



# SCOPING REPORT

Yennora School



Prepared for  
**ADS ARCHITECTS**  
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# 1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this Scoping Report is a request for Secretary's Environmental Assessment Requirement (SEARs). This report is prepared on behalf Architectural Design Studio (the applicant).

This SEARs request is made to guide the development of a new primary and high school for 600 students at 52 Orchardleigh Street, Yennora. The proposal seeks consent for:

- Demolition of existing structures on site and remediation works;
- Construction of a three-storey building with:
  - 25 classrooms;
  - 7 laboratories;
  - Multipurpose Room;
  - Library / School Hub;
  - Music Room;
  - Art Room;
- Two levels of basement car parking;
- Landscaping; and
- Multipurpose sports field.

A more detailed description of the proposed works is included in **Section 3** of this report and identified on the Architectural Plans within **Appendix A** that will be further developed as part of lodging the SSD application.

The proposal is State Significant Development (SSD) under clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, being:

*Development for the purpose of a new school (regardless of the capital investment value).*

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (**EIS**) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

## 2. SITE AND SURROUNDS

### 2.1. THE SITE AND EXISTING DEVELOPMENT

The site is located at 52 Orchardleigh Street, Yennora and is legally described as Lot 102 in DP602844. The site is located along the southern boundary of the Yennora Industrial Precinct, opposite Knight Park with street access from Orchardleigh Street to the south and Whitaker Street to the north (Refer to **Figure 1**).

The site is currently used as a car yard and overflow car park for the neighbouring businesses. Two large trees are located along the Orchardleigh Street frontage, with one smaller tree located on the north-western corner of the site.

Figure 1 Aerial view of the site



Source: Mecone 2019

### 2.2. SURROUNDING CONTEXT

The site is located within the Yennora Industrial Precinct, 500 metres east of Yennora Train Station and 200 metres north east of Yennora Public School.

Land uses surrounding the site include:

- **North:** The sites northern boundary is to Whitaker Street. Uses off Whitaker Street are of a similar industrial character to the subject site and include smash repair premises and light industry.
- **East:** To the east is a mix of industrial sites and low-density residential properties.
- **South:** A mix of low density residential and community uses are located to the south of the site across Orchardleigh Street, including the Church of Tonga, the Yennora Buddhist Monastery and Knight Park.

- **West:** The industrial properties continue to the immediate west of the site. Further west is Railway Street and the Yennora Railway Station. Routes from this stop include the T2 and T5 lines, which service Parramatta, Leppington and Richmond.

**Figure 2** below demonstrates the sites context and proximity to public transport modes.

Figure 2 Surrounding site context



Source: Urbis

### 3. PROPOSED DEVELOPMENT

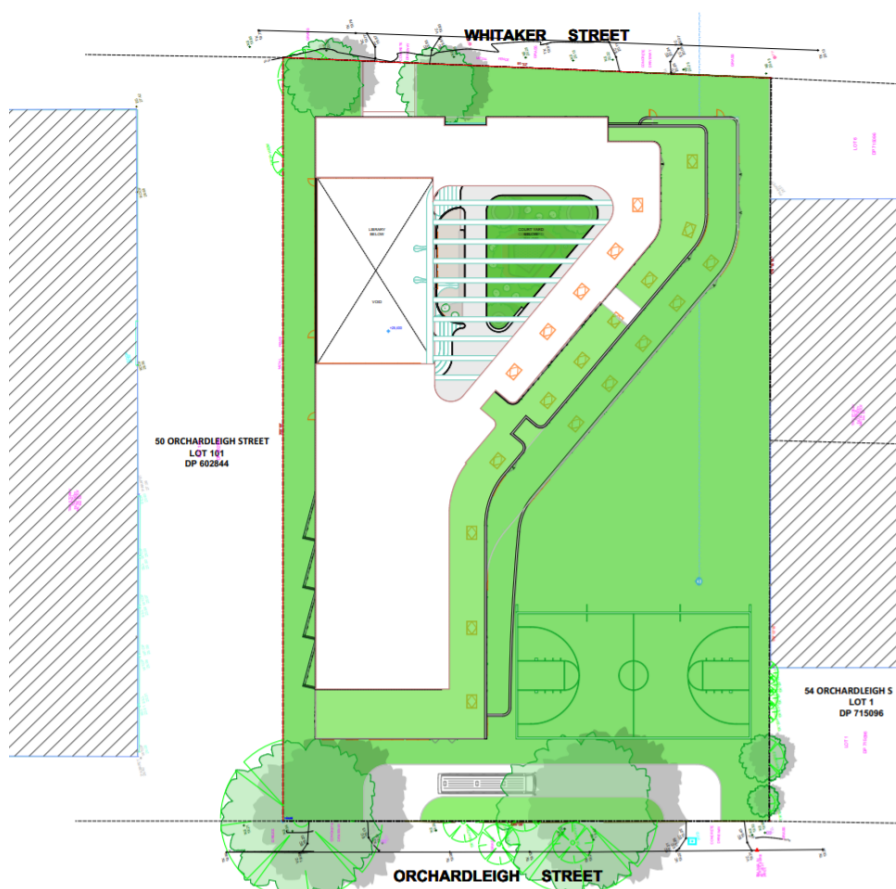
The SSD application will seek consent for the construction of a new independent primary school and high school for 600 students at 52 Orchardleigh Street, Yennora. The proposal seeks consent for the following works:

