



planning consultants

5 July 2019
Our Ref: 20480A.3SW_SEARS

Mr Jim Betts
Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Betts

**RE: Request for Secretary's Environmental Assessment Requirements
Alpha and Omega Science Building – Presbyterian Ladies College, Sydney
State Significant Development – Scoping Report
1 Meta Street, Croydon**

1.0 Introduction and Background

DFP Planning has been engaged by NBRS Architecture on behalf of Presbyterian Ladies' College Sydney (PLC Sydney) to assist in the planning and design of the proposed science building at the Croydon campus.

The proposal for a new science building (referred to as "Alpha & Omega") (the proposal) meets the criteria for State Significant Development (SSD) for an educational establishment pursuant to Clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) (refer to Section 4.2). Accordingly, this letter constitutes a written application to obtain the Secretary's Environmental Assessment Requirements (SEARs) as required under Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations).

The PLC Sydney main campus (the site) is located at 1 Meta Street, Croydon. The school also has school buildings at 13 Hennessy Street (secondary school facilities within "The Croydon") and 1 Boundary Street (preparatory school).

Matters relating to the proposed development, permissibility, strategic planning context, associated impacts and justifications are discussed in detail below.

2.0 Site Description

PLC Sydney is located at 1 Meta Street, Croydon, approximately 50 metres north of Croydon Railway Station. The PLC Sydney campus is located in both the Burwood Local Government Area (LGA) and Inner West LGA. The proposal involves works within both LGAs, however the majority of work is within the Inner West LGA

The location plan (**Figure 1**) shows the site in relation to the surrounding local area and surrounding road network. The existing PLC Sydney campus is bound by Young Street / Hennessy Street to the south, Young Street to the west, Anthony Street to the north and College Street / Elizabeth Street / Edwin Street to the east. The topography of the main campus (1 Meta Street) is generally flat with a slight fall from north down to the south, and has an area of approximately 3.5 hectares.

