



Murwillumbah Education Campus

86 Riverview Street, Murwillumbah

Request for Secretary's Environmental Assessment Requirements



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- Attachment 1: Cost Estimate prepared by Slattery Australia Pty Ltd
- Attachment 2: Preliminary Masterplan prepared by SJB Architecture
- Attachment 3: BDAR Waiver prepared by EMM Consulting
- Attachment 4: Landscape Management Plan prepared by Blackash Bushfire Consultants
- Attachment 5: Preliminary Site Investigation prepared by Douglas Partners
- Attachment 6: Social Impact Assessment prepared by Elton
- Attachment 7: Aboriginal Heritage due diligence (creek assessment) prepared by EMM

Executive Summary

This request for Secretary's Environmental Assessment Requirements (SEARs) relates to the Murwillumbah Education Campus (the 'campus') development, involving the co-location of Murwillumbah Primary School, Murwillumbah East Primary School, Murwillumbah High School, and Wollumbin High School to establish a new education campus.

The campus will include a primary school, a high school, administrative offices and school community health hub facilities, co-located together in an integrated, purpose-designed and built campus. The project will provide facilities to support an out of school hours care service including an out of school care office, kitchenette, and a general activities area. The location of these facilities is yet to be determined in consultation with stakeholders.

As part of the master planning process, a location has been identified where a preschool could be located so that it can be further designed, constructed and accommodated at the campus in the future, if it is found to be a priority service for Murwillumbah.

The campus will provide students in Murwillumbah with equitable access to innovative, flexible and digitally connected learning spaces.

Planning for the campus will include a strong focus on integration with the Murwillumbah community. Possible joint use of sporting, creative, community or health and wellbeing facilities will put the campus at the heart of the community and deliver a range of health, wellbeing and social benefits to Murwillumbah.

The Murwillumbah Education campus will ensure the NSW Department of Education is able to meet forecast demand for student spaces in Murwillumbah for the future.

1.0 Introduction

This request for Secretary's Environmental Assessment Requirements (SEARs) relates to the proposed Murwillumbah Education Campus development. We write on behalf of the NSW Department of Education (DoE), the applicant for the project.

The development will bring together Murwillumbah Primary School, Murwillumbah East Primary School, Murwillumbah High School, and Wollumbin High School to establish an education campus at the Murwillumbah High School site.

The campus will meet and potentially exceed the NSW Department of Education - Education Facilities Standards and Guidelines (EFSG).

In addition to the amalgamation of the above-mentioned schools to the Murwillumbah High School site, the proposal includes:

- Demolition of some existing buildings;
- Additions to existing buildings;
- Refurbishment and retrofit of existing buildings; and
- Construction of new educational buildings and facilities that will reflect best practice and innovative education design principles.

The campus will be designed to accommodate projected future growth in this area.

As the proposal is for the creation of a new campus with a Capital Investment Value (CIV) exceeding \$20 million (see cost estimate at Attachment 1), it is State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*.

The purpose of this submission 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 potential environmental and planning impacts.

This request for SEARs should be read in conjunction with the following:

- Cost Estimate prepared by Slattery Australia Pty Ltd (Attachment 1);
- Preliminary Masterplan prepared by SJB Architects (Attachment 2); and
- Biodiversity Development Assessment Report (BDAR) Waiver prepared by EMM (Attachment 3).
- Landscape Management Plan prepared by Blackash Bushfire Consultants (Attachment 4)
- Preliminary Site Investigation prepared by Douglas Partners (Attachment 5)
- Social Impact Assessment prepared by Elton Consulting (Attachment 6)
- Aboriginal Heritage due diligence prepared by EMM (Attachment 7)

1.1 Proponent Details

The NSW DoE is a department of the New South Wales State Government, supporting and regulating the early childhood education and care sector. DoE is the largest provider of public education in Australia with responsibility for delivering high-quality public education to two-thirds of the NSW student population. The NSW Government is investing \$7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

The NSW DoE is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

School Infrastructure NSW, as part of DoE, has been tasked with delivering this multi-billion-dollar program to meet growing enrolments to ensure every school-aged child has access to high quality education facilities at their local school.

1.2 Project Need

The Murwillumbah area, located within the Tweed Local Government Area (LGA), is one of the most disadvantaged areas in New South Wales (NSW) as measured by the Socio-Economic Indexes for Areas (SEIFA). The SEIFA index ranks areas according to an Index of Relative Socio-economic Disadvantage (IRSD). According to the IRSD the Murwillumbah area is in the lowest 10 percent, indicating that the region is socio-economically disadvantaged.

The establishment of the campus will allow the DoE to meet forecast demand for student spaces in Murwillumbah beyond 2036, with a target design population of up to 582 primary school students and 1140 high school students.

The campus is achieved by bringing together the following four (4) schools on the existing Murwillumbah High School site:

- Murwillumbah High School (434 existing students);
- Wollumbin High School (401 existing students);
- Murwillumbah Public School (228 existing students);
- Murwillumbah East Public School (233 existing students).

The establishment of the campus creates an increased service offering and operational efficiencies to reduce the level of socio-economic disadvantage by improving student educational and wellbeing: This project offers a range of exciting opportunities and benefits for students and the Murwillumbah community:

- **Exceptional education:** The campus provides an opportunity to create an exceptional, collaborative, creative and inclusive learning environment which meets the educational and social needs of students now and into the future.
- **New facilities:** Development of the campus will allow us to design and build new sporting, performing arts, specialist learning and school support unit facilities in consultation with staff.
- **Health and wellbeing:** A planned school community health hub offers opportunities for the campus to partner with health and community service providers to support improved health and wellbeing for campus students and their families.
- **Community building:** Potential shared use of sporting facilities, performance spaces and outdoor areas will put the campus at the heart of the community and deliver a range of social benefits for Murwillumbah.

- More subject choices: A combined high school will allow for a greater range of curriculum choices and the opportunity to enhance partnerships with training organisations and industry to support improved student pathways to employment.

In addition to this the relocation of Murwillumbah East Public School minimises the risk of the school being impacted by future flooding events. Murwillumbah East Public School is located outside of the Murwillumbah levee and is very susceptible to flood with the last major flood event experienced in 2017 (Tropical Cyclone Debbie) where flood waters exceeded the major flood level of 4.8 metres and caused extensive damage to the school.

1.3 Options Analysis

The NSW Government is committed to investing in education infrastructure in Murwillumbah so that all students have access to contemporary learning environments and an exceptional public education experience.

To determine the best option for investment, the NSW DoE has worked through a thorough early planning process. Early planning involved a review and analysis of population projections, enrolment and teaching space projections, educational requirements, current schooling options, catchment boundaries, site locations and sizes, transport links, and condition of existing schools. The planning process also took into consideration the location, size and condition of Murwillumbah's existing schools and their suitability for development.

After exploring a range of possible options, it was found that investing in one primary school and one high school at the Murwillumbah High School site offered the best opportunity for meeting Murwillumbah's current and projected education needs and maximising benefits to students and the community. While other options, such as upgrading or amalgamating some schools, might deliver new and upgraded learning spaces for some students, many existing buildings are not suitable for conversion to innovative learning spaces and this would not overcome the constraints and issues associated with some existing school sites.

The Murwillumbah High School site was chosen as the best site for the campus because of its large land area, central location, access to transport, and because it was less impacted by flood than some other school sites.

The other school sites have a range of limitations that make them inappropriate either for the campus or individual school upgrades:

- Murwillumbah East Public School is located on flood-prone land and would therefore be at risk of being damaged again in future floods.
- Murwillumbah Public School is constrained by residential development and there are limited opportunities for future expansion.
- Wollumbin High School is less centrally located and existing infrastructure is not suitable for converting to innovative learning environments.

2.0 Site and Locality

2.1 Site and Location

The Murwillumbah High School (school) is located at 86 Riverview St, Murwillumbah and is legally defined as Lot 2 in DP 578679 and Lots 5 and 6 in DP 820602. The school site is located within the Tweed Shire Council Local Government Area (LGA). The land is owned by the NSW DoE.

