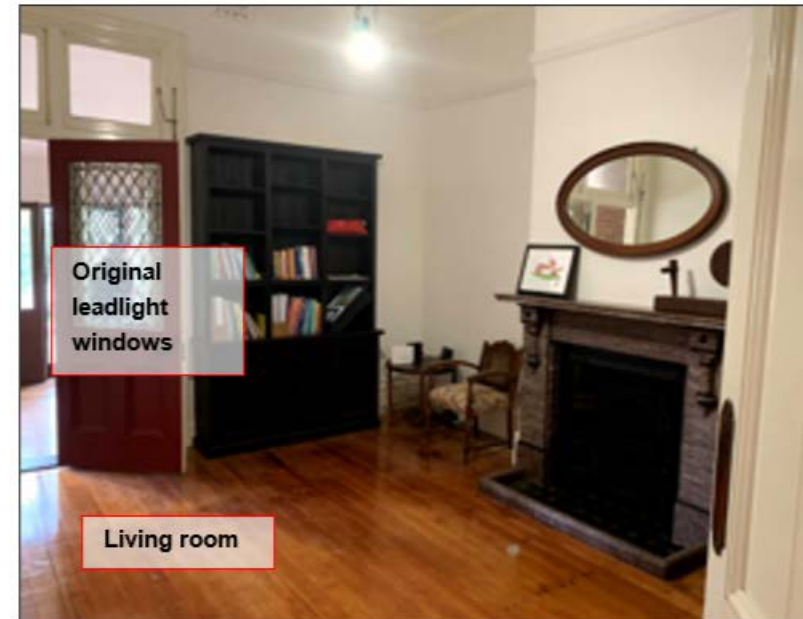
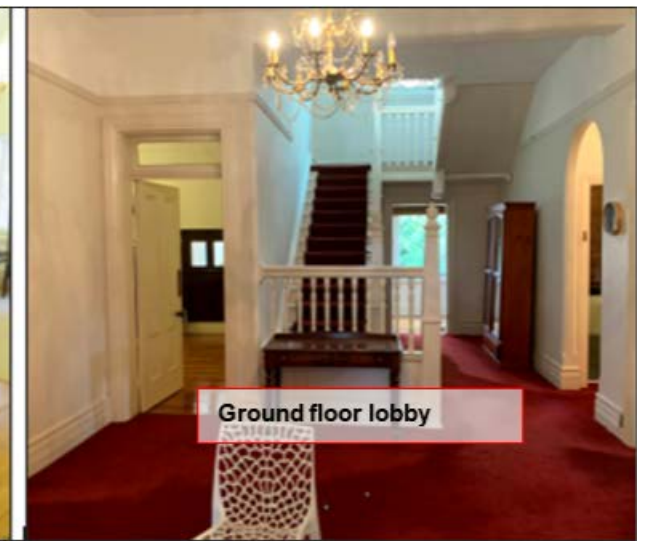