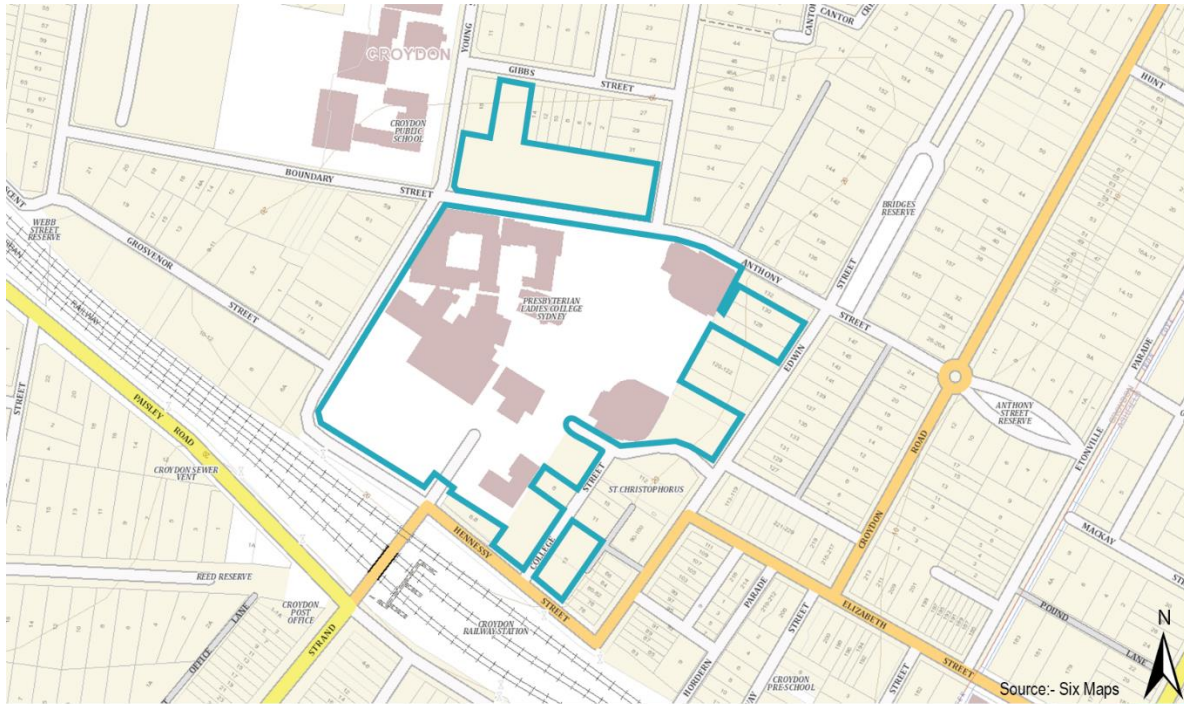


Figure 1 Site Location – PLC Sydney



Figure 2 Aerial Photograph

The main campus area is legally described as Lot 1 DP 1196849. Works as part of the SSD are also proposed on Lot 10 DP 1065816, known as 8 College Street (a two storey single storey dwelling) and a portion of a no through road (Elizabeth Street) which are currently not under the ownership of PLC (as shown in **Figure 2**). Development on the corner of College Street and Elizabeth where the works are to occur consists of an at-grade car park used by the school.

PLC Sydney is a day and boarding school for approximately 1,400 girls from pre-kindergarten to Year 12. Facilities at the school include:

- Adelaide Perry Gallery;
- Audrey Keown Theatre (538 seat theatre);
- Boarding house for 64 girls (years 7-12);
- Canteen;
- Croydon Centre for Art, Design & Technology;
- Aquatic Centre;
- Library / Research Centre;
- Thomson Hall Gymnasium;
- Tennis courts
- Sports field; and
- GLAs for both junior and senior students situated throughout the campus

The school campus is identified as containing heritage items pursuant to Schedule 5 of Burwood Local Environmental Plan (BLEP) 2012 and Ashfield Local Environmental Plan (BLEP) 2013 (see **Section 4.8.4**), including:

- BLEP 2012:
 - Local Heritage Item No. 156, '*Presbyterian Ladies College*' located at Boundary Street, Lot 1 DP 1196849;
 - State Heritage Item No. 222, '*Shubra Hall, including stables and gardens*' located at Boundary Street, Lot 1 DP 1196849; and
- ALEP 2013:
 - Local Heritage Item No. 387, '*College*' located at 114 Edwin Street, Lot 37 DP 733

No works are proposed to any buildings or areas of local or State heritage significance.

2.1 Surrounding Development

Adjoining the site to the south-west along Hennessy Street is a row of shop-top housing (two storeys) with ground floor retail tenancies. Further to the south-west, across Hennessy Street (and Young Street) is Croydon Railway Station (also listed as a heritage item of State significance).

To the north-west of the main school campus across Young Street is a mix of low-density residential dwellings (single and two storey dwellings) and 3 storey residential flat buildings.

To the north of the main campus across Boundary Street is PLC Sydney's uniform shop and 'Evandale' which is used by the junior school.

To the north-east of the main campus across Anthony Street are single and two storey residential dwellings.

To the south-east of where the works are to occur across College Street are two storey residential dwellings. On the corner of College Street, Elizabeth Street and Edwin Street is St. Christophorus German Catholic Church (listed as a heritage item of local significance). The main access to the Church is from Edwin Street.

3.0 Development Description

A summary of the primary elements of the proposal is provided below and is supported by conceptual architectural plans prepared by NBR Architecture (**Attachment 1**).

The following works are proposed as part of the three (3) storey Alpha & Omega project:

- Basement parking for approximately 40 vehicles;
- Basement storage;
- 16 specialist teaching spaces, including
 - Six (6) classrooms at ground floor;
 - Five (5) classrooms at the first floor; and
 - Five (5) classrooms at the second floor.
- Break-out / study areas on each of the three levels, including Agora study area;
- Science prep room, research hub and Year 12 study on the second level;
- Science staff room on the third level;
- Associated amenities, circulation areas and building linkages; and
- Associated landscaping.

The proposal will not result in an increase in the number of students at PLC Sydney. This is because the new teaching spaces are specialist facilities for aspects of the curriculum that the College has not to date been able to adequately cater for. No changes to the operation of the College are proposed as part of this project.