- Demolition of existing structures on site and remediation works;
- Construction of a three (3) storey building with:
  - 25 classrooms;
  - 7 laboratories;
  - 2 lecture rooms
  - 1 music room
  - administration and medical rooms
- Two (2) levels of basement car parking for 146 vehicles;
- Landscaping; and
- Multipurpose sports field.

The proposal provides an additional educational facility within the Fairfield area and assists in anchoring the Yennora precinct as an emerging community precinct.

**Figure 2** below demonstrates the proposed site plan.

Figure 3 Proposed Site Plan



Source: ADS

### 3.1. CAR PARKING

Proposed onsite car parking is located over two basement levels accommodating 146 parking spaces. An entry and exit ramp is proposed via Whitaker Street, whilst a dedicated onsite driveway is proposed along the Orchardleigh Street frontage for school bus drop off and pickups. On street parent drop offs and pickups are proposed between the two driveways along Orchardleigh Street, reducing vehicle conflicts with vehicles using the basement car park on Whitaker Street.

The proposal provides 60 car parking spaces for staff and 86 spaces will be allocated to students and visitors, with 12 accessible spaces provided over the two levels.

Figure 4 Proposed Basement Level 1



Source: ADS

### 3.2. STRATEGIC NEED FOR THE PROJECT

The proposed school is located within the Yennora Precinct, which includes Yennora Public School and Verona behavioural School. These schools provide vital education support for the community but are both at capacity. The proposal would ease this enrolment pressure and offer a further education option for residents.

The school is non-denominational and will cater for all students. There will likely be a greater proportion of Islamic students as the largest religious group in the Yennora Precinct is Islam. There are currently no Islamic schools within proximity of the precinct, with families required to send their children to other areas of Greater Sydney that have Islamic Schools, sometimes more than 30mins away.

The Fairfield Draft Local Strategic Planning Statement (LSPS) outlines a desire for additional education, cultural institutions and community facilities to further foster a more inclusive and diverse LGA. This includes

additional schools that provide education to a variety of faiths. The proposal would therefore comply with the objectives of the draft LSPS.

The objective of the proposal is to meet the needs of the community and will ultimately:

- Provide a new combined high school and primary school, enabling an improved learning environment across all year groups;
- Provide an educational establishment for a diverse community with a large number of Islamic Faith residents; and
- Provide modern and high-quality facilities.

### **3.3. ALTERNATIVES CONSIDERED**

Whilst the current use of the site is for industrial purposes, it is considered to be underutilised and in disrepair.

The site was purchased for the provision of an educational establishment, located close to existing community facilities, open space and sporting facilities. The site is located on the edge of an existing industrial precinct. However, its proximity to public transport and neighbouring residential development provides the opportunity for a new diverse and inclusive school that meets the needs of the community.

The architectural design has developed following an Urban Design Study undertaken by Urbis. The Urban Design Study is submitted with the SEARs / Scoping request.

## 4. PLANNING CONTEXT

### 4.1. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies that apply to the proposal include:

- NSW State Priorities;
- A Metropolis of Three Cities – The Greater Sydney Region Plan;
- Western City District Plan;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's bus future 2013;
- Crime Prevention through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist, NSW Health; and
- Better Places – An integrated design policy for the built environment of NSW 2017.

The EIS will assess the proposal against these relevant strategic planning policies.