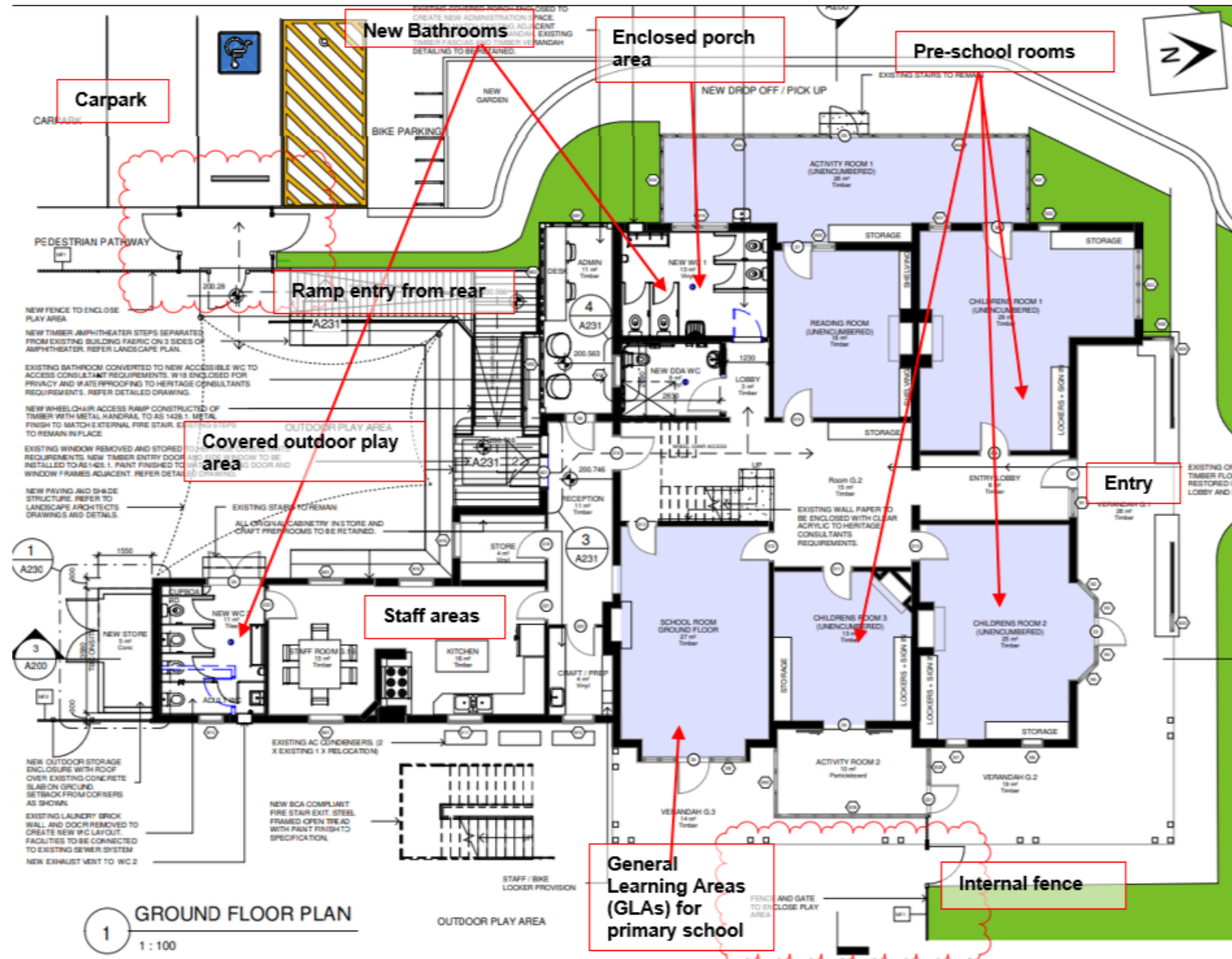
**Heritage dwelling**

source: DPIE site photos 2020





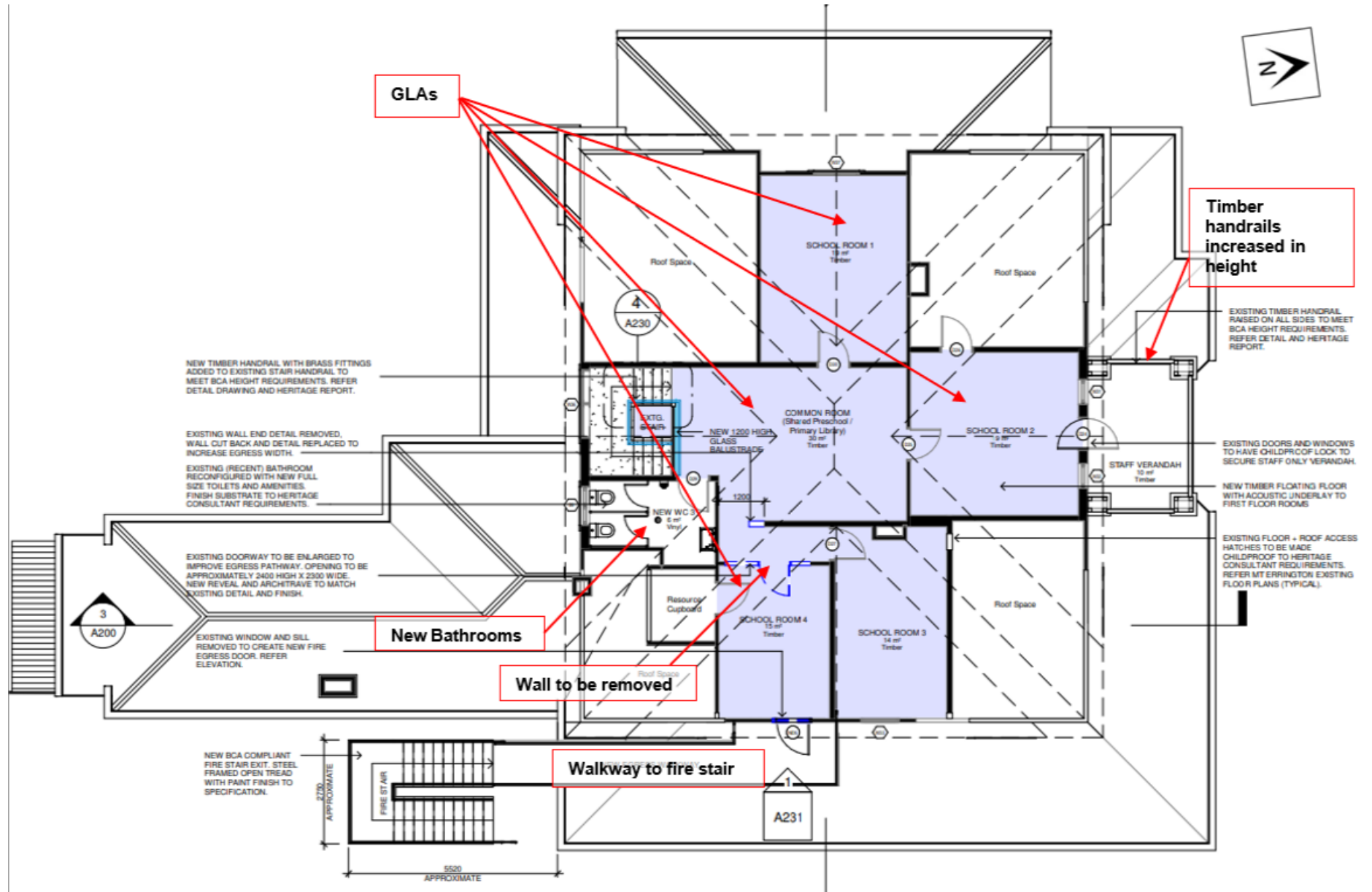