An extract of the proposed site plan prepared by NBR Architecture (**Attachment 1**) is provided at **Figure 3**.



Figure 3 Extract of Site Plan prepared by NBR Architecture

4.0 Statutory Planning Framework

The following legislation, environmental planning instruments and development controls plans are relevant to the proposed educational establishment development, which are addressed in detail below:

- *Environmental Planning and Assessment Act 1979;*
- *Biodiversity Conservation Act 2017;*
- *Heritage Act 1977;*
- *State Environmental Planning Policy (Education and Child Care Facilities) 2017;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No. 55 - Remediation of Land;*
- *State Environmental Planning Policy No. 64 - Advertising and Signage;*
- *Draft State Environmental Planning Policy (Remediation of Land);*
- *Draft State Environmental Planning Policy (Environment);*
- *Ashfield Local Environmental Plan 2013;*
- *Comprehensive Inner West DCP 2016;*
- *Burwood Local Environmental Plan 2012; and*
- *Burwood DCP 2013.*

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 with Section 78A 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 89D of the EP&A Act identifies that the Minister is the consent authority for SSD.

4.2 Biodiversity Conservation Act 2017

Section 7.9 of the Biodiversity Conservation Act 2017 (BC Act) requires that an application for development consent for SSD must be accompanied by a Biodiversity Development Assessment Report (BDAR) unless an exemption for this requirement has been granted by DPIE and OEH.

SLR Consulting is preparing a Preliminary Biodiversity Assessment which provides an assessment of the flora and fauna qualities of the site and will request that an exemption from the requirement to provide a BDAR is granted by DPIE and OEH. The Preliminary Biodiversity Assessment will be submitted to DPIE under separate cover to this written request for SEARs.

4.3 Heritage Act 1977

The PLC Sydney site comprises a heritage item of State significance, listed on State Heritage Register (SHR) under the Heritage Act 1977, being “*Shubra Hall, including stables and garden*”. The SHR curtilage has been mapped by the Heritage Council of NSW as shown in **Figure 4**:



Figure 4 Extract of Heritage Curtilage Map of Shubra Hall from State Heritage Register

Pursuant to Section 57(1)(e), an approval from the NSW Office of Environment and Heritage will be required as the works will involve the “*carrying out of development in relation to land on which the building, work or relic is situated*”.

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

Clause 11 of SEPP SRD excludes the application of development control plans (DCPs) (whether made before or after the commencement of the SEPP) to SSD projects.

Clause 15(2) of Schedule 1 of SEPP SRD identifies development for the purpose of alterations or additions to an existing educational establishment that has a capital investment value of more than \$20 million as SSD. Based on project budgeting, the proposal will have a capital investment value in excess of \$20 million and accordingly, the proposal is classified as SSD.

4.5 State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) contains provisions relevant to educational establishments.

The portion of the site in which the proposed development is located is subject to multiple zones under two (2) LEPs, including:

- BLEP 2012:
 - R2 Low Density Residential;
- ALEP 2013:
 - R2 Low Density Residential; and
 - SP2 Infrastructure – Educational Establishments.

Educational Establishments are a permissible land use in the R2 zone (under both BLEP 2012 and ALEP 2013) and the SP2 zone (under ALEP 2013).

The R2 and SP2 zones are also a prescribed zone under Clause 33 of the Education SEPP and Clause 35 of the Education SEPP also permits development for the purpose of an educational establishment within the SP2 zone. Therefore, the proposed works are also permissible with consent under the Education SEPP.

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) and where relevant, Clause 42 which overrides the need to prepare a Clause 4.6 Variation to a Development Standard request for SSD for educational establishments which do not comply with an LEP standard.

Clause 57 of the Education SEPP also requires traffic generating development being an enlargement or extension of existing premises that can accommodate 50 or more additional students to be referred to NSW Road and Maritime Services (RMS) for comment as part of the assessment process.

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

The provisions of State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) apply to the site and are a relevant matter for consideration as part of the assessment of the proposal.