The location of the site, and the existing layout of the school, is shown in Figures 1 and 2 below.

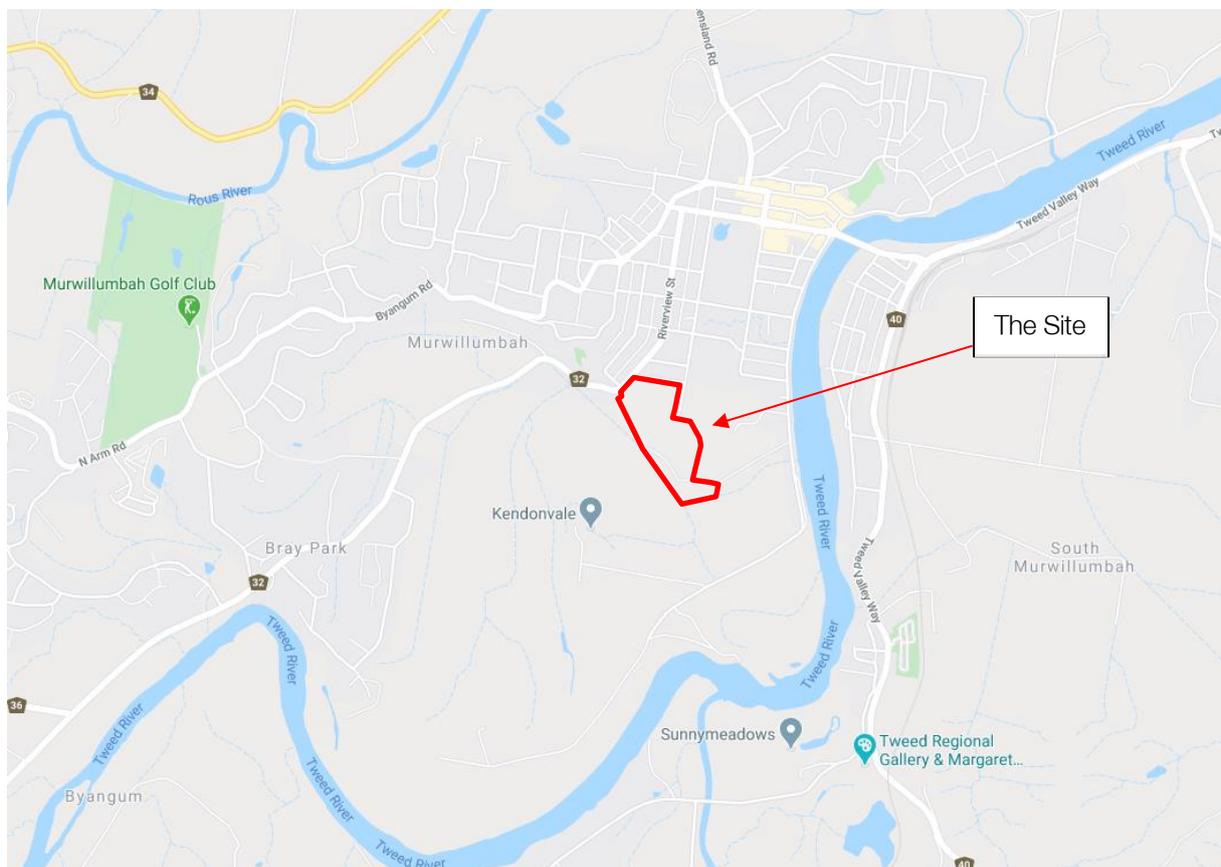


Figure 1: Site location (Source: Google Maps)



Figure 2: Aerial view of the subject site (Source: SIX Maps)

2.2 Site Description

The school site is irregular in shape and has a total area of approximately 11.7ha. It is located approximately 1km from the Murwillumbah town centre and to the south of a well-established suburban area with single residential properties. The site is bordered on the east, south and west by open rural landscape and is approximately 500 metres from the Tweed River. The school is bound by Riverview Street, High School Lane, Nullum Street and residential structures to the north; grassland/farmland to the west and south; and sports fields to the east.

The school currently comprises eleven (11) permanent buildings, as well as an off-street staff car park, various playgrounds, sports ovals, sport courts and green space. A detailed description of the existing site facilities is provided below.

- **Block A:** linear brick building near Riverview Street and adjoining the staff car park. The block incorporates general learning spaces (GLS), music and performance class rooms, change rooms and clinic rooms;
- **Block B:** linear brick building running parallel to Block S and Block D and adjoining the northern extremity of Block D. The block incorporates computer learning spaces, science labs, staff facilities, art learning spaces, workshop, GLS, and special education learning spaces;
- **Block C:** linear brick and wood building adjoining the southern extremity of Block D. The block incorporates a canteen, storeroom, and GLS;
- **Block D:** U-shaped brick building adjoining Block C at its southern extremity and Block B at its northern extremity. It incorporates science laboratory learning spaces, GLS, design and technology learning spaces, and art learning spaces;
- **Block E:** linear brick building adjoining the assembly area. It incorporates staff facilities and offices, GLS and study spaces;
- **Block F:** agricultural science building;

- Block G: brick building immediately south of Block M and adjoining Block E. It incorporates GLS and library;
- Block H: L-shaped brick building immediately west of Block S and south of Block A. It incorporates food technology and materials learning spaces;
- Block M: brick building fronting High School Lane immediately north of Block G. It incorporates a gymnasium;
- Block P: timber building - staff spaces; and
- Block S: timber building - science spaces

The site has vehicle and pedestrian access from Riverview Street, High School Lane and Nullum Street.



Figure 3: Riverview Street



Figure 4: High school Lane

As part of the early planning phase of the project, a series of preliminary investigations were undertaken to support the preliminary master planning of the project. The site characteristics are summarised as follows.

2.2.1 Topography

This school site slopes from the entrance at Riverview Street to the lower playing fields adjacent to the agricultural land and a levy bank system to the south.

2.2.2 Flood Planning Area and Probable Maximum Flood (PMF)

The school lies on predominately elevated ground with the exception of the sports fields located within the eastern portion of the site and low-lying land along the southern boundary. Consequently, the terrain of the site effectively prevents any material inundation of the school grounds for major flood events. It is noted that parts of the site that are affected by a flood planning area are limited to the playing fields, vegetated areas along the south-western boundary and Nullum Street entry to school, and not those areas occupied by school buildings.

The campus, including new and refurbished buildings and facilities, will generally be located outside of the flood planning area of the site, where this is not the case, buildings can be designed to achieve the relevant flood planning levels consistent with the principles and intent of the Tweed Local Environmental Plan 2014 (LEP 2014) and Tweed Development Control Plan 2008 (DCP 2008). In addition, the new campus will maintain an area of high ground above the probable maximum flood (PMF) that could be formalised as an onsite flood refuge area; and retains the existing flood-free road access to high ground via Riverview Street heading to the north.

Despite the site generally being considered of low flood risk, a flood assessment report will be provided with the EIS. The design and siting of buildings across the campus will comply with the Flood Planning Level and any recommendations contained within the flood assessment report.

2.2.3 Bushfire

While part of the site is mapped as Bushfire Fire Prone Land as per the Tweed Council Bushfire Prone Land Map 2012, it is understood that this relates to low threat vegetation extending along the western and southern-western parts of the site. The low threat vegetation includes; the Hoop Pine vegetation along the western boundary, remnant parcels of rainforest vegetation throughout the school site, strips of vegetation on the southern and eastern sporting oval boundaries, sporting fields and grasslands and landscaped gardens and paths.

In order to address the bushfire risk associated with the low threat vegetation throughout the school site, a Landscape Management Plan (LMP) has been prepared by Blackash Bushfire Consulting (Attachment 4). The LMP will inform the ongoing vegetation management across the school site, including reducing the size of the Hoop Pine vegetation to less than 1ha (and maintaining this in perpetuity), slashing perimeter planting to maintain buffers between vegetation and buildings and to property boundaries, and general landscape maintenance throughout. With the implementation of the LMP works, the vegetation across the site can achieve a 'low threat vegetation' threshold, thereby ensuring that the vegetation within the site does not pose a significant bushfire risk and is not captured by the Planning for Bushfire Protection.