# Dwelling heritage features



## Internal heritage features (Level G)

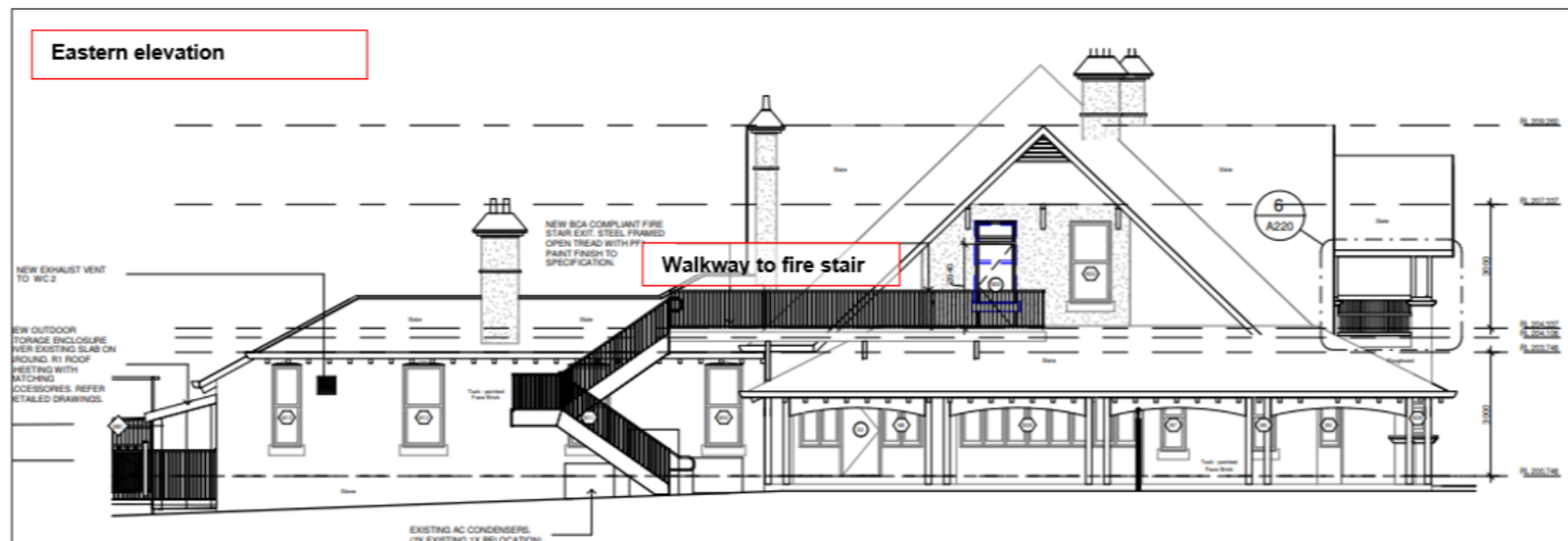
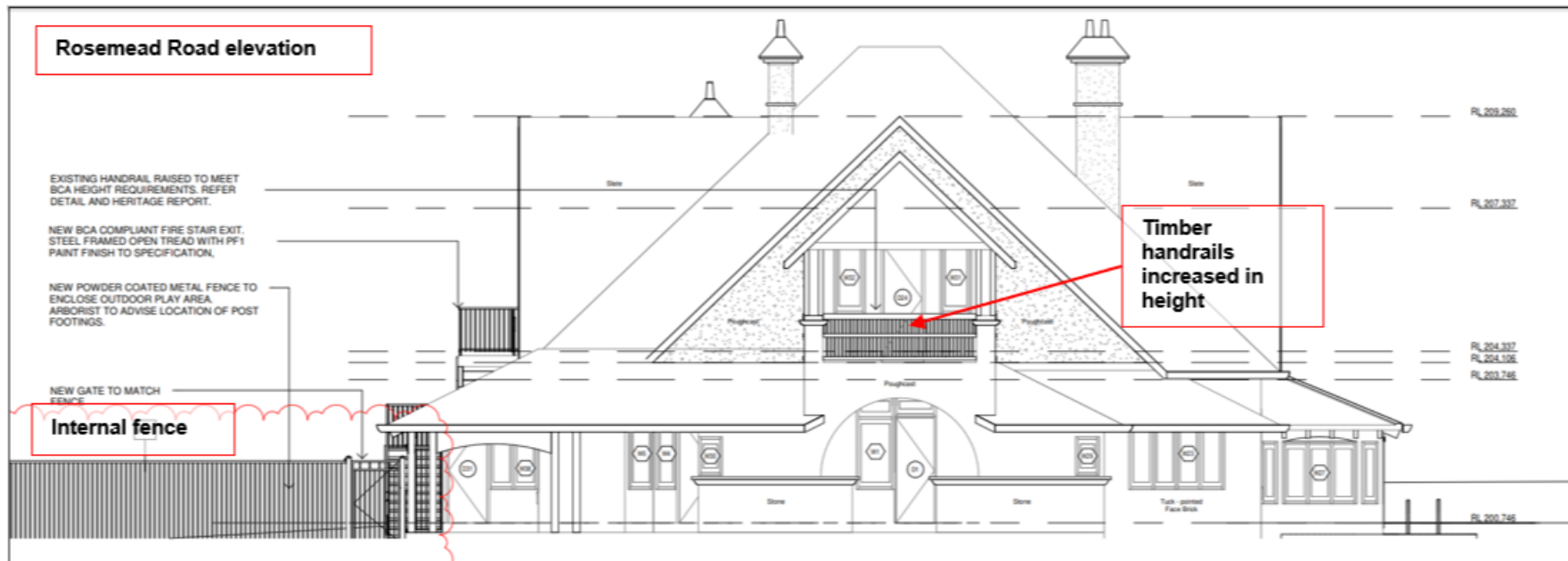
Source: Applicants EIS 2020