The land subject to the proposed work has either been used as a school since 1891, for residential purposes or as a road corridor. Whilst there is unlikely to be any major contaminants within the land subject to the proposed works, there is potential for contamination associated with building materials, road base materials or residual oils and site contamination investigations will be undertaken. The provisions of SEPP 55 will be considered as part of the EIS accompanying the DA and a preliminary contamination assessment will be lodged with the EIS. The purpose of all investigations will be to ensure that the land subject to the proposed works (including the residential property and the road corridor of Elizabeth Street) are suitable or can be made suitable for the intended school use of the land.

4.7 State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64) sets out provisions relating to the assessment of development which comprises signage, including business identification signs. It is likely that there will be some signage included in the proposal

to display the school name/building although the location, size and content of any such signage has not yet been determined. Details will be provided with the EIS.

4.8 Ashfield LEP 2013 and Burwood LEP 2012

4.8.1 Zoning

The portion of the site in which the proposed development is located is subject to multiple zones under two (2) LEPs, including:

- BLEP 2012:
 - R2 Low Density Residential;
- ALEP 2013:
 - R2 Low Density Residential; and
 - SP2 Infrastructure – Educational Establishments.

A zoning map is included at **Figure 5** below. The Figure below also shows the division between the two LGAs (blue line) through the campus, with Burwood Council to the west and Inner West Council to the east.

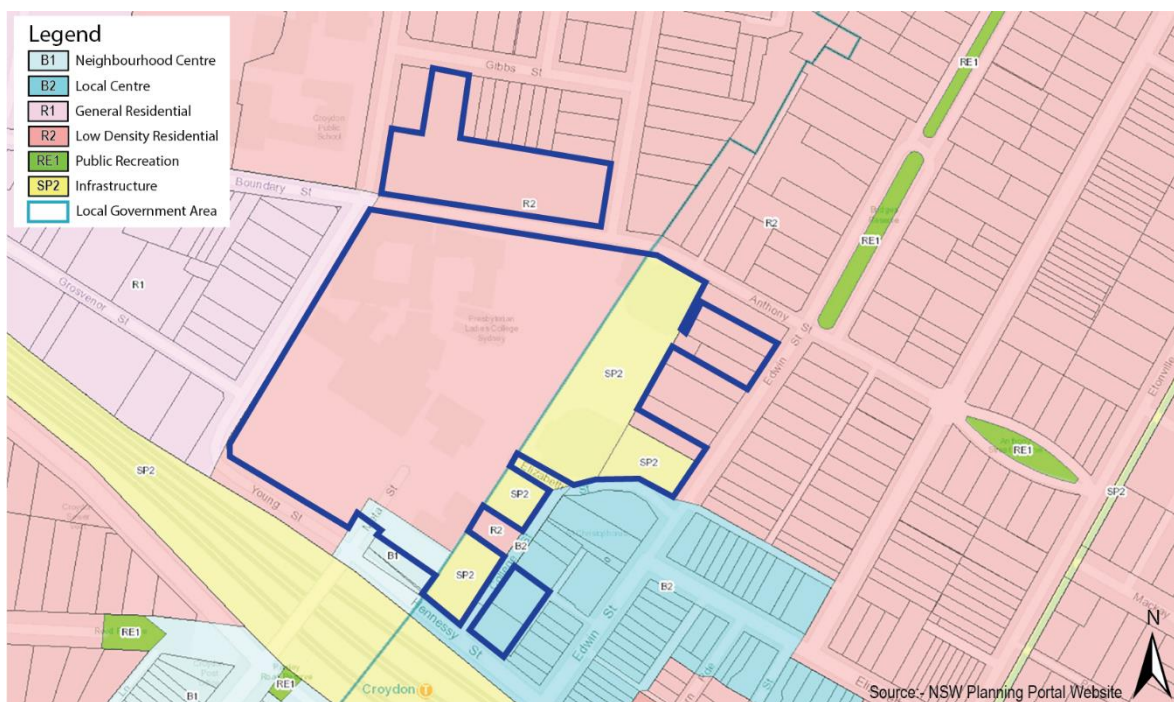


Figure 5 Zoning Map extract – Ashfield LEP 2013 & Burwood LEP 2012

4.8.2 Building Height

ALEP 2103 sets a maximum building height of 8.5 metres and 14 metres over the portion of the site where the works are to be undertaken. BLEP 2012 sets a maximum building height of 8.5 metres for the site. A building height map is included at **Figure 6** below.