Overall, the campus will be developed within an existing school site that can readily mitigate the existing bushfire risk to life and safety, and buildings through passive and active mitigation measures.

2.2.4 Contamination and Acid Sulfate Soils

A Preliminary Site Investigation (PSI) was undertaken by Douglas Partners (Attachment 5) and identified potential sources of contamination that may become disturbed during development, including asbestos containing materials within existing buildings, hazardous chemical storage facilities, acid sulfate soils and informal waste disposal sites.

The PSI recommended the following in preparation for and management of development:

- A geotechnical investigation be undertaken to obtain further data concerning site soils;
- An acid sulfate soils management plan be developed;
- Further investigation/assessment to fully characterise ground that is to be disturbed;
- An asbestos management plan be developed that considers the detailed aspects of development; and
- A hazardous materials management plan be prepared, separately to the management of construction material hazards, if current hazardous material storage on site will be compromised during development. Soils investigation may be required in the vicinity of hazardous material storage to inform risk assessment and mitigation during construction. A procedure for attending to unexpected finds concerning contamination is to be put in place during construction.

As a consequence of the desktop PSI, DOE completed an initial 12 intrusive (bore hole) investigation samples across the site to ascertain an initial understanding of site contamination risk and high level structural bearing capacity (across the site). No major risks were returned as part of these results, however additional ground investigations will be required through the EIS phase and building footprints are confirmed, to confirm this assumption and provide a conclusive report.

2.2.5 Geology

The geology of the area is characterised as metamorphic and sedimentary strata overlain by basalt laval deposition, alluvial clays and sediments are present within surface strata of the river flood plain.

2.2.6 Vegetation

Vegetation on the site consists of planted garden beds, planted native revegetation areas, windbreaks and plantations containing a variety of trees and shrubs. Some trees and shrubs are locally endemic to the region, some are native but not locally endemic, while others are exotic.

The planted garden beds, native revegetation areas and windbreaks do not pose a high constraint to development and provide limited habitat and resources for fauna. The vegetation present is not considered to represent any native plant community type due to the high level of disturbance, extensive landscape plantings and high occurrence of introduced species.

Given the high degree of modification and landscaping, vegetation at the site does not represent any native plant community type or ecological community listed under the BC Act and/or EPBC Act.

Three (3) individual specimens of Davidson's Plum (*Davidsonia jerseyana*) were identified within the site, two (2) of which occurs between existing buildings and may require removal. These species are native and common throughout the North Coast of NSW.

2.2.7 Heritage

Part of the school is listed as an item of environmental heritage on Schedule 5 of the Tweed Local Environmental Plan 2014 (TLEP 2014). The item of significance is a three (3) storey brick building (Block A), designed in the Georgian revival Interwar style. The building was constructed in 1929 as the first public high school in the region.

A Heritage Impact Statement (HIA) will be prepared as part of the EIS to inform the masterplan design for the campus, including the retention and refurbishment of Block A.

Further, in accordance with Section 170 of the Heritage Act 1977, Murwillumbah High School has been listed in the Section 170 Heritage and Conservation Register as 'Murwillumbah High School - Building B00A'. State Agencies, including the DoE, are required to undertake due diligence with regard to the care, control and management of items listed on their Section 170 Heritage and Conservation Register.

The proposed campus includes the retention and refurbishment of the heritage listed building into more functional learning spaces.

2.2.8 Aboriginal and Archaeological Heritage

An Aboriginal heritage due diligence report (Attachment 7) in accordance with Heritage NSW guidelines was recently completed and identified that much of the site had a low risk of aboriginal objects being present within the school grounds where works are proposed.

As part of the Aboriginal heritage due diligence, a small unnamed creek line that runs along the southern edge of the site was investigated to determine whether the creek was both natural and/or in its original location. The investigation revealed that the creek was artificially created, and would have originally comprised gentle slopes and/or floodplains adjacent Tweed River.

An Aboriginal Cultural Heritage Assessment Report will be prepared and submitted as part of the EIS, and Aboriginal community consultation in accordance with Office of Environment and Heritage statutory guidelines will be undertaken.

2.2.9 Access

Vehicle and pedestrian access is provided via Riverview Street to the west, Nullum Street to the east and High School Lane to the north. Riverview Street provides the primary pedestrian access via the zebra crossing into the school.

3.0 Proposed Development

This request for SEAR's relates to the creation of the Murwillumbah Education Campus development (the 'campus'), involving the co-location of Murwillumbah Primary School, Murwillumbah East Primary School, Murwillumbah High School, and Wollumbin High School to establish a new education campus.

The campus is planned to include a primary school, a high school, administration offices and school community health hub facilities, co-located together in an integrated, purpose-designed and built campus. The project will provide facilities to support an out of school hours care service including a school care office, kitchenette, and a general activities area. The location of these facilities is yet to be determined in consultation with stakeholders.

As part of the master planning process, a location has been identified where a preschool could be located so that it can be further designed, constructed, and accommodated at the campus in the future if it is found to be a priority service for Murwillumbah.

The campus will provide students in Murwillumbah with equitable access to innovative, flexible and digitally connected learning spaces.

Planning for the campus will include a strong focus on integration with the Murwillumbah community. Possible joint use of sporting, creative, community or health and wellbeing facilities will put the campus at the heart of the community and deliver a range of health, wellbeing and social benefits for Murwillumbah.

A description of the proposed works is provided below and includes the entire project scope:

- Building A is a heritage listed building and will be retained and refurbished for continued use by DoE;
- Buildings D, G, H and M remain in good working order and are proposed to be refurbished for continued educational purposes;
- Buildings B, C, E, F and S have been highlighted for demolition as they either pose a future maintenance risk and/or are located in a position which restricts the potential redevelopment of the campus; and
- New educational buildings are proposed for the site and will be located to maximise passive surveillance between buildings.
- Office space for use by the DoE, ancillary to the operation of the campus.

The following facilities will be provided as part of the project:

- School entry, administration and school community health hub zones
- Creation of a new 'campus parade' which will link Riverview Street with Nullum Street;
- Refurbishment of the existing heritage building;
- New public school main building;
- New high school main building;
- New sports and performance facility;
- Refurbishment of other existing buildings;

- Creation of new public school and high school outdoor learning spaces to support the 'future focused' learning outcomes; and
- New landscaping and embellishment of outdoor playgrounds.

The Preliminary Masterplan prepared by SJB Architects (Attachment 2) provides further details and conceptual images of the proposed campus.

3.1 Tree removal, tree replacement and environmental works

- A number of trees have been identified as potentially requiring removal due to their location relative to the proposed works or their health and/or structural integrity; and
- Management of the southern pine plantation which includes a reduction in size to less than 1ha in scale along the south and south-western boundary of the site to accommodate a new sports and performance complex and asset protection zone (APZ).

3.2 Landscaping and tree embellishment

- Embellishment of new and existing green spaces as well as new and existing playgrounds.

3.3 Student population

The establishment of the campus will allow the (DOE) to meet forecast demand for student spaces in Murwillumbah for the future, with a target design population of up to 582 primary school students and 1,140 high school students.

The campus is achieved by bringing together the following four (4) schools on the existing Murwillumbah High School site:

- Murwillumbah High School (485 existing students);
- Wollumbin High School (405 existing students);
- Murwillumbah Public School (249 existing students); and
- Murwillumbah East Public School (237 existing students);

An artist impression of the proposed masterplan for the new campus has also been prepared and is shown below.



Figure 5. Masterplan of proposed campus

3.4 Construction

Main Works Construction is proposed to commence Q2 2022 and will likely take 20 months to complete and be operational.