### 4.2. STATUTORY ASSESSMENT

The site is located within the Fairfield LGA. As such, the relevant Acts, environmental planning instruments and development controls relating to the site and relevant to considerations for the SSD application are as follows:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*;
- *Biodiversity Conservation Act 2016 (BC Act)*;
- *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)*;
- *State Environmental Planning Policy (Infrastructure) 2017 (ISEPP)*;
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*;
- *Fairfield Local Environmental Plan 2013 (FLEP 2013)*; and
- *Fairfield Development Control Plan 2013 (FDCP 2013)*.

Each of the above are described further below in terms of their relevance to the subject site and the proposed development.

#### 4.2.1. Environmental Planning and Assessment Act 1979

Pursuant to Section 4.36(2) of the EP&A Act:

*(2) A State environmental planning policy may declare any development, or any class or description of development, to be State significant development*

The proposal is state significant as detailed in **Section 4.2.3** below.

#### 4.2.2. Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016 (BC Act)*, together with the Biodiversity Conservation Regulation 2017, outlines the framework for addressing impacts on biodiversity from development and clearing. It

establishes a framework to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme (BOS).

Section 7.9 of the BC Act requires SSD applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless an exemption from this requirement has been provided. A BDAR waiver will be submitted prior to the lodgement of the EIS as the site is industrial and completely built out with minimal vegetation or habitat potential in immediate proximity.

#### **4.2.3. State Environmental Planning Policy (State and Regional Development) 2011**

*State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) identifies development types that are of state significance, or infrastructure types that are of state or critical significance. Under the SRD SEPP, the following development is classified as state significant development:

- (1) Development for the purpose of a new school (regardless of the capital investment value).*
- (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school.*
- (3) Development for the purpose of a tertiary institution (within the meaning of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017), including associated research facilities, that has a capital investment value of more than \$30 million.*

The proposal is defined as a 'new school'. Accordingly, an SSD application is to be prepared and lodged with the Department of Planning, Industry and Environment (DPIE).

#### **4.2.4. State Environmental Planning Policy No. 55 – Remediation of Land**

*State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can and will be remediated before the land is used for that purpose.

Accordingly, appropriate geotechnical and contamination investigations will be undertaken and will be addressed as part of the EIS.

#### **4.2.5. Draft State Environmental Planning Policy (Remediation of Land)**

The draft *State Environmental Planning Policy (Remediation of Land)* (draft Remediation SEPP) is the proposed new land remediation SEPP set to replace SEPP 55. The NSW Government is presently reviewing SEPP 55 and has prepared the Draft State Environmental Planning Policy Remediation of Land. If adopted the policy has the potential to remove the need for a Stage 1 investigation to take place if the consent authority has knowledge that allows them to be certain of the suitability of the land for the proposed use.

Notwithstanding the draft Remediation SEPP, the appropriate geotechnical and contamination investigations will be undertaken and will be addressed as part of the EIS.

#### **4.2.6. State Environmental Planning Policy (Infrastructure) 2007**

*State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. The project will need to determine if there will be 50 or more motor vehicles per hour, which would trigger referral to TfNSW (formerly RMS).

#### 4.2.7. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

*State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) aims (amongst other things) to streamline the planning system for education and child care facilities.

Clause 57 stipulates that development for the purposes of an 'educational establishment' that will accommodate 50 or more students and will involve the development of a new premises on a site that has direct vehicular and pedestrian access to a road will be referred to RMS. Consultation will occur with TfNSW during the assessment of the SSDA.

Schedule 4 of the Education SEPP outlines the design quality principles that are to be considered in the design of a facility. The proposal will respond to the design quality principles as follows:

- **Principle 1 - context, built form and landscape**
  - The proposal includes new built form and landscaping elements. The new built form considered the proposed uses and the site characteristics. An Urban Design Report and Landscaping Concept Plan will accompany the EIS.
- **Principle 2 - sustainable, efficient and durable**
  - The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community by ensuring that modern and high-quality sporting facilities meet contemporary educational needs of Yennora and the surrounding community. The proposal will be developed with consideration for the Government Architect of New South Wales (**GANSW**) Environmental Design in Schools.
- **Principle 3 - accessible and inclusive**
  - The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 - health and safety**
  - Crime Prevention Through Environmental Design (**CPTED**) measures will be incorporated into the design, operation and management of the site to ensure a high level of safety and security for students, staff and visitors. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity**
  - The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with high-quality sporting facilities.
- **Principle 6 - whole of life, flexible and adaptive**
  - The proposal includes a flexible working environment that caters to a diverse range of students and teachers across primary and high school year levels.
- **Principle 7 – aesthetics**
  - When constructed the proposal will have high quality external finishes.
  - The proposal is of an appropriate scale and form for the surrounding context.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within the EIS. The EIS will detail how the facilities will be available for use by the community.