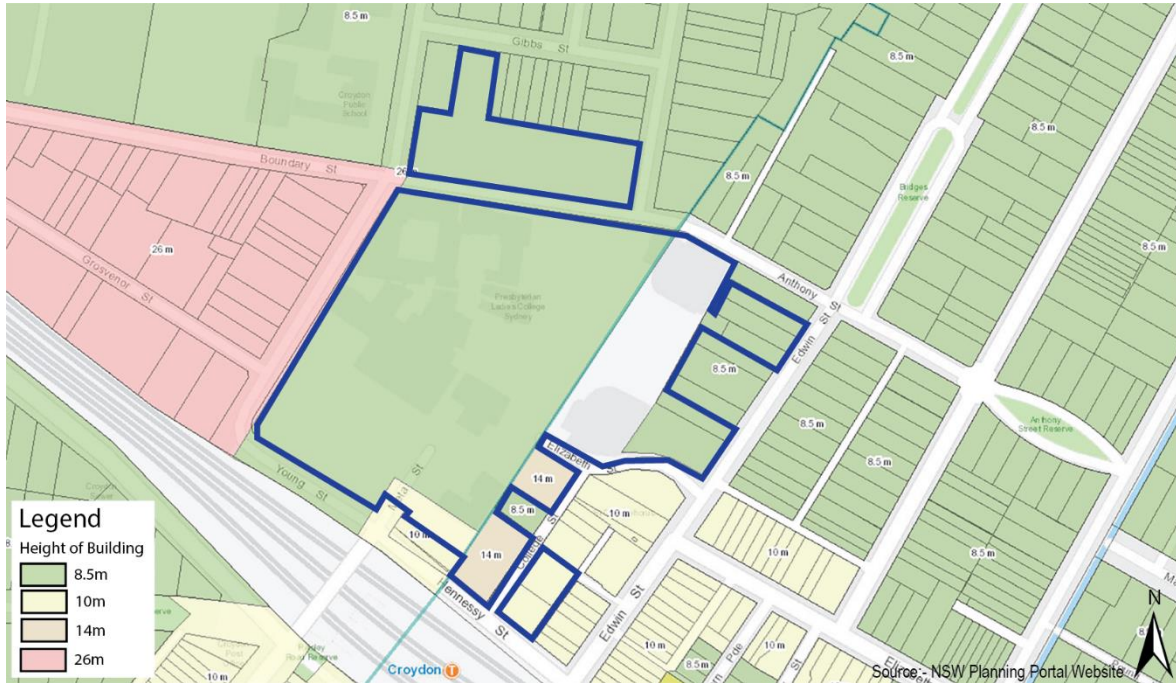


Figure 6 Maximum Building Height Map Extract – Ashfield LEP 2013 & Burwood LEP 212

The plans prepared by NBR (Attachment 1) indicate that the maximum building height will be approximately 12.5m, which will comply with the 14m height control but represent a variation to the 8.5m height control. Variations to controls will be assessed in detail as part of the EIS.

4.8.3 Floor Space Ratio

ALEP 2013 sets a maximum floor space ratio (FSR) of 1.0:1 and 0.7:1 metres for the portion of the site where the works are to be undertaken. BLEP 2012 sets a maximum floor space ratio of 0.55:1. A maximum floor space ratio map is included at Figure 7 below.