**Internal heritage features (Level 1)**

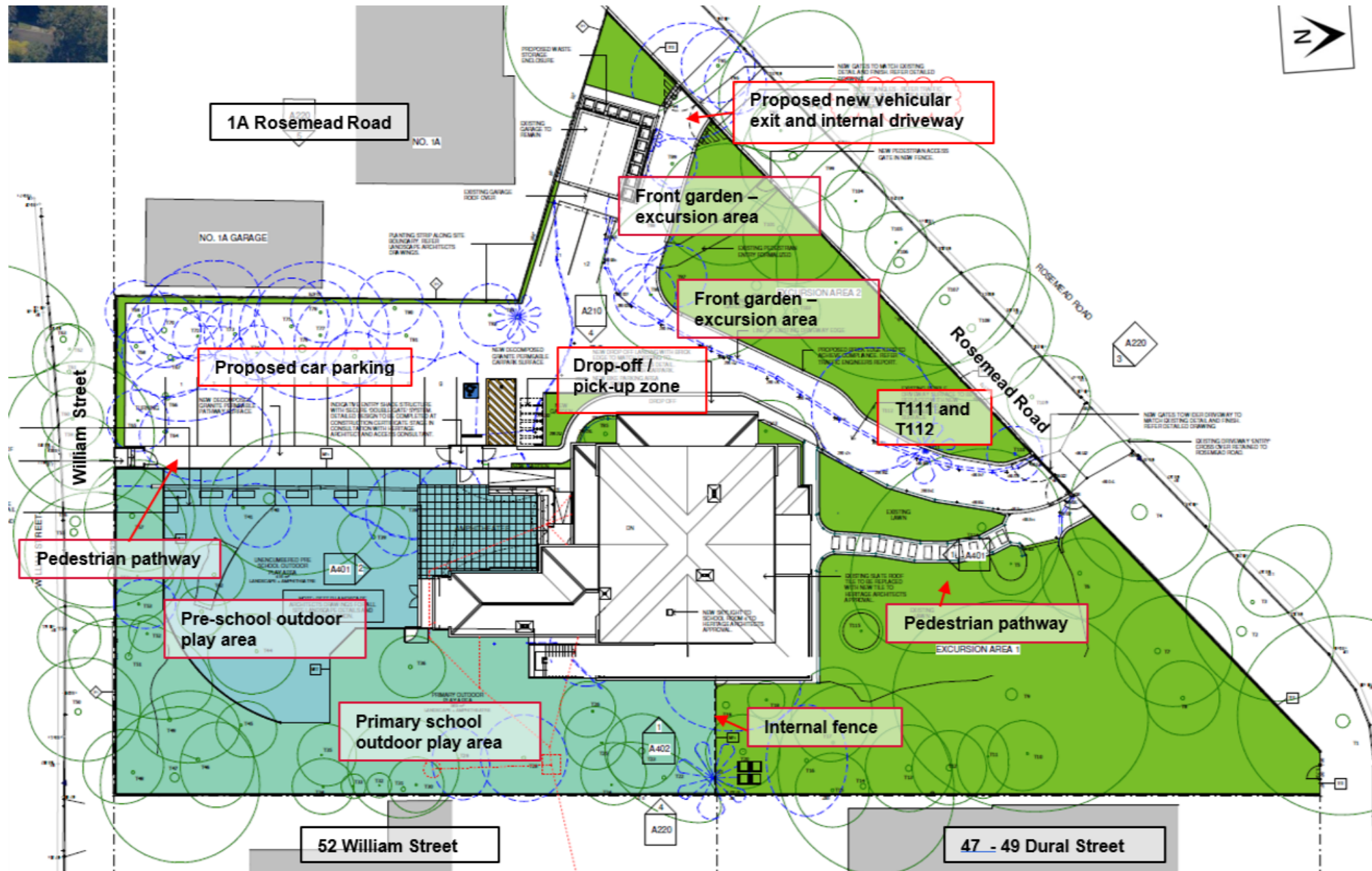
Source: GML Heritage report 2020



**Fire stair and balustrade elevations**

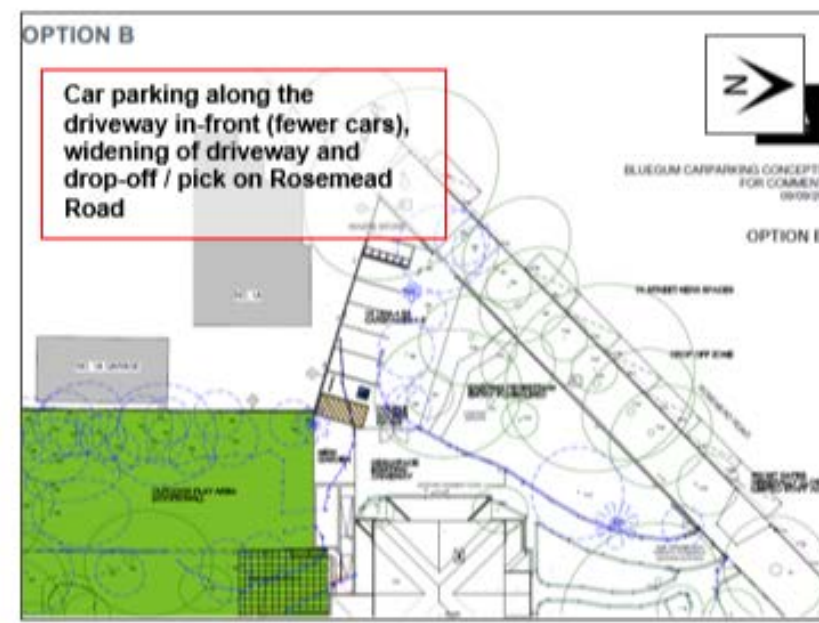
