

Department of Planning and Environment
Social and Infrastructure Assessments
Locked Bag 5022
PARRAMATTA NSW 2124

By email: Nahid.Mahmud@dpie.nsw.gov.au

Dear Mr. Mahmud,

Re: State Significant Development (SSD 8865 Modification 4) - St Anthony Padua Catholic School

Liverpool City Council was invited to provide comments on the modification request (Modification 4) for State Significant Development (SSD 8865) of St Anthony Padua Catholic School at 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral. The SSD approval facilitated development of the educational establishment for up to 2,480 students (Kindergarten to Year 12), 200 staff members, a 125-place childcare centre and associated development.

Proposed Modification 4 to the concept plan seeks the following:

- Reducing overall student numbers from 2,480 to 2,477.
- Amending childcare centre building footprint to accommodate 122 students (reduced from 125 students).
- Landscaping and ancillary works.

Council in general supports the modification proposal and notes the modification report and associated supporting document for Modification 4. Noting the above, Council staff provide recommendations relating to environmental health and community standard considerations. These detailed comments are provided in the attachment to this letter and are to be considered in the assessment of the proposed modification.

Should you require any further information on this matter, please do not hesitate to contact Masud Hasan Senior Strategic Planner, on 8711 7549.

Yours sincerely,



Masud Hasan
Senior Strategic Planner



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Attachment – Detailed comments

Environmental Health and Community Standard

Construction Detail

- The plans for the childcare centre generally comply with relevant standards and requirements with exception of the bottle preparation room between babies room 1 and babies room 2 and possibly the nappy change area between the babies room 1 and babies room 2. Detailed floor and section plans (to scale) are to be submitted for all kitchens, bottle preparation areas, nappy change areas, bathrooms and laundries demonstrating the proposed floor layout as well as compliance with:
 - *AS4674-2004 – Design, construction and fit-out of food premises*
 - *Food Standards Code (Australia)*
 - *Building Code of Australia*
 - *Education and Care Services National Regulation 2011*
- Submitted plans for the childcare centre are to make provisions for the following:
 - a) Construction details/finishes for the floors (including coving), walls, ceiling, fixtures and fittings in the food preparation area of the premises;
 - b) Location and construction details of all light fittings and any floor wastes within the food preparation area;
 - c) A designated hand washing facility, accessible and no further than 5 metres (except for toilet hand basins) from any place where food handlers are handling open food. It is to be fitted with a single spout capable of delivering a supply of warm running water via a hands-free mechanism;
 - d) A double-bowl wash sink suitable for cleaning and sanitising food contact surfaces and equipment;
 - e) Details of proposed cooking appliances and mechanical ventilation system;
 - f) In addition to the requirements of AS/NZS 1668.1 and AS 1668.2, an extraction system shall be provided where there is any dishwasher and other washing and sanitising equipment that vents steam into the area to the extent that there is, or is likely to be, condensation collecting on walls and ceilings;
 - g) A cleaner's sink for disposal of liquid waste (which is not to be located in areas where open food is handled);
 - h) Details of storage facilities for cleaning equipment and staff personal belongings;
 - i) A designated toilet with appropriate hand washing facilities for the use of staff who would handle food;
 - j) A designated hand washing facility fitted with a single spout capable of delivering a supply of warm running water via a hands-free mechanism, preparation/rinse sink and dishwasher to each bottle preparation area; and
 - k) A designated hand washing facility fitted with a single spout capable of delivering a supply of warm running water via a hands-free mechanism provided to each nappy changing area.