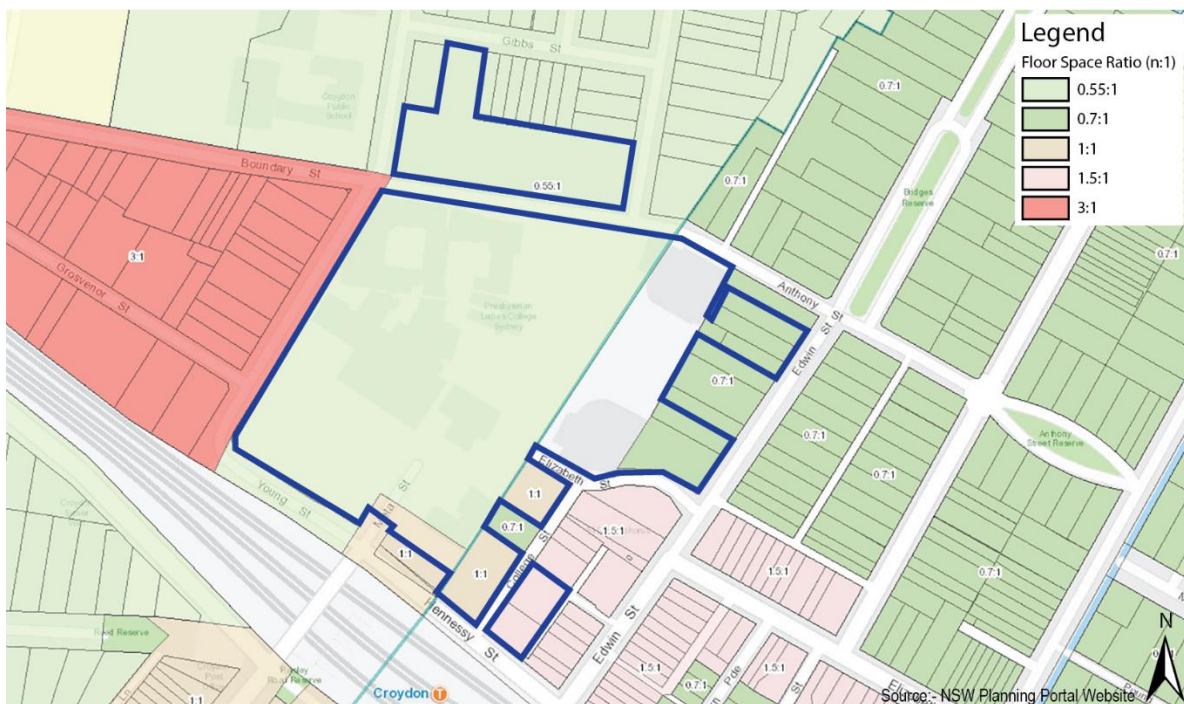


Figure 7 Maximum Floor Space Ratio Map – Ashfield LEP 2013 & Burwood LEP 212

The proposal will involve an increase in the gross floor area (GFA) of the site and accurate calculations for the purposes of addressing the Floor FSR controls under both ALEP 2013 and BLEP 2012 will be provided as part of the DA submission. Any variation to a development standard will be discussed and assessed in detail as part of the EIS, though the quantum of any variation (if a control is proposed to be varied) is unknown at this stage.

4.8.4 Heritage

The school campus is identified as containing heritage items pursuant to Schedule 5 of BLEP 2012 and ALEP 2013, including:

- **BLEP 2012:**
 - Local Heritage Item No. 156, 'Presbyterian Ladies College' located at Boundary Street, Lot 1 DP 1196849;
 - State Heritage Item No. 222, 'Shubra Hall, including stables and gardens' located at Boundary Street, Lot 1 DP 1196849; and
- **ALEP 2013:**
 - Local Heritage Item No. 387, 'College' located at 114 Edwin Street, Lot 37 DP 733

A Heritage Map is included at **Figure 8** below which indicates the areas of the PLC Sydney site that are mapped as being of heritage significance.

No works are proposed to or in the vicinity of buildings, areas or the curtilage of items of either local or State heritage significance within the College site. The works will be located across College Street from a house (Item No. 373) and church (Item No. 386) under Schedule 5 of ALEP 2013. A full and detailed assessment of heritage impacts on all surrounding items will be prepared and incorporated into the assessment of the EIS.