Source: Applicants EIS 2020





Alterations to heritage gardens

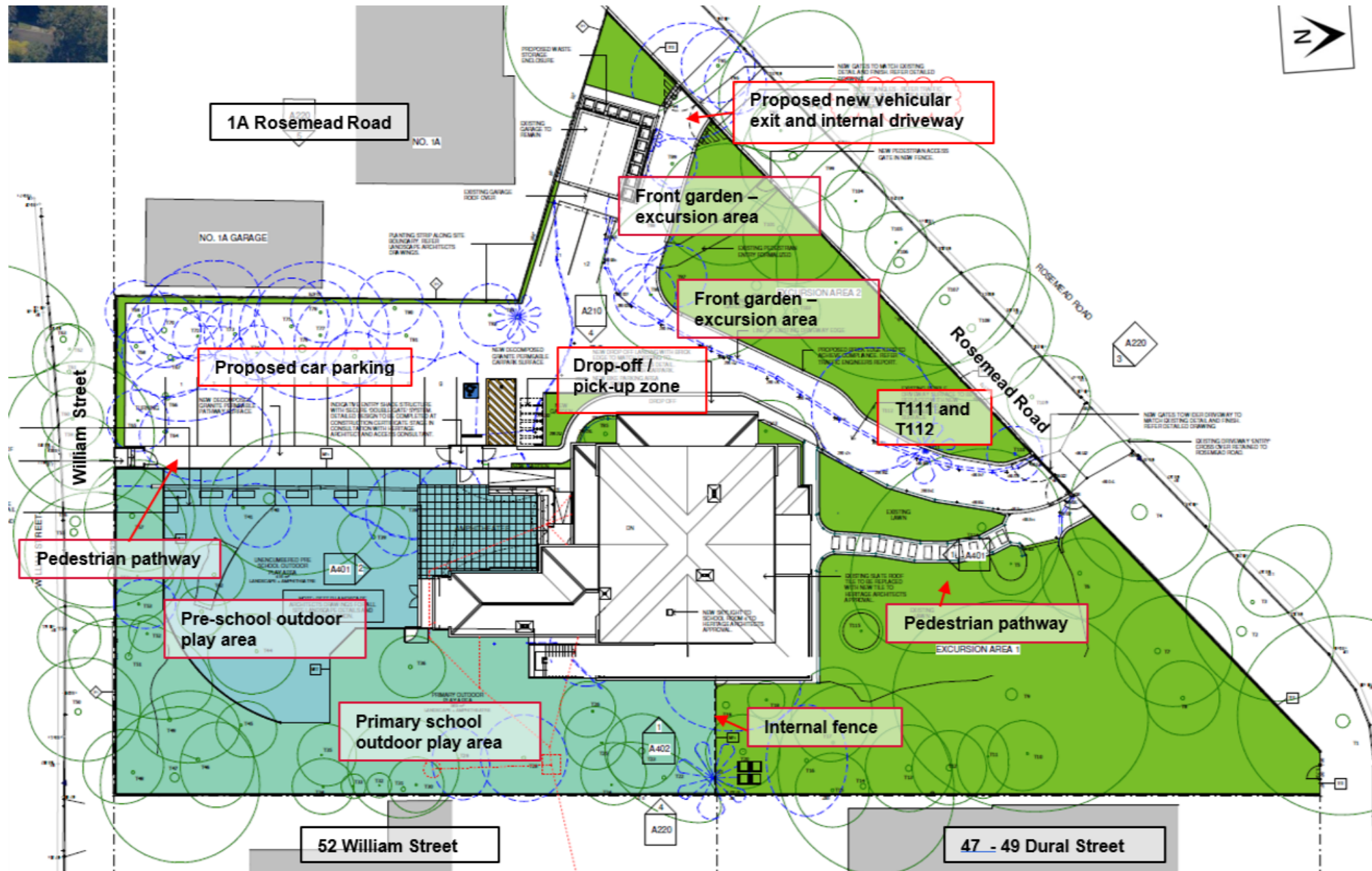
source: the Applicant's SRTS 2020<sub>8</sub>



