



REQUEST FOR SECRETARY'S ENVIRONMENT ASSESSMENT REQUIREMENTS

125-165 TENTH AVENUE AND 140-170
ELEVENTH AVENUE, AUSTRAL



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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act), this report is a request for Secretary's Environmental Assessment Requirement (SEARs) to guide the development of St Anthony of Padua Catholic School (the school) at 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral (the site).

The proponent requests the proposed State Significant Development (SSD) application is to be treated as concept development application (DA) made pursuant to section 83B(1) of the Act. The application will also seek consent for detailed components for the first stage of development which involves the detailed design, construction, fitout and operation of the educational establishment buildings surrounding the Forum area including the buildings for teaching purposes for years 1 to 12 and administration buildings; a multi-purpose hall located in the north-west of the site; and a childcare centre located in the south-east of the site.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being 'development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

The development of St Anthony of Padua Catholic School (the proposal) by the Sydney Catholic Schools reflects the significant need for additional education and community infrastructure in the South West Growth Centre.

The proposal provides an opportunity to deliver a new education and community facilities within a unique campus setting.

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

This request should be read in conjunction with the following documentation:

- Concept plans prepared by Munns Sly Moore Architects – Appendix A
- Quantity Surveyor Statement prepared by Wilde and Woollard – Appendix B

2. SITE & LOCALITY

2.1. SITE

Table 1 and Figure 1 below provide the details of the site characteristics.

Table 1 – Site Description

| | |
|--------------------------|--|
| Address | 125-165 Tenth Avenue and 140-170 Eleventh Avenue, Austral. |
| Legal Description | Lot 810 DP2475, Lot 811 DP2475, Lot 812 DP2475 Lot 839 DP2475, Lot 840 DP2475, Lot 841 DP2475, Lot 842 DP2475 Lot 1 DP1232692, Lot 2 DP1232692 |
| Site Area | 109,347sqm |
| Description | The site is an irregular shape parcel and has frontages to: <ul style="list-style-type: none"> • Eleventh Avenue (north) – 321m • Tenth Avenue (south) – 402m • Fourth Avenue (west) – 302m |

Figure 1 – Site Location



Source: Munns Sly Moore Architects

2.2. LOCALITY

The site currently is bound by Crail Park to the north which includes various recreational and sporting facilities and a large quantum of dense vegetation, and single residential and small scale agricultural properties to the east, west and south. The Growth Centres Indicative Layout Plan proposes retail and commercial land uses and medium density residential to the east, and low density residential to the south and west. Refer to the Locality Plan in the following figure for an illustration of nearby features.

Figure 2 – Locality Plan



Source: Munns Sly Moore Architects

2.3. EXISTING DEVELOPMENT CONSENT

DA2016/465 was granted approval on 25 October 2016 by Liverpool City Council (Council) for the construction and operation of a primary school with maximum student population of 300 students. An existing residence on site was converted to an administration and staff building, and two buildings have/are being constructed that provide space for seven class groups.

DA2016/465 only related to Lot 811 and 812 and approved a maximum of 300 students (kindergarten - year 6) and 20 staff.

The school currently has 105 students enrolled of which 45 are currently attending the school. The following provides a breakdown of enrolments in 2017 and 2018:

- 2017: 45 kindergarteners
- 2018: 45 year one students, and 60 kindergarteners

The following figures provide an extract of the approved site plans.