Major construction activities within the entire project scope include:

- Upgrade existing site service provision;
- Upgrade Riverview Street entry to ensure a safe and functional entry is provided;
- Creation of a new 'campus parade' which will link Riverview Street with Nullum Street;
- Refurbishment of the existing heritage building;
- New public school main building;
- New high school main building;
- New sport and performance facility;
- Refurbishment of other existing buildings; and
- Creation of new public school and high school outdoor learning spaces to support the 'future focused' learning outcomes

3.5 Cost of Works

Quantity Surveyors have prepared a cost estimate for the Proposal, which is included in Attachment 1.

The proposal will have a Capital Investment Value (CIV) that will exceed \$20 million, and therefore the proposal is classified as State Significant Development.

4.0 Planning Framework

The relevant legislation and statutory planning policies that apply to the proposed development are as follows:

- Environmental Planning and Assessment Act 1979
- Biodiversity Conservation Act 2015
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy (Koala Habitat Protection) 2019
- Tweed Local Environmental Plan 2014
- Tweed Development Control Plan 2008
- NSW RFS Planning for Bushfire Protection 2019 (PBP 2019)

4.1 Environmental Planning and Assessment Act 1979

The assessment framework for SSD is established under Part 4 Division 4.1 of the *EP&A Act 1979* with Section 4.12 requiring a Development Application (DA) for SSD to be accompanied by an Environmental Impact Statement (EIS). Matters relevant to the preparation of an EIS (including the application for SEARs) are set out under Schedule 2 of the Regulation.

Section 4.38 of the *EP&A Act 1979* identifies that the Minister is the consent authority for SSD or the Minister's delegate which includes the Department of Planning, Industry & Environment (the Department). The Independent Planning Commission is the consent authority in circumstances where an SSD application triggers such a requirement.

4.2 Biodiversity Conservation Act 2015

The requirement for the preparation of a Biodiversity Development Assessment Report (BDAR) as per the Biodiversity Assessment Method (BAM) as set out under the NSW *Biodiversity Conservation Act 2016* (BC Act) is subject to a BDAR waiver prepared by EMM Consulting (Attachment 3) and attached to this Request for SEAR's.

4.3 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The NSW Department of Planning, Infrastructure and Environment (DPIE) gazetted State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) on 1 September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education facilities.

Provisions of the Education SEPP will be considered as part of the EIS for the proposal, namely – the preparation of a Design Statement pursuant to Clause 35(6).

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 will consider the relationship between the proposed and existing buildings and the surrounding context. A 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 the teaching facilities are meeting contemporary educational needs, and surrounding residential communities are adequately serviced by schools. 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 of the BCA relating to accessibility. 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 sites to ensure a high level of safety and security for students and staff. A range of communal areas and facilities will be available for students to encourage passive recreation. The relevant CPTED principles will be addressed within the EIS.

Principle 5 – Amenity

The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide staff and students with an enhanced teaching and learning environment.

Principle 6 – Whole of life, flexible and adaptive

The proposal involves construction of new buildings, refurbished buildings and classrooms and associated facilities, which will be designed to ensure flexibility and longevity.

Principle 7 – Aesthetics

When constructed, the proposal will have high quality external finishes. The proposal is of an appropriate scale and form.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within the EIS.

4.4 State Environmental Planning Policy (State and Regional Development) 2011

Pursuant to Schedule 1 Clause 15 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), development for the purposes of an educational establishment with a capital investment value of more than \$20 million is declared state significant development.

15 Educational establishments

- (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 for construction of a new Kindergarten to Year 12 campus through new building works and refurbishment works and based on project budgeting, the proposal will have a capital investment value that will exceed \$20 million, and therefore the proposal is classified as SSD. See attached cost estimate (Attachment 1).

4.5 State Environmental Planning Policy No.55 – Remediation of Land

The provisions of State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) apply to the Site and is a relevant matter for consideration as part of the assessment of the Proposal.

The objectives of State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) include the promotion of remediation of contaminated land for the purpose of reducing the risk to human health or another aspect of the environment. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated and can be made suitable for the proposed use.

A Preliminary Site Investigation (PSI) was undertaken by Douglas Partners (Attachment 5) and identified potential sources of contamination that may become disturbed during development, including asbestos containing materials within existing buildings, hazardous chemical storage facilities, acid sulfate soils and informal waste disposal sites.

The PSI recommended the following in preparation for and management of development:

- A geotechnical investigation be undertaken to obtain further data concerning site soils;
- An acid sulfate soils management plan be developed;
- Further investigation/assessment to fully characterise ground that is to be disturbed;
- An asbestos management plan be developed that considers the detailed aspects of development; and
- A hazardous materials management plan be prepared, separately to the management of construction material hazards, if current hazardous material storage on site will be compromised during development. Soils investigation may be required in the vicinity of hazardous material storage to inform risk assessment and mitigation during construction. A procedure for attending to unexpected finds concerning contamination is to be put in place during construction.

As a consequence of the desktop PSI, DoE completed an initial 12 intrusive (bore hole) investigation samples across the site to ascertain an initial understanding of site contamination risk and high level structural bearing capacity (across the site). No major risks were returned as part of these results, however additional ground investigations will be required as the masterplan for the campus is finalised and building footprints are confirmed, to confirm this assumption and provide a conclusive report.

Accordingly, the provisions of SEPP 55 will be considered as part of the EIS accompanying the SSD DA and a contamination assessment, will be prepared and lodged with the EIS.

4.6 State Environmental Planning Policy (Coastal Management) 2018

Division 3 and 4 of the Coastal Management SEPP are to be taken into consideration prior to consent being granted to development under Part 4 of the *EP&A Act 1979*.

The EIS and accompanying documentation will address the relevant provisions within the SEPP.

4.7 State Environmental Planning Policy (Koala Habitat Protection) 2019

This Policy commenced on 1 March 2020, repealing, and replacing State Environmental Planning Policy No 44 – Koala Habitat Protection.

This policy applies to Tweed Shire LGA. The site and surrounding areas are mapped on the Tweed Coast Koala Plan of Management. Preliminary ecological investigations indicate some suitable feed tree species including Swamp Mahogany, Forest Red Gum and Tallowwood have been planted at the site, however Koalas are unlikely to occur as the site is isolated from large remnant patches and is surrounded by heavily developed areas.

Further, a BDAR waiver has been prepared by EMM Consulting (Attachment 3) and attached to this Request for SEAR's.

4.8 Tweed Local Environmental Plan 2014

4.8.1 Land Use and Permissibility

The site is zoned R2 Low Density Residential under TLEP 2014 as illustrated in the extract of the Land Zoning Map in Figure 6.