# Options analysis

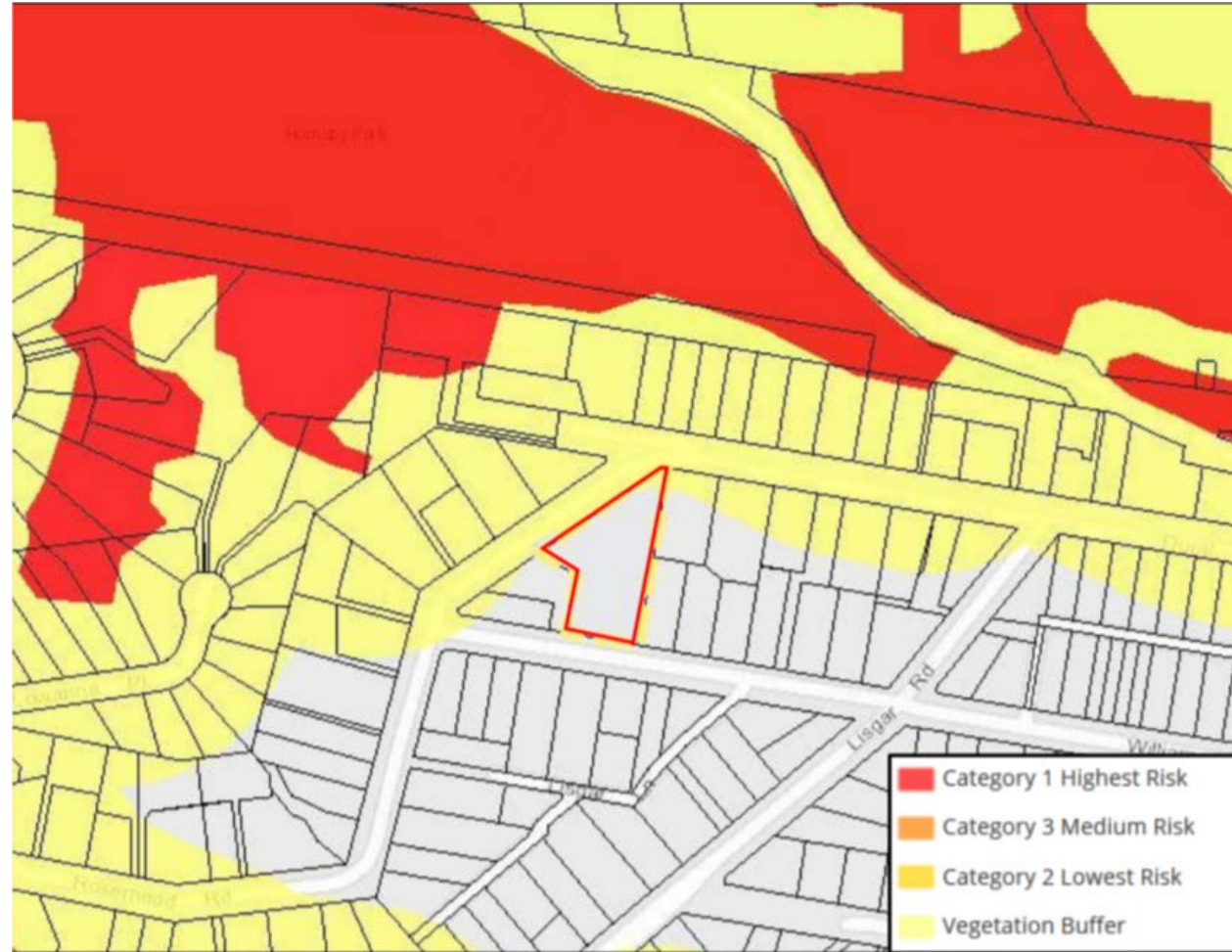
source: the Applicant's SRTS 2020





Alterations to heritage gardens

source: the Applicant's SRTS 2020



# Bushfire prone land





Image 03: Aerial image from Nearmaps database showing 100 metre radii from subject building

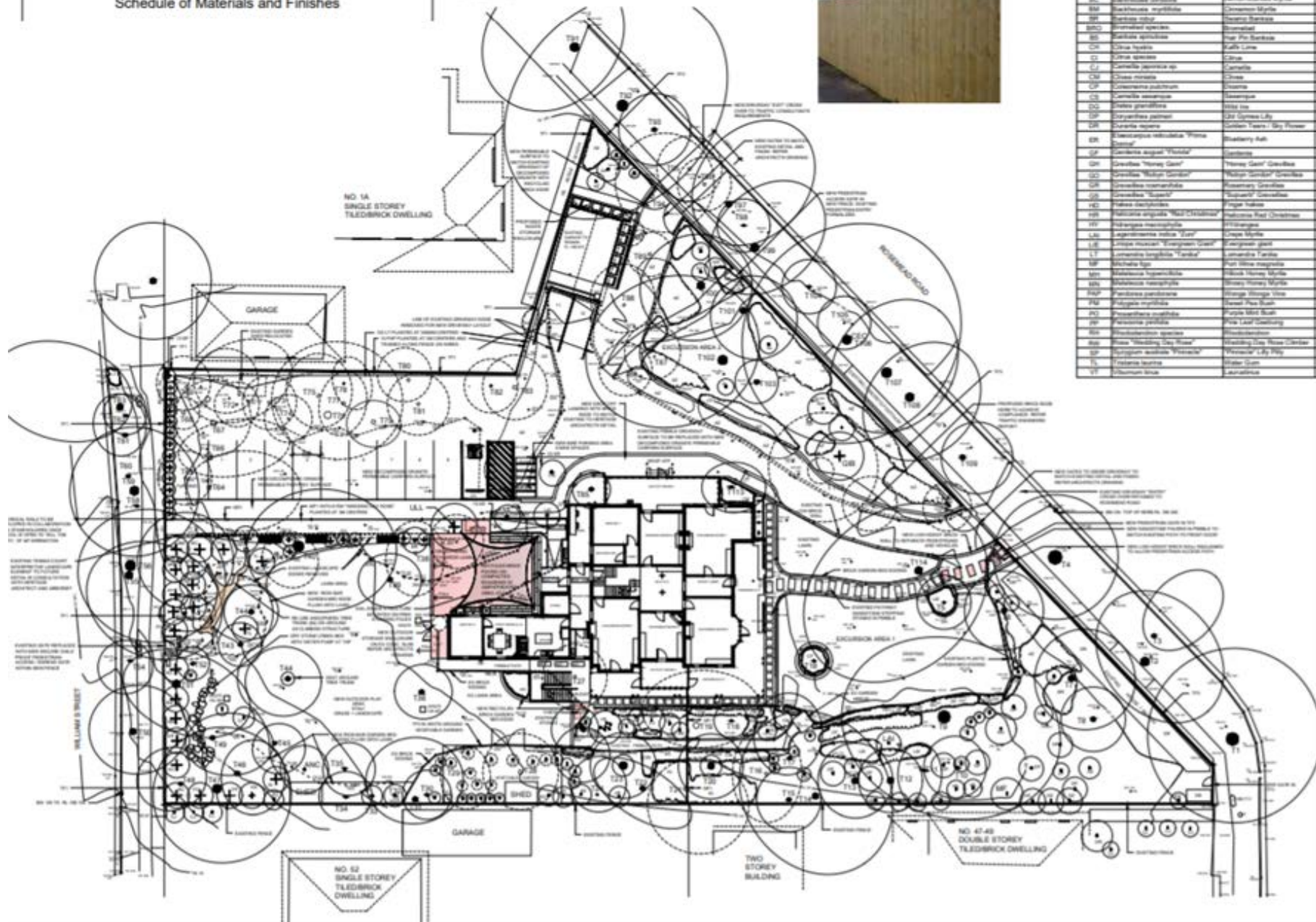
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#### Schedule of Materials and Finishes