#### 4.2.8. Fairfield Local Environmental Plan 2013

*Fairfield Local Environmental Plan 2013* (FLEP) is the principle environmental planning instrument that applies to the site. The zoning, permissibility and key built form controls are address below:

Table 1 FLEP 2013 Key Controls Assessment

| Control                      | Response                                                                                                                                                                                                                                                                                                                           |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Permissibility</b>        | The site is zoned IN2 Light Industrial and the proposed use is permissible with consent.                                                                                                                                                                                                                                           |
| <b>Height of Buildings</b>   | FLEP 2013 does not prescribe a height control for the site.                                                                                                                                                                                                                                                                        |
| <b>Floor Space Ratio</b>     | FLEP 2013 does not prescribe an FSR control for the site.                                                                                                                                                                                                                                                                          |
| <b>Heritage Conservation</b> | The site is not identified as heritage item nor is it located within a heritage conservation area.                                                                                                                                                                                                                                 |
| <b>Acid Sulphate Soils</b>   | The site is not identified as containing acid sulphate soils                                                                                                                                                                                                                                                                       |
| <b>Flood Planning</b>        | <p>Part of the site is subject to overland flooding.</p> <p>The proposed development has been designed to consider the impact of stormwater and overland flows. A Stormwater Management Plans will be prepared to accompany the EIS to identify ways to minimise risk to property and avoid adverse stormwater runoff impacts.</p> |
| <b>Biodiversity</b>          | FLEP 2013 does not identify the site as being environmentally significant land. No riparian lands or watercourses are identified on the site.                                                                                                                                                                                      |

#### 4.2.9. Fairfield Development Control Plan 2013

Under Clause 11 of SRD SEPP, the application of Development Control Plans is excluded when assessing SSD projects. Notwithstanding this, the proposal will assess the key relevant controls of the Fairfield Development Control Plan 2004 (FDCP 2004). The site falls within the Yennora Precinct section of the DCP.

## 5. RELEVANT MATTERS FOR CONSIDERATION

Based on our preliminary assessment the following key environmental impacts associated with the proposal are summarised below and will be addressed in the EIS.

### 5.1. LOCATION

The site's location within the Yennora Industrial Precinct presents a number of challenges and opportunities. An Urban Context Study has been undertaken (**Appendix C**) for the proposal and looks at how the context of the area relates with the Fairfield Council and Western City District Plan strategic directions for the Yennora precinct along with the existing urban context.

The study identified that the site is located within an emerging community precinct, neighbouring a new community centre, opposite large open spaces and sporting fields, close to other schools and within 500 metres of Yennora Train Station and bus services. The new school contributes to the growth of the community precinct. The proposal seeks to further anchor the emerging community precinct through a high-quality school development.

### 5.2. ARCHITECTURAL QUALITY AND URBAN DESIGN

An Urban Design Report will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on height, scale and building materials of any potential new development.

The EIS will explain the design principles of the proposed development and how it addresses the surrounding locality and how the layout and siting of the development achieve design and amenity outcomes for the site and neighbours. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

### 5.3. ENVIRONMENTAL AMENITY

The EIS will include a detailed assessment in relation to the environmental amenity impacts:

- Overshadowing;
- Privacy;
- Noise;
- Light spill; and
- Visual impact.

Shadow diagrams, perspectives, Light Impact Assessment and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on future and existing neighbouring developments.

### 5.4. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

### 5.5. FLORA AND FAUNA

A Biodiversity Development Assessment Report (BDAR) is not required for the site as identified during the Scoping meeting. The Department of Industry and Environment (DPIE) noted that due to the historical Industrial and disturbed nature of the site, therefore a BDAR waiver will be submitted prior to lodgement of the EIS.

### 5.6. CONTAMINATION AND GEOTECHNICAL

Geotechnical and contamination reports will be prepared to assess the site's subsurface conditions and to determine the suitability of the site for the proposal and required solutions. Due to the historical use of the site for industrial purposes, remediation works may be required.

## 5.7. TRANSPORT, PARKING AND ACCESSIBILITY

A preliminary Traffic and Parking assessment has been undertaken by Traffix (**Appendix B**) and provides an assessment of the proposal on the local road network and the parking requirements on site. The table below demonstrates the potential number of vehicles during the morning and afternoon peak periods based off 600 students.