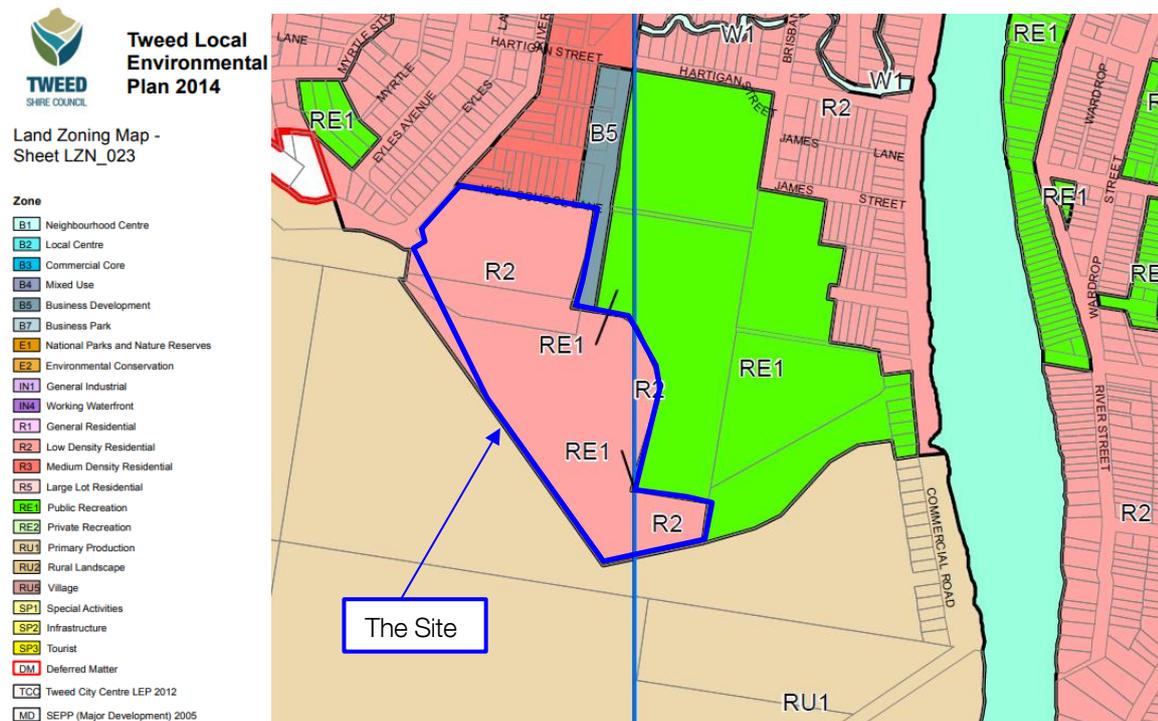


Figure 6: Extract of TLEP 2014 Land Zoning Map

The proposed campus is classified as an 'educational establishment' which is permissible with consent in the residential zoned land.

4.8.2 Height of Buildings (Clause 4.3)

Clause 4.3 of TLEP 2014 establishes a 9m maximum building height over the site, as illustrated in the extract of the Height of Buildings Map included in Figure 7.



Figure 7: Extract of TLEP 2014 Height of Buildings Map

As illustrated in the masterplan, the new buildings/structures will range from two (2) storeys up to three (3) storeys. No new buildings or structures will exceed 3 storeys in height.

Pursuant to clause 42 of the Education SEPP, the development consent may be granted for development for a school that is State Significant Development even though the development would contravene a development standard imposed by the TLEP 2014. The EIS will undertake a merit assessment of the proposed building having regard to its context and setting, bulk and scale, impact upon views, and upon the amenity of the nearby residential neighbourhood.

4.8.3 Floor Space Ratio (Clause 4.4)

Clause 4.4 of TLEP 2014 specifies a maximum FSR of 0.8:1 as being applicable to the site, as illustrated in the extract of the Floor Space Ratio Map included in Figure 8.



Tweed Local Environmental Plan 2014

Floor Space Ratio Map - Sheet FSR_023

Maximum Floor Space Ratio (n:1)

- D 0.5
- E 0.55
- F 0.6
- J 0.8
- P 1.2
- S 1.75
- T 2



Figure 8: Extract of TLEP 2014 Floor Space Ratio Map

The proposed works will comply with the maximum permissible FSR of 0.8:1 that applies to the site.

4.8.4 Heritage Conservation (Clause 5.10)

The school contains an item of local heritage significance (Heritage Item 49) listed in Schedule 5. The Heritage Item is described as being the Murwillumbah High School Block A.



Tweed Local Environmental Plan 2014

Heritage Map - Sheet HER_005

Heritage

- Conservation Area - General
- Item - General
- Item - Archaeological



Figure 9: Extract of TLEP 2014 Heritage Map

The proposal seeks to adaptively reuse the building and incorporate new uses. A Heritage Impact Statement will be submitted with the EIS in accordance with Clause 5.10.

An Aboriginal heritage due diligence in accordance with Heritage NSW guidelines was recently completed and identified that much of the site had a low risk of aboriginal objects being present within the school grounds where works are proposed.

As part of the Aboriginal heritage due diligence, a small unnamed creek line that runs along the southern edge of the site was investigated to determine whether the creek was both natural and/or in its original location. The investigation revealed that the creek was artificially created, and would have originally comprised gentle slopes and/or floodplains adjacent Tweed River.

An Aboriginal Cultural Heritage Assessment Report will be prepared and submitted as part of the EIS, and Aboriginal community consultation in accordance with Office of Environment and Heritage statutory guidelines will be undertaken.

4.8.5 Acid sulfate soils (Clause 7.1)

The site is identified as being in a Class 3, 4 and 5 Acid Sulfate Soils area.

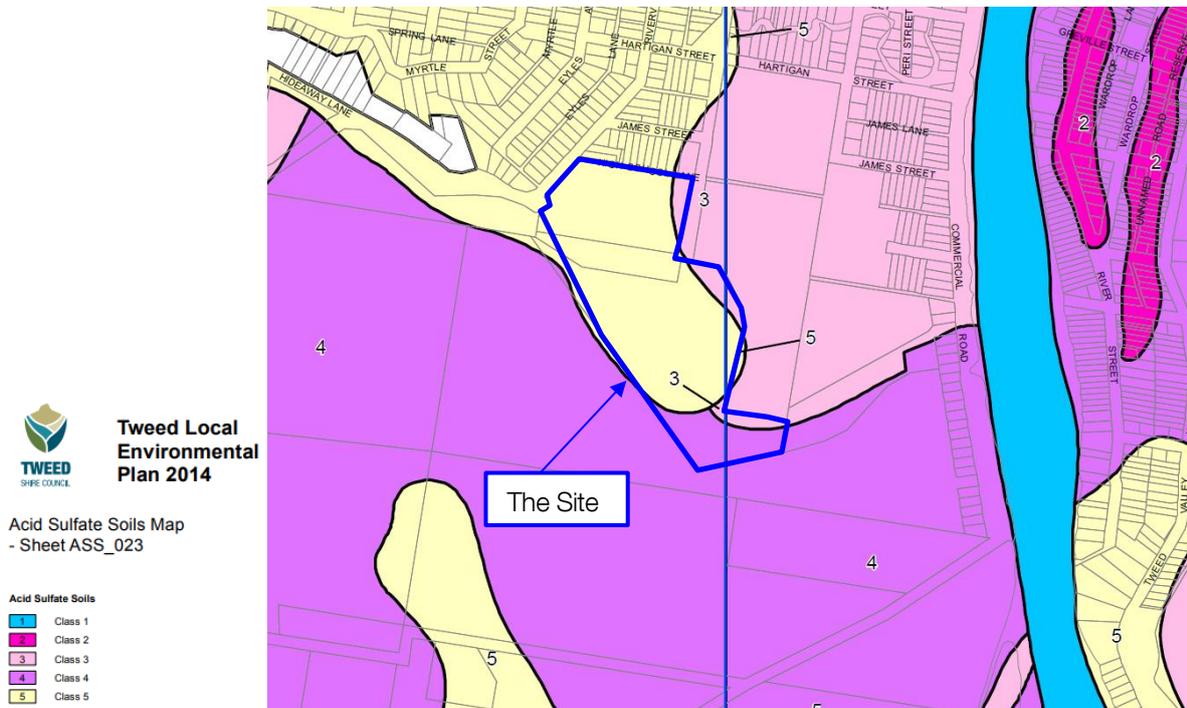


Figure 10: Extract of TLEP 2014 Acid Sulfate Soils Map

The proposal involves minimal excavation, which will be primarily be limited to footings associated with new buildings and minor soil disturbance associated with the removal of hardstand areas and landscaping. A PSI was undertaken by Douglas Partners and included an initial 12 intrusive (bore hole) investigation samples across the site to ascertain an initial understanding of contamination risk and high-level structural bearing capacity (across the site). No major risks were returned as part of these results, however additional ground investigations will be required as the Masterplan is finalised and building footprints are confirmed.

A Preliminary Acid Sulfate Soils Assessment will be prepared in accordance with the NSW Acid Sulfate Soils Management Advisory Committee, Acid Sulfate Soils Assessment Guidelines 1998. If the Preliminary Acid Sulfate Soils Assessment concludes that an Acid Sulfate Soils Management Plan (ASSMP) is required, this will be prepared as part of the EIS.