MATCH PF1 - DULUX WOODLAND  
GREY, EXTERNAL GRADE ENAMEL,  
GLOSS FINISH

APPLIED AT HOSPITAL PLANS:

[illegible]

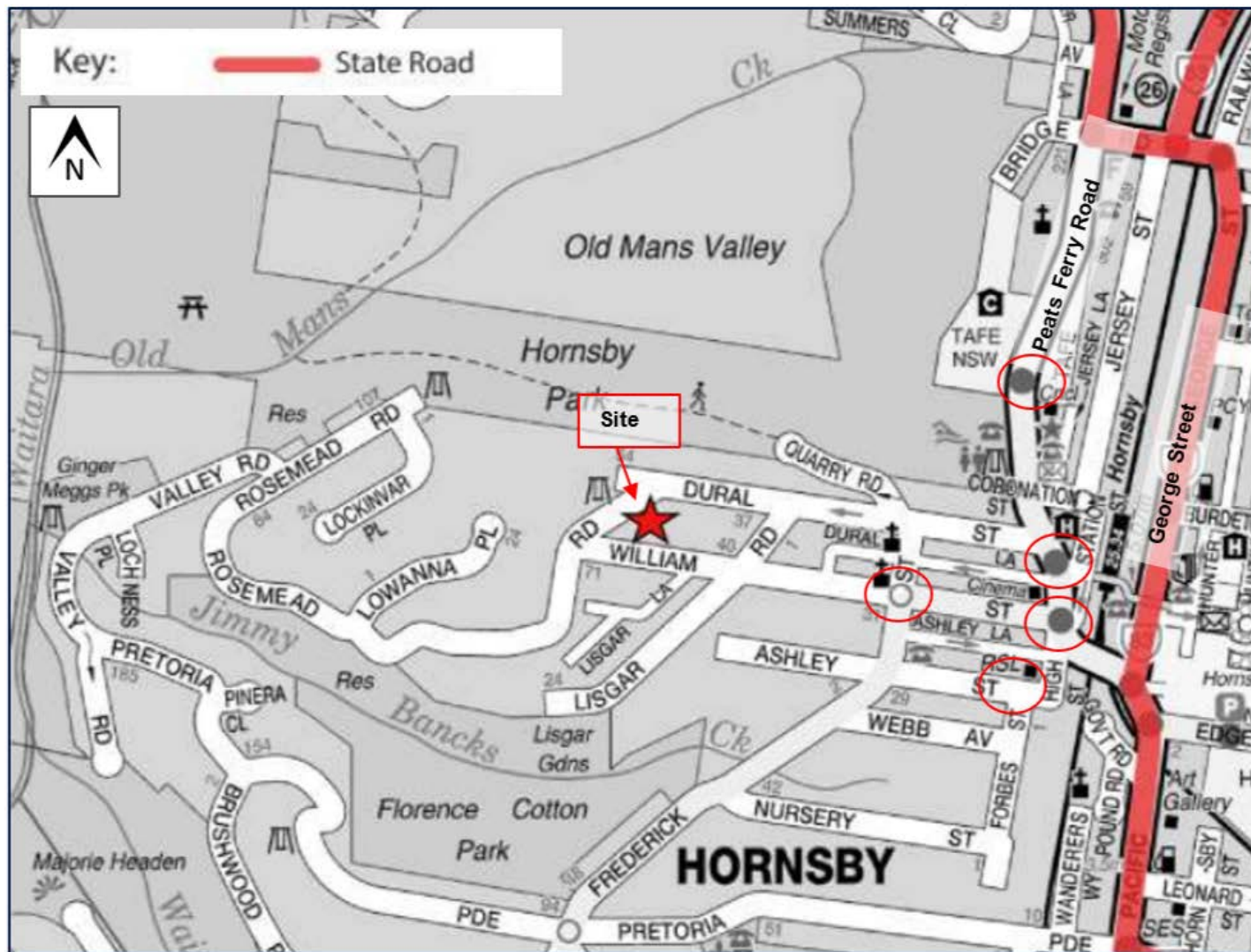


A total of one-hundred and sixteen (116) trees are located within and adjacent the site, which has a total area of 3,623 square metres.