Acoustic Assessment

- It is recommended that the acoustic assessment be prepared or, reviewed and certified by a suitably qualified and experienced consultant. The submitted report titled “Noise Impact Assessment Child Crae Centre St Anthony Padua School Austral” dated 7th March 2023 must demonstrate that the author or reviewer of the current report is a member of either the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm. Alternatively, the document is to be peer reviewed by a suitably qualified acoustic consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm.
- It is noted that the submitted acoustic assessment report addressed noise sources and impacts for the childcare center only. It is recommended that any proposed alterations or additions to the existing school be considered in the acoustic assessment including the proposed development for the school listed in the SSDA 8865 – MOD 4 –Project Description.
- It is recommended that the acoustic assessment includes potential sleep disturbance and road traffic noise impacts in accordance with the NSW Environment Protection Authority’s ‘Noise Policy for Industry’ (2017) and ‘NSW Road Noise Policy’ prepared by the Department of Environment, Climate Change and Water NSW (DECCW NSW) dated March 2011. The project noise trigger levels for the proposed development shall be selected according to the most stringent intrusive or amenity criteria. Recommendations and noise control measures shall be specified to achieve compliance with the assessment criteria. The assessment shall be representative of all noise generating activities on-site including but not limited to mechanical plant, patrons, deliveries and motor vehicle movements.

Waste Storage

- The garbage/waste storage area shall be clearly identified on the site plan and be located within the proposed building. The designated garbage/waste storage area shall comply with the following requirements:
 - The room shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
 - The room shall have a floor waste which is to consist of a removable basket within a fixed basket arrestor and is to comply with Sydney Water requirements; and
 - The door to the room must be tight-fitting, self-closing and fitted with mechanical ventilation.

Odour Assessment

- Council’s records indicate that the proposed development may be impacted by odour as a result of surrounding land uses that generate odour. As a result, a suitably qualified and experienced air quality consultant is to undertake an assessment to

identify the impacts odour may have on the development of the proposed childcare centre.

- The odour assessment is to be undertaken in accordance with the NSW EPA's *Approved Methods for the Modelling and Assessment of Air Pollutants* (revised 2016, published 2017), *Technical Framework for the Assessment and Management of Odour from Stationary sources in NSW* produced by the Department of Environment and Conservation November 2006, administered by the NSW Environment Protection Authority and any subsequent documents. Detailed guidance is also provided in the *Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW* produced by the Department of Environment and Conservation November 2006, administered by the NSW Environment Protection Authority. The assessment must include modelling of the odour impact at the nearest affected receptor. Recommendations resulting from the report shall be in accordance with AS/NZS 1668.1-2015, AS 1668.2-2012 (if required) and relevant NSW EPA Guidelines.

Onsite Sewage Management

- The proposed development is within an area that is currently serviced by an on-site sewage management system. The applicant is required to connect the proposed development to a reticulated sewage service where available or submit a wastewater report which considers all potential wastewater flows on each lot including all proposed and existing flows. The report is to be prepared by a suitably qualified and experienced person and is to include the following as a minimum -

a) Plan

A plan, to scale, showing the location of:

- The sewage management facility proposed to be installed or constructed on the premises;
- Any related effluent application areas;
- Any buildings or facilities existing on, and any environmentally sensitive areas of, any land located within 100 metres of the sewage management facility or related effluent application areas; and
- Any related drainage lines or pipework (whether natural or constructed).

b) Specifications

- Full specifications of the sewage management facility proposed to be installed or constructed on the premises concerned.

c) Site assessment

- Details of the climate, geology, hydrogeology, topography, soil composition and vegetation of any related effluent disposal areas together with an assessment of the site in the light of those details.

d) Statement

The report shall include a statement of:

- the number of persons residing, or probable number of persons to reside, on the premises; and
- such other factors as are relevant to the capacity of the proposed sewage management facility.

e) Operation and maintenance

The report shall include details of:

- The operation and maintenance requirements for the proposed sewage management facility;
- The proposed operation, maintenance and servicing arrangements intended to meet those requirements; and
- The action to be taken in the event of a breakdown in, or other interference with, its operation.

f) Standards and guidelines

The report shall demonstrate that a system can be installed in accordance with the requirements of the following documents:

- Liverpool City Council's On-site Sewage Management Standard 2021;
- *Local Government (General) Regulation 2021*;
- Australian/New Zealand Standard 1547:2012, On-site Domestic Wastewater Management, or any updated standard which supersedes AS1547:2012;
- Sydney Catchment Authority 2012, Designing and Installing On-site Wastewater Systems;
- NSW Health 2001, Septic Tank and Collection Well Accreditation Guideline; and
- Department of Local Government 1998, On-site Sewage Management for Single Households.