Figure 3 – Site Plan DA-465/2016

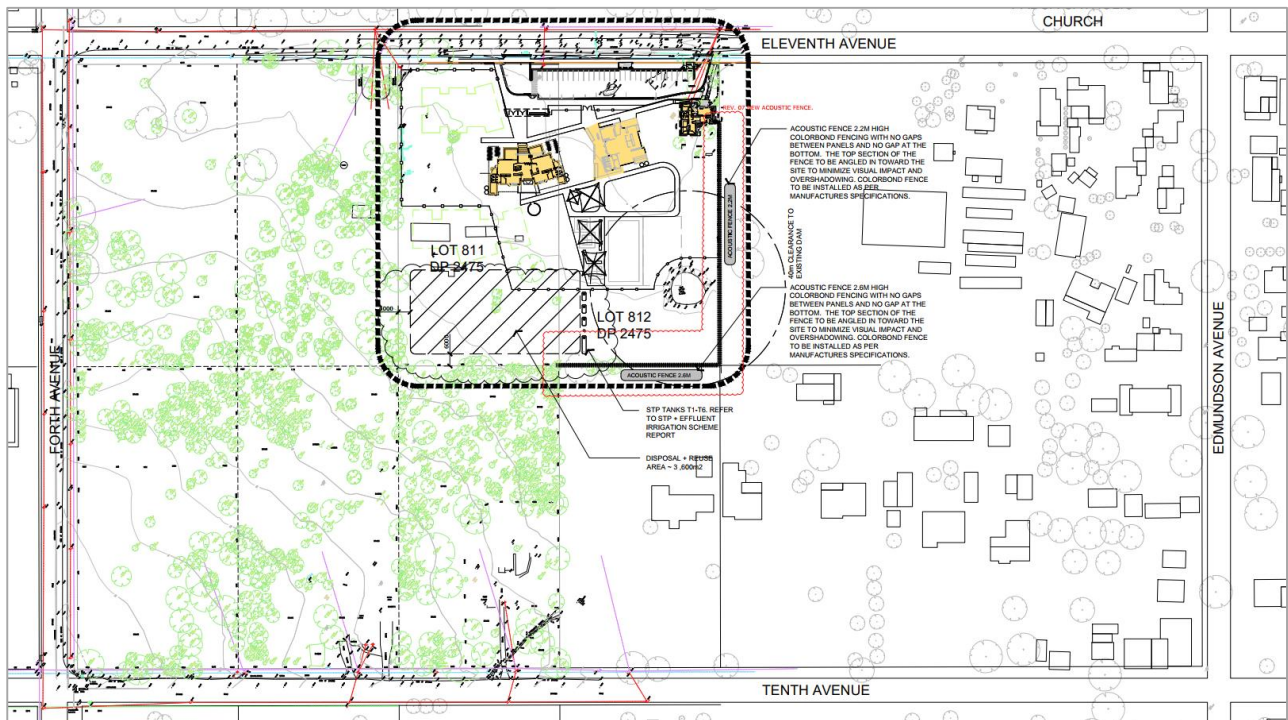
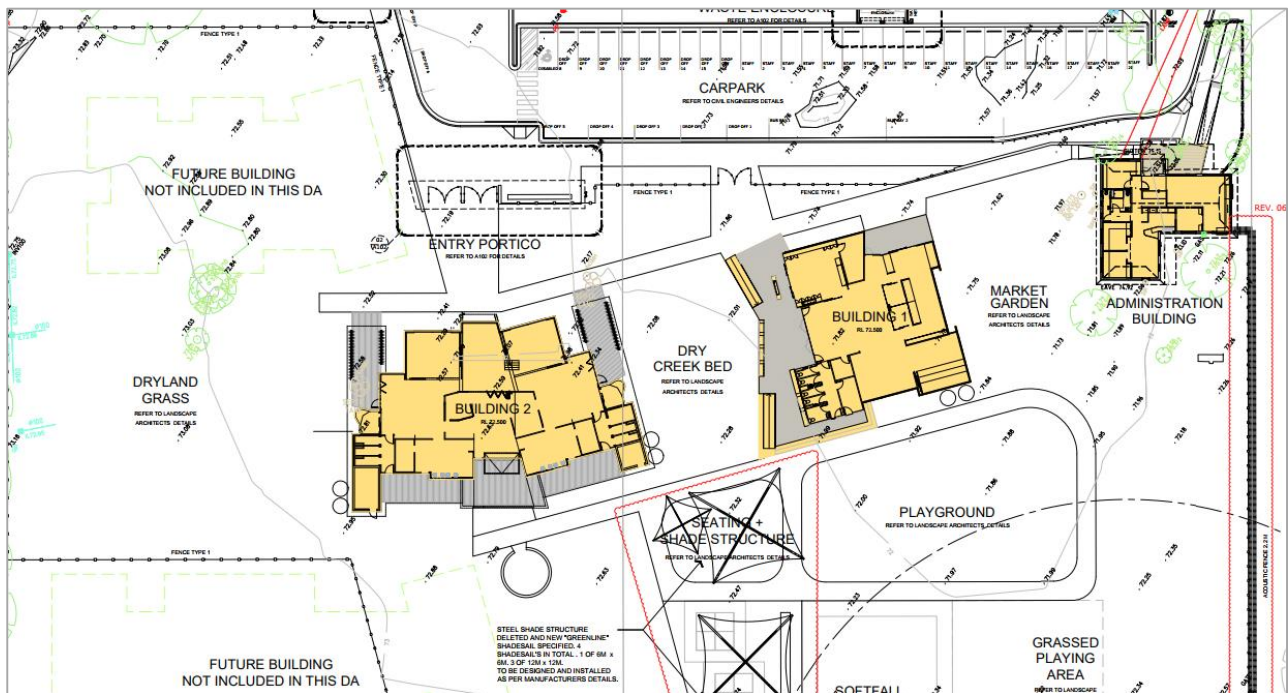