4.8.6 Earthworks (Clause 7.2)

Minor earthworks are proposed associated with the footings of new buildings and hardstand areas. No basement excavation is proposed. The relevant sediment and erosion controls measures will be adhered to during construction in accordance with an adopted Construction Management Plan.

4.8.7 Flood Planning (Clause 7.3) and Floodplain Risk Management (Clause 7.4)

The school lies on predominately elevated ground with the exception of the sports fields located within the eastern portion of the site and low-lying land along the southern boundary. Consequently, the terrain of the

site effectively prevents any material inundation of the school grounds for major flood events. It is noted that parts of the site that are affected by a flood planning area are limited to the playing fields, vegetated areas along the south-western boundary and Nullum Street entry to school, and not those areas occupied by school buildings.

The campus, including new and refurbished buildings and facilities, will be sited within the with the low risk flooding areas and designed to achieve the relevant flood planning levels consistent with the principles and intent of the Tweed Local Environmental Plan 2014 (LEP 2014) and Tweed Development Control Plan 2008 (DCP 2008). In addition the new campus will maintain an area of high ground above the probable maximum flood (PMF) that could be formalised as an onsite flood refuge area; and retains the existing flood-free road access to high ground via Riverview Street heading to the north.

Despite the site generally being considered of low flood risk, a flood assessment report will be provided with the EIS. The design and siting of buildings across the campus will comply with the Flood Planning Level and recommendations contained within the flood assessment report.

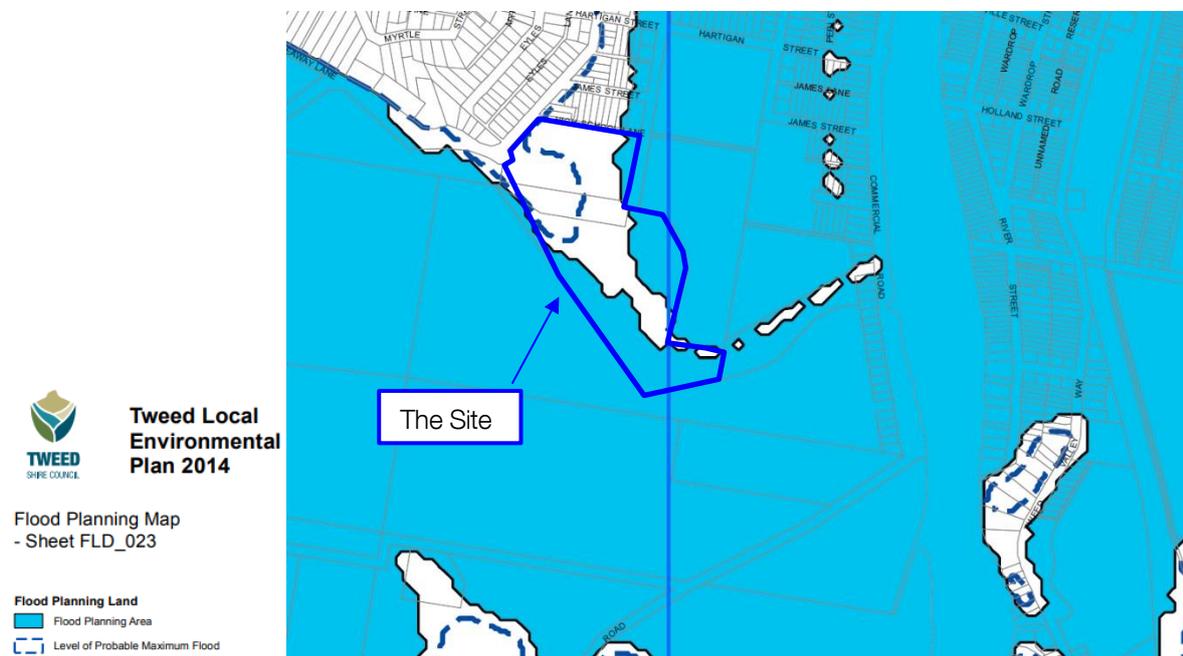


Figure 11: Extract of TLEP 2014 Flood Planning Map

4.8.8 Airspace Operations (Clause 7.8A Airspace operations – Murwillumbah Airfield)

The maximum height of the highest building (Building A – Existing) as shown on the drawing set has an RL 33.33. The lowest point the Obstacle Limitation Surface (OLS), being the inner horizontal surface is 47.0 AHD on the site. Given the proposed development does not penetrate the OLS, then no further consideration is required in relation to Airspace Operations.

Whilst no ANEF contours are established for Bob Whittle Murwillumbah Airfield, the development will be built with the required noise insulation as required under the National Construction Code.

4.9 Tweed Development Control Plan 2008

The Tweed Development Control Plan 2008 (TDCP 2008) provides guidance on provisions for particular uses and issues that will need to be considered when developing the design for the school. This includes specific controls relating to on-site parking provisions for educational uses. In accordance with Clause 11 of the SRD

SEPP, DCPs do not apply to SSD DA. In any case, a merit assessment against the relevant issues and impacts envisaged under the TDCP 2008 will be included in the EIS.

4.10 NSW RFS Planning for Bushfire Protection 2019 (PBP 2019)

NSW RFS PBP 2019 is the formal NSW guideline which provides development standards for planning, designing and building on bushfire prone lands in NSW. PBP 2019 details specific provisions for Special Fire Protection Purpose (SFPP) development, which includes schools, taking into account occupant vulnerability, Bushfire Protection Measures (BPMs) and guidance in upgrading and maintaining existing developments.

The campus is a Special Fire Protection Purpose development (SFPP) and specific considerations apply in accordance with Planning for Bushfire Protection 2019 (PBP 2019). PBP 2019 acknowledges that for existing SFPP developments, circumstances may make the acceptable deemed to satisfy performance criteria difficult to achieve.

While part of the site is mapped as Bushfire Fire Prone Land as per the Tweed Council Bushfire Prone Land Map 2012, it is understood that this relates to low threat vegetation extending along the western and southern-western parts of the site. The low threat vegetation includes; the Hoop Pine vegetation along the western boundary, remnant parcels of vegetation throughout the school site, strips of vegetation on the southern and eastern sporting oval boundaries, sporting fields and grasslands and landscaped gardens and paths.

In order to address the bushfire risk associated with the low threat vegetation throughout the school site, a Landscape Management Plan (LMP) has been prepared by Blackash Bushfire Consulting (Attachment 4). The LMP will inform the ongoing vegetation management across the school site, including reducing the size of the Hoop Pine vegetation to less than 1ha (and maintaining this in perpetuity), slashing perimeter planting to maintain buffers between vegetation and buildings and to property boundaries, and general landscape maintenance throughout. With the implementation of the LMP works, the vegetation across the site can achieve a 'low threat vegetation' threshold, thereby ensuring that the vegetation within the site does not pose a significant bushfire risk and is not captured by the Planning for Bushfire Protection.

Overall, the campus will be developed within an existing school site that can readily mitigate the existing bushfire risk to life and safety, and buildings and achieve a higher level of bushfire preparedness.

4.11 Strategic Planning Framework

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

- NSW State Priorities;
- North Coast Regional Plan 2036
- Future Transport Strategy 2056;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- NSW Long Term Transport Master Plan 2012
- Healthy Urban Development Checklist, NSW Health;
- Greener Places Policy;
- Crime Prevention Through Environmental Design (CPTED) Principles; and
- Better Placed – An integrated design policy for the built environment of NSW 2017.

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

5.0 Preliminary Impact Identification

The key potential impacts of the proposal are discussed below and will be addressed in detail within the EIS required to accompany the SSD DA submission.

The campus will be developed on an existing school site in a form that will best meet the demands for public and high school facilities.

The impacts and risks associated with the proposed project are considered to be moderate and the potential environmental impacts can be managed appropriately by primarily locating works within existing building envelopes and existing built upon areas.