Table 2 Indicative vehicle movements

|                | Morning Peak | Afternoon peak |
|----------------|--------------|----------------|
| Primary School | 150 vehicles | 105 vehicles   |
| High School    | 60 vehicles  | 45 vehicles    |
| Total          | 210          | 150            |

Source: Traffix

Under the Fairfield DCP 2014, 1 car parking space per staff member is required for educational establishments. Whilst the proposal includes 146 car parking spaces within the two basement levels, 60 spaces will be dedicated to staff, whilst 86 spaces will be allocated to students and visitors.

The report assessed on street drop off and pick up based off the above estimated vehicle generation along Orchardleigh Street. It notes that 32 metres between the two proposed driveways would be sufficient to cater for the morning and afternoon peak periods when managed by the school.

## 5.8. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the School and operation impacts of neighbouring industrial facilities on school activities along with recommendations to mitigate these impacts.

## 5.9. STORMWATER MANAGEMENT

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

## 5.10. ABORIGINAL CULTURAL HERITAGE

The applicant has engaged Urbis to prepare an Aboriginal Objects Due Diligence Assessment (ADD) for Lot 102 DP 602844 at 52 Orchardleigh Street, Yennora, NSW. The report was prepared to investigate whether the proposed development will have the potential to harm Aboriginal objects and/or places that may exist within the subject area and inform the proposed development of any Aboriginal archaeological and heritage constraints. The assessment was prepared in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (Code of Practice).

The assessment concluded that:

- There are no Aboriginal objects registered within or in the vicinity of the subject area.
- There are no archeologically sensitive landforms within the subject area.
- The subject area has been the subject of moderate to high levels of disturbance by historical land use; and
- Due to the level of past soil disturbance and low sensitivity for Aboriginal objects to exist it is considered that the subject area contains low Aboriginal archaeological potential.

Based on these conclusions Urbis argue that the Aboriginal Objects Due Diligence Assessment conducted for the project should be considered a sufficiently robust level of Aboriginal archaeological investigation for the proposed development and that the requirement for an Aboriginal Cultural Heritage Assessment (ACHAR) should therefore be waived.

## **5.11. BUILDING CODE OF AUSTRALIA AND ACCESS**

The proposed development will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

## **5.12. WASTE**

A Construction Waste Management Plan will be prepared to accompany the EIS. The Plan will detail all likely waste streams to be generated during construction and outline proposed measures to dispose of the waste offsite.

An Operational Waste Management Plan will also be submitted as part of the EIS and detail proposed waste servicing arrangements, loading zones and ongoing waste management practices to be employed at the site. All demolition, construction and operational waste will be reused or recycled where possible.

## **5.13. CONSTRUCTION MANAGEMENT**

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

## **5.14. CIVIL ENGINEERING DETAIL**

Civil engineering matters will be addressed in relevant Civil Engineering Plans.

## **5.15. SOCIAL AND ECONOMIC IMPACTS**

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- New direct and indirect jobs will be created during both construction and operational phases;
- The facilities will cater for future demand for school and community use of open space and recreation facilities;
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students;

## **5.16. SAFETY AND SECURITY**

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design to deter crime, manage space and create a safe environment.

## 5.17. CONSULTATION

Preliminary stakeholder consultation has been undertaken, including discussions with Council, Rural Fire Service, Sydney Water and RMS. Further consultation will be undertaken in preparing the EIS. It is anticipated that the following groups will have an interest in the proposal and will be consulted with:

- Department of Planning, Industry and Environment (DPIE);
- NSW Government Architect (GANSW), but not necessarily the State Design Review Panel (we request flexibility on this subject to GANSW advice);
- Fairfield Council;
- Transport for NSW (TfNSW);
- Sydney Water;
- Utilities / service providers;
- Community stakeholders.

## 6. CONCLUSION

This report provides support to the request for SEARs for the Yennora School development at 52 Orchardleigh Street, Yennora. It has been prepared by Urbis Pty Ltd on behalf of Architectural Design Studio (the applicant).

The proposed development of a combined primary and high school facility on the site will provide an additional education facility within an emerging community precinct that correlates with the needs of the community.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

# DISCLAIMER

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## **APPENDIX A**

## **ARCHITECTURAL PLANS**

## **APPENDIX B**

# **PRELIMINARY TRAFFIC AND PARKING ASSESSMENT**