Figure 4 – Building Arrangement Plan DA-465/2016



Source: Munns Sly Moore Architects

3. PROPOSED DEVELOPMENT

St Anthony of Padua Catholic School will be a pre-school to year 12 educational establishment. Sydney Catholic Schools is seeking to developing the site to cater for approximately 1,000 primary school students, and approximately 1,500 secondary school students. The proposal seeks to expand the existing boundaries of the school and will include the following educational and community facilities:

- School facilities and buildings for pre-school to year 12 students,
- Multipurpose hall for school gatherings up to 2,000 people and indoor playing courts and performance stage,
- Piazza area including a landscaped entry space,
- Forum area,
- Café / canteen, including kitchen / hospitality training building,
- Church building with capacity for 750 people,
- Market garden area,
- Wellness Centre, providing student services, pastoral care, first aid, health and counselling services,
- Auditorium with 250 seats and dance studios,
- Trade training centre, and
- Before and after school care.

The following figure provides an extract of the indicative site plan.

Figure 5 – Site Plan extract



Source: Munns Sly Moore Architects

The proposed development is based on the following population projection:

Table 2 – Population projection

| Component | Stream / classes | Max seats / per class | Population |
|------------------------------|-------------------------|------------------------------|---------------------|
| Church | - | 750 seats | - |
| Primary School | 4 Stream | 34 per class (max) | 952 students |
| High School | 8 Stream | 30 per class (max) | 1,440 students |
| Staff | - | - | 200 staff |
| Early Learning Centre | 4 Classes | 22 per class (max) | 88 places |
| Total | - | - | 2,680 people |

3.1. CONCEPT AND DETAILED APPROVAL

The proponent requests the proposed State Significant Development (SSD) application is to be treated as concept development application (DA) made pursuant to section 83B(1) of the Act across the whole site.

The application also seeks consent for detailed components for the first stage of development which involves the detailed design, construction, fitout and operation of the following components:

- Educational establishment buildings surrounding the Forum area including:
 - Buildings and facilities for years 1 to 12
 - Specialist buildings with rooms for arts, woodwork, computer labs et cetera, and
 - Administration and staff building.
- Multi-purpose hall located in the north-west of the site.
- Childcare centre located in the south-east of the site.

Refer to Drawings 4032 MP011a; 4032 MP012a; and 4032 MP013a for the location of the above components.

4. PLANNING FRAMEWORK

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

- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy No 55—Remediation of Land*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*
- Camden Growth Centre Precincts DCP 2015 - Schedule 1 (Austral & Leppington North)

4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Pursuant to Schedule 1 clause 15(2) of SRD SEPP, *development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school* is declared state significant development (SSD).

The proposal has a capital investment value (CIV) of \$106,570,000 as per the CIV Statement prepared by Wilde and Woollard.