The site is roughly four times the size of a typical residential allotment in this area, which would typically support 10 to 15 trees. Of the forty-one (41) trees to be removed, twenty three (23) are of low or very low retention value, sixteen (16) are of moderate retention value and only two (2) are of high retention value (being T111 & T112 as noted at Point 2 of this Addendum).

In contrast, twenty-three (23) trees of high retention value and thirty-four (34) trees of moderate retention value are proposed to be retained as part of the proposed development, which is considered to be a positive outcome compared with other potential types of development that the site may otherwise be subjected to.

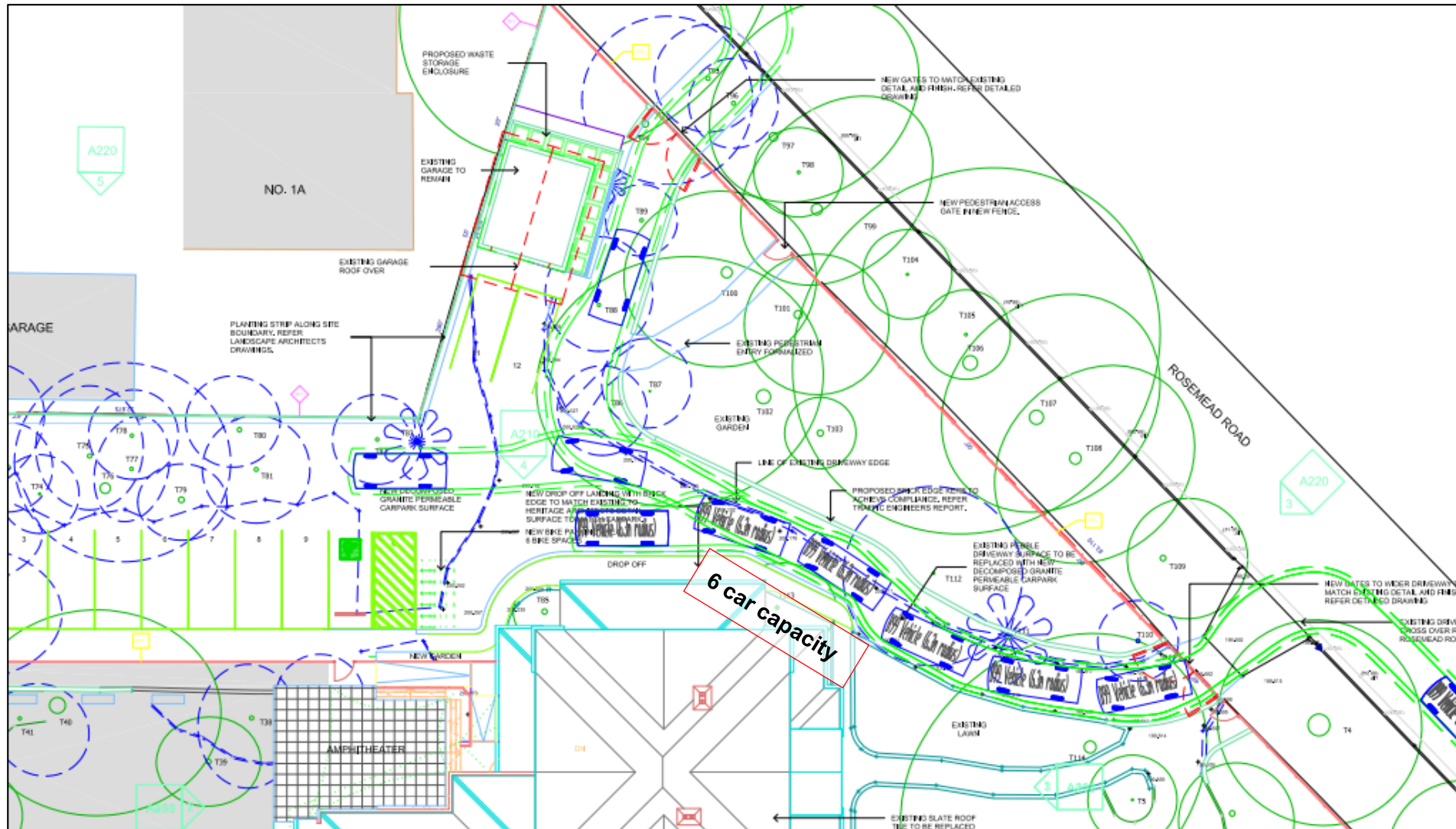
**Extract addendum report prepared by EARTHSCAPE HORTICULTURAL SERVICES November 2020**



## Road network and intersections

source: the Applicant's SRTS 2020 / Google maps 2020





# Queuing within site

source: the Applicant's SRTS 2020

# QUESTIONS