5.1 Architectural Quality and Urban Design

The design will be subject to detailed architectural and urban design considerations with the project team and will demonstrate DOE commitment to utilising and repurposing an existing education asset to contribute towards an integrated whole-of-cycle education campus. A Design Report will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on the setbacks and building materials of select new buildings and refurbished buildings.

The EIS will explain the design principles of the proposal, including how it responds to the surrounding locality. An external finishes and colours schedule will also be provided as part of the Architectural Drawing Package.

5.2 Environmental Amenity

The impact of the proposal on surrounding development is anticipated to be minimal, given the placement of the buildings and their integration with the topography of the sites, maintaining the general separation to neighbouring residential developments and preliminary site investigations undertaken at the early planning phase. The visual and acoustic amenity will be considered throughout the design.

The proposed scale and siting of the development will minimise impacts on neighbouring properties.

5.3 Ecological Sustainable Development (ESD)

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.

5.4 Flora and Fauna

A preliminary ecological assessment was undertaken and identified that given the high degree of modification and landscaping, vegetation at the site does not represent any native plant community type or ecological community listed under the BC Act and/or EPBC Act.

The site does not contain any listed ecological community or habitat for naturally occurring threatened flora species. Two (2) Davidson Plums are likely to be removed for the project, however these individuals are planted and do not form part of a naturally-occurring population, and therefore would not impede recovery of the species. While the Grey-headed Flying-fox and some threatened and migratory bird species have been

recorded or have potential to occur at the site, they are highly mobile species that would not be significantly impacted by the removal of the Hoop Pine plantation, scattered trees and shrubs.

Accordingly, the proposal will not impact listed ecological communities.

Further, a BDAR waiver has been prepared by EMM Consulting and attached to this Request for SEAR's.

5.5 Bushfire

While part of the site is mapped as Bushfire Fire Prone Land as per the Tweed Council Bushfire Prone Land Map 2012, it is understood that this relates to low threat vegetation extending along the western and southern-western parts of the site. The low threat vegetation includes; the Hoop Pine vegetation along the western boundary, remnant parcels of rainforest vegetation throughout the school site, strips of vegetation on the southern and eastern sporting oval boundaries, sporting fields and grasslands and landscaped gardens and paths.

In order to address the bushfire risk associated with the low threat vegetation throughout the school site, a Landscape Management Plan (LMP) has been prepared by Blackash Bushfire Consulting. The LMP will inform the ongoing vegetation management across the school site, including reducing the size of the Hoop Pine vegetation to less than 1ha (and maintaining this in perpetuity), slashing perimeter planting to maintain buffers between vegetation and buildings and to property boundaries, and general landscape maintenance throughout. With the implementation of the LMP works, the vegetation across the site can achieve a 'low threat vegetation' threshold, thereby ensuring that the vegetation within the site does not pose a significant bushfire risk and is not captured by the Planning for Bushfire Protection.

Overall, the campus will be developed within an existing school site that can readily mitigate the existing bushfire risk to life and safety, and buildings and achieve a higher level of bushfire preparedness.

5.6 Heritage

Part of the school is listed as an item of environmental heritage on Schedule 5 of the Tweed Local Environmental Plan 2014 (TLEP 2014). The item of significance is a three (3) storey brick building (Block A), designed in the Georgian revival Interwar style. The building was constructed in 1929 as the first public high school in the region.

A Heritage Impact Statement (HIA) will be prepared as part of the EIS to inform the masterplan design for the campus, including the retention and refurbishment of Block A.

Further, in accordance with Section 170 of the Heritage Act 1977, Murwillumbah High School has been listed in the Section 170 Heritage and Conservation Register as 'Murwillumbah High School - Building B00A'. State Agencies, including the DoE, are required to undertake due diligence with regard to the care, control and management of items listed on their Section 170 Heritage and Conservation Register.

The proposed campus will include the retention and refurbishment of the heritage listed building into more functional learning spaces.

5.7 Aboriginal and archaeological

An Aboriginal heritage due diligence (Attachment 7) in accordance with Heritage NSW guidelines was recently completed and identified that much of the site had a low risk of aboriginal objects being present within the school grounds where works are proposed.

As part of the Aboriginal heritage due diligence, a small unnamed creek line that runs along the southern edge of the site was investigated to determine whether the creek was both natural and/or in its original location. The investigation revealed that the creek was artificially created, and would have originally comprised gentle slopes and/or floodplains adjacent Tweed River.

An Aboriginal Cultural Heritage Assessment Report will be prepared and submitted as part of the EIS, and Aboriginal community consultation in accordance with Office of Environment and Heritage statutory guidelines will be undertaken.

5.8 Contamination

A Preliminary Site Investigation (PSI) was undertaken by Douglas Partners (Attachment 5) and identified potential sources of contamination that may become disturbed during development, including asbestos containing materials within existing buildings, hazardous chemical storage facilities, acid sulfate soils and informal waste disposal sites.

The PSI recommended the following in preparation for and management of development:

- A geotechnical investigation be undertaken to obtain further data concerning site soils;
- An acid sulfate soils management plan be developed;
- Further investigation/assessment to fully characterise ground that is to be disturbed;
- An asbestos management plan be developed that considers the detailed aspects of development; and
- A hazardous materials management plan be prepared, separately to the management of construction material hazards, if current hazardous material storage on site will be compromised during development. Soils investigation may be required in the vicinity of hazardous material storage to inform risk assessment and mitigation during construction. A procedure for attending to unexpected finds concerning contamination is to be put in place during construction.

As a consequence of the desktop PSI, DOE completed an initial 12 intrusive (bore hole) investigation samples across the site to ascertain an initial understanding of site contamination risk and high level structural bearing capacity (across the site). No major risks were returned as part of these results, however additional ground investigations will be required as the masterplan for the campus is finalised and building footprints are confirmed, to confirm this assumption and provide a conclusive report.

5.9 Acid Sulphate Soils

The proposal involves minimal excavation, which will be primarily be limited to footings associated with new buildings and minor soil disturbance associated with the removal of hardstand areas and landscaping. A PSI was undertaken by Douglas Partners and included an initial 12 intrusive (bore hole) investigation samples across the site to ascertain an initial understanding of contamination risk and high-level structural bearing capacity (across the site). No major risks were returned as part of these results, however additional ground investigations will be required as the Masterplan is finalised and building footprints are confirmed.

A Preliminary Acid Sulfate Soils Assessment will be prepared in accordance with the NSW Acid Sulfate Soils Management Advisory Committee, Acid Sulfate Soils Assessment Guidelines 1998. If the Preliminary Acid Sulfate Soils Assessment concludes that an Acid Sulfate Soils Management Plan (ASSMP) is required, this will be prepared as part of the EIS.

5.10 Traffic and Transport

DOE investigates Transport impacts in a consistent and comprehensive manner for its projects. The approach includes undertaking an analysis of existing travel demand and potential mode shift based on existing transport infrastructure, operations and enrolment data. This preliminary analysis in conjunction with a detailed analysis from vehicle impacts are then used to inform what existing assets are able to be utilised or whether other mitigation is required. A suite of mitigations is then used to inform the School Transport Plan which includes a component alike to a Green Travel Plan (includes a Comms Plan, Travel Access Guide and details on any special days, programs or education pieces) and an Operational Transport Access Management Plan (includes pedestrian access management, bicycle / rideable parking and staff end-of-trip,

public transport and school buses, kiss-and-drop and arrangements including deliveries, waste removal and staff / visitor car parking).

A preliminary transport assessment was undertaken for the amalgamation of various schools to the school site, including challenges and opportunities associated with school travel to the school, as well as on-site parking and transport facilities.

The EIS will further analyse the findings of this high-level rapid preliminary transport assessment and seek to adopt the recommendations subject to consultation with Council, other authorities and the local community.

5.11 Noise and Vibration

Noise and vibration are expected to occur throughout construction, to varying degrees. Operational noise will also be present during the operation of the campus (i.e. bells, PA announcements, etc.). These issues will be addressed in the EIS and relevant consultant input obtained if necessary.