Pursuant to clause 8(2) of the SRD SEPP, it is requested that the Secretary declares the non-education establishment components (place of public worship and café) of the proposal to be sufficiently related to the SSD DA and therefore subject to the SEARs. The non-educational components are integral to support the operation of the proposed school facility for the following reasons:

- The new church building on site would allow for the church and the school campus to become an integral place in the growing community, which is a key measure of success for the establishment of a new Catholic school. It is anticipated that the church collocating within the school campus would allow for improved access to church services for students, and improved school facility (halls and rooms) access for members of the church outside of school should the need arise.
- The inclusion of a Trade Training Centre within the masterplan provides the opportunity for the provision of vocational based learning and training courses for students of St Anthony of Padua Catholic School and surrounding schools. This supports the success of the school as the proposal seeks to provide various and diverse learning and training opportunities for existing and future community members.
- The proposal also includes provision for several facilities including a childcare centre, indoor sports centre, and potential community centre and/or library, all of which would support the proposal intended outcome as becoming a community hub, located in close proximity to the Austral Local Centre.

4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The NSW Department of Planning and Environment (DPE) released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and child care facilities.

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 SSD DA will include both conceptual building envelopes and new built form elements. The proposal is considered an appropriate scale for the surrounding rural, residential and open space context. A Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, a ESD Report will accompany the EIS. The proposal will also provide positive social and economic

benefits for the local community particularly in terms of job creation and reducing pressure of surrounding public 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 and staff. A range of open spaces and sports facilities will be available for students to encourage passive recreation. 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 an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves construction of new 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, which will be aesthetically pleasing. The proposal is of an appropriate scale and form for the rural, residential and open space context.

In accordance with clause 35(6)(b) of the Education SEPP some of the school's facilities will be available to be accessible by and shared with the community. A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

4.3. 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 for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development. The EIS will be supported by a Phase 1 Preliminary Assessment of the site.

4.4. STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

Appendix 8 Liverpool Growth Centres Precinct Plan of *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* applies to the site. The relevant provisions are extracted and presented in Table 3 below.

Table 3 – *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* extract

| Provision | Comment |
|--|---|
| Zoning R2 Low Density Residential | The site is zoned R2 Low Density Residential. The following applicable land uses are permissible with consent within the R2 zone: Centre-based child care facilities; Community facilities; Educational establishments; Places of public worship; Neighbourhood shops. The proposed 'food and drink premises' is prohibited in the R2 Low Density Residential zone. It will also be used for training purposes. Regardless, section 89E(3) of the Act allows for development consent to be granted to an SSD DA despite a some of the development being partly prohibited. |
| Building height 9m Lot 839 DP2475 is part 9m and part 12m | Exact building height in metres has not been determined at this stage however the administration building and secondary school buildings to the north and east of the forum area, and the bell tower on the Eleventh Avenue frontage are expected to be built to the height of approximately 12m. Clause 42 of the Education SEPP allows consent to be granted for a development for the purpose of a school that is SSD even though the development would contravene a development standard imposed by another EPI. |

| Provision | Comment |
|-----------------|---|
| Heritage | <p>The site does not contain a heritage item and is not located in a heritage conservation area. However, the following heritage items / conservation areas are located to the east of site:</p> <ul style="list-style-type: none"> • C1 – Austral Town Centre Conservation Area • Item 3 – H J Starr Progress Hall • Item 5 – Brick house and garden • Item 7 – Ian's Hardware and House |

4.5. CAMDEN GROWTH CENTRE PRECINCTS DCP 2015 - SCHEDULE 1 (AUSTRAL & LEPPINGTON NORTH)

The Camden Growth Centre Precincts DCP 2015 - Schedule 1 (Austral & Leppington North) provides detailed controls for specific development types and locations. The EIS will assess the proposal against all relevant controls within the DCP.

4.6. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposed development include:

- NSW State Priorities
- A Plan for Growing Sydney
- Draft Central District Plan
- NSW Long Term Transport Master Plan 2012
- Sydney's Cycling Future 2013
- Sydney's Walking Future 2013
- Healthy Urban Development Checklist, NSW Health

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

5. LIKELY IMPACTS

The following key planning impacts resulting from the proposal will be addressed within the EIS:

5.1. BUILT FORM AND URBAN DESIGN

The site is subject to a maximum building height control of 9m and part of the site Lot 839 DP2475 has split control of part 9m and part 12m. The proposed built form is separated from all surrounding residential development by large setbacks and road carriageways. Therefore, the built form is not expected to impact the existing and future amenity of the locality.

A full assessment of the proposed built form and the impacts on the public domain will be undertaken as part of the EIS.

5.2. ACOUSTIC

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 recommendations to mitigate these impacts.

5.3. TRANSPORT, ACCESSIBILITY AND PARKING

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The report will analyse parking requirements, existing and expected traffic impacts on the local road network and the design of proposed vehicular access points.

5.4. BUSHFIRE

The site is identified as bush fire prone on Liverpool City Council's Bushfire Prone Map Sheet 6. A Bushfire Protection Assessment will be undertaken as part of the EIS to determine the Bushfire Attack Level and the mitigation measures to protect the safety of future site users.

5.5. ECOLOGY

The site is located within the Sydney Growth Centres biodiversity certified area. Under Part 7AA of the *Threatened Species Conservation Act 1995* (TSC Act), biodiversity certification removes the requirement to undertake impact assessment on certified land for threatened species population and communities listed under the TSC Act.

5.6. ABORIGINAL HERITAGE

A due diligence assessment has been undertaken with reference to the DECCW process. A full Aboriginal Heritage Assessment will be prepared and submitted with the EIS.

5.7. STORMWATER MANAGEMENT AND FLOODING

A Flood Risk Assessment Report will be submitted as part of the EIS to analyse potential flood risk at the site.

A Stormwater Management Plan and Erosion and Sediment Control Plan will also be prepared and be submitted with the EIS, detailing proposed flood risk management strategies and water sensitive urban design measures incorporated into the development.

5.8. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed school 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.

5.9. WASTE

A Construction and Demolition Waste Management Plan will be prepared and accompany the EIS. The Plan will detail all likely waste streams to be generated during demolition and 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.

Any contaminated material identified under the Phase 1 Assessment will be disposed of to a relevant licenced facility.

5.10. 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
- Waste management

A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes during construction phase of the works under the Detailed Proposal DA.

5.11. SOCIAL AND ECONOMIC IMPACTS

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

- Significant new direct and indirect jobs will be created during both construction and operational phases
- Development of the School will alleviate pressure on existing aged school facilities and cater for future population growth
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students
- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

5.12. SAFETY AND SECURITY

The EIS will outline how specific CPTED principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the School to deter crime, manage space and create a safe environment for students, staff and visitors.

5.13. CONSULTATION

Consultation will be undertaken in preparing the EIS. It is anticipated that the following parties will have an interest in the proposal and will be consulted:

- The DPE
- The Council
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- Sydney Water
- AusGrid
- Community stakeholders

6. CONCLUSION

This report provides support to the Request for SEARs for the development of the St Anthony of Padua Catholic School. The development will cater for approximately 1,000 primary school students, and approximately 1,500 secondary school students. The development is driven by residential growth in the surrounding area and the need for Sydney Catholic Schools to provide contemporary education and community facilities to meet population demand and education requirements.

The proposed State Significant Development (SSD) is comprised of part Concept Development Application (Concept DA) made pursuant to section 83B of the Act for building envelopes, building locations and land uses, and part Detailed Proposal Development Application (DA) for the detailed design, construction, fitout and operation of certain buildings within the Concept DA layout required to be delivered within the next three to five years.

The proposal is classified as SSD on the basis that it falls within the requirements of clause 15(2) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), being ‘*development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school*’.

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

DISCLAIMER

This report is dated October 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Sydney Catholic Schools (**Instructing Party**) for the purpose of Request for Secretary's Environmental Assessment Requirements (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CONCEPT DRAWINGS

APPENDIX B QS STATEMENT



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