5.12 Flooding

The school lies on predominately elevated ground with the exception of the sports fields located within the eastern portion of the site and low-lying land along the southern boundary. Consequently, the terrain of the site effectively prevents any material inundation of the school grounds for major flood events. It is noted that parts of the site that are affected by a flood planning area are limited to the playing fields, vegetated areas along the south-western boundary and Nullum Street entry to school, and not those areas occupied by school buildings.

The campus, including new and refurbished buildings and facilities, will be sited within the with the low risk flooding areas and designed to achieve the relevant flood planning levels consistent with the principles and intent of the Tweed Local Environmental Plan 2014 (LEP 2014) and Tweed Development Control Plan 2008 (DCP 2008). In addition the new campus will maintain an area of high ground above the probable maximum flood (PMF) that could be formalised as an onsite flood refuge area; and retains the existing flood-free road access to high ground via Riverview Street heading to the north.

Despite the site generally being considered of low flood risk, a flood assessment report will be provided with the EIS. The design and siting of buildings across the campus will comply with the Flood Planning Level and recommendations contained within the flood assessment report.

5.13 Building Code of Australia and Access

The proposed school facilities will be designed in accordance with the requirements of the National Construction Code 2019 and The Educational Facilities Standards and Guidelines (EFSG) 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.

5.14 Construction and Operational Impacts

The demolition of existing buildings and construction of new school facilities across the site will require consideration of the continued operation of the school's and the safety of students on the site.

Notwithstanding, given the proximity of surrounding residential development, the potential impacts of demolition and construction works will be considered within the EIS. A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Staging and 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;
- Waste management; and
- Traffic management outlining proposed traffic control plans and truck routes.

A Detailed Construction and Environmental Management Plan (CEMP) will be required as a condition of approval and will be prepared in accordance the requirements of the approved Preliminary CEMP. The Detailed CMP will be implemented on site during the demolition and construction phases of the development to mitigate potential construction impacts on and off-site.

5.15 Social Impacts

A scoping paper has been prepared, otherwise known as a Phase 1 Social Impact Assessment (SIA), by Elton consulting (Attachment 6) to inform the SEARs. The Phase 1 SIA addresses the following requirements:

- An understanding of the project's social locality;
- Initial analysis of the defining characteristics of the communities within the project's social locality, including any vulnerable groups (described as the social baseline)
- Initial evaluation of likely social impacts for different groups in the social locality
- Any project refinements or approaches to project development in the early phases of project planning that will be undertaken in response to likely social impacts
- How the EIS Engagement Strategy will help to identify and assess social impacts
- The proposed approach for undertaking the remainder of the SIA process.

5.16 Economic Impacts

The economic impacts resulting from the proposal will be detailed in the EIS. However, a key economic outcome for the new campus will be improvements to school infrastructure, which in turn improves the performance and wellbeing of students, and economic prosperity in NSW.

The development of fit-for-purpose learning environments which support the delivery of best-practice pedagogies (future-focused teaching and learning), has been shown to improve students' learning outcomes, which in turn realises improved employment prospects for its students.

The economic impacts include:

- Producing job-ready school leavers: With the improved service provision of a broader high school curriculum and partnerships with other education institutions (e.g. TAFE);
- Contribution to economic growth on the North Coast by preparing regional youth for the modern workforce and contribute to addressing the North Coast skills gap;
- Increased ability to attract and retain quality teachers to Murwillumbah (regional NSW) with improved conditions and innovative learning environments;
- Minimising the impacts and cost to the operations of the school from natural disasters (e.g. flood) with the school able to be an 'anchor' during natural disasters for the community; and
- Significant new direct and indirect jobs will be created during construction.

5.17 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) are integrated into the design of the campus to deter crime, manage space and create a safe environment.

6.0 Justification

The new campus will include primary school, high school and school community health hub facilities located together in one integrated, purpose-designed and built campus. The campus will be designed to meet current needs and also to be fit for the future so that it can benefit local students and communities for many generations to come.

The Murwillumbah High School site can accommodate a development of this nature with minimal potential for impact on surrounding development.

7.0 Consultation

7.1 Initial Consultation

The proposal to develop the campus was based on a review of Murwillumbah's current and forecast education service needs and a range of other factors.

This review was undertaken in consultation with the DoE service planning team and local Directors Educational Leadership.

7.2 Community Engagement and Stakeholder Consultation

In designing any school infrastructure project, as well as meeting DoE guidelines and processes, DoE gather input from a range of stakeholders with expertise in the design and operation of schools including principals, teachers, and construction specialists. These stakeholders help the DoE to understand the educational, spatial, and operational requirements and work with architects to translate those requirements into a design for the campus.

DoE also value the insight of the community, which helps the DoE ensure that the design of the campus meets students' specific academic and wellbeing needs, fosters a positive school community culture, recognises the history of the respective schools, enables the student journey to and from school, and incorporates areas for Aboriginal culture and cultural awareness.

As the project progresses through the design stages there will be opportunities for schools and the community to contribute to establishing a renewed, shared identity and culture for the campus which builds on and respects the unique history and strengths of each school.

7.2.1 Community Engagement

The key community engagement activities to date can be summarised as follows:

- Media announcement;
- Murwillumbah Education Campus project page on School infrastructure NSW website;
- Announcement email from principals to staff and school communities;
- Staff briefings at each school;
- Meetings with P&C representatives;
- Regular project updates issued by letterbox drop Virtual information sessions; and
- Online community survey.

As the project progresses, there will be a range of opportunities for members of the local and school community to provide input on the project, including through:

- surveys
- information sessions
- during the public exhibition of the State Significant Development Application
- via the School Infrastructure NSW community feedback email and phone number.

7.2.2 Stakeholder Consultation and Engagement

Throughout the concept design process and beyond there will be consultation with principals, staff members and selected stakeholders through a series of regular, structured project user group workshops.

The purpose of this process is to gain input from stakeholders who have the expertise and experience required to advise the project on the operational and educational requirements for general learning spaces, specialised environments such as school support units and other school facilities.

As the project progresses, there will be additional consultation in relation to operational readiness, school culture and managing the change involved in this transition.

The key engagement activities can be summarised as follows:

- Engagement sessions, including:
 - Concept Design review/workshops with school representatives of staff, students and teachers;
 - Specialist Design Reference Groups (Community facilities, Indigenous education, Sustainability, VET, Student perspectives);

Information and feedback obtained from the engagement activities will be used to inform the design development process.

Further consultation will be undertaken in preparing the EIS. It is anticipated that the following organisations will have an interest in the campus and will be consulted with:

- Department of Planning, Infrastructure and Environment (DPIE);
- NSW Government Architect (GANSW) - through the State Design Review (SDR) Process and panel;
- Tweed Shire Council;
- Transport for NSW (TfNSW);
- Local Health District (LHD);
- Heritage NSW
- Local Aboriginal Land Councils (LALC);
- NSW Environment Protection Authority (EPA);
- Sydney Water and other service providers;

8.0 Conclusion

Overall, the proposal seeks to create an innovative, architecturally designed campus that will include a primary school, a high school, school administrative offices and a school community health hub facility.

The proposal demonstrates the NSW Government's commitment to the provision of services to the community, including educational facilities that ensure all students of school age are provided with access to quality educational services and pathways to maximise their potential.

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

The DOE requests that the Secretary issue the SEARs for the Murwillumbah Education Campus to facilitate the preparation of the EIS to accompany the SSDA.



Attachments

Attachment 1: Cost Estimate prepared by Slattery Australia Pty Ltd

Attachment 2: Preliminary Masterplan prepared by SJB Architecture

Attachment 3: BDAR Waiver prepared by EMM Consulting

Attachment 4: Landscape Management Plan prepared by Blackash
Bushfire Consultants

Attachment 5: Preliminary Site Investigation prepared by Douglas Partners

Attachment 6: Social Impact Assessment prepared by Elton

Attachment 7: Aboriginal Heritage due diligence (creek assessment)
prepared by EMM