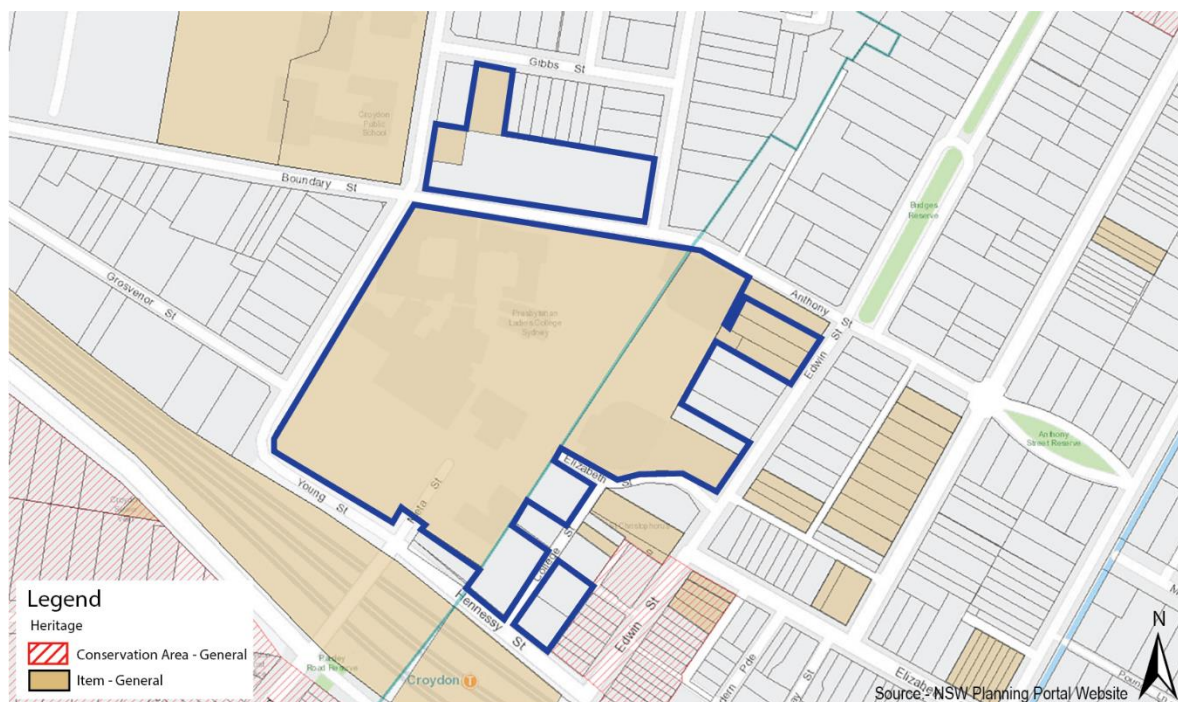


Figure 8 Heritage Map – Ashfield LEP 2013 & Burwood LEP 2012

4.9 Development Control Plans

4.9.1 Comprehensive Inner West DCP 2016

The proposal will have regard to the requirements of Comprehensive Inner West DCP 2016 (Comprehensive DCP) which will apply to the development, however it is noted that the DCPs do not apply to SSD, as per Clause 11 of the SEPP SRD.

The Comprehensive DCP does not contain specific built form controls for education uses (except for bicycle and car parking rates) but does include general controls for solar access, landscaping, safety by design, development near railway corridors, stormwater management as well as heritage which will be considered.

4.9.2 Burwood Development Control Plan 2012

The proposed development will have regard to the requirements of Burwood Development Control Plan (BDCP) which will be considered as part of the development. It is noted that DCPs do not apply to SSD, as per Clause 11 of the SEPP SRD.

BDCP does not contain specific built form controls for education uses (except for car parking rates) but does include general controls for stormwater, transport, landscaping, tree preservation, flood management etc) as well as heritage which will be considered.

4.10 Section 94A Development Contribution Plan

4.10.1 Inner West Council

The Inner West Council Development Contributions Plan which is applicable to the site is *Ashfield Council Section 94A Development Contributions Plan*. The plan can impose a development contribution levy of 1% on works in excess of \$200,000.

4.10.2 Burwood Council

Burwood's Section 7.12 (formally Section 94A) Local Infrastructure Contributions Plan is applicable to the portion of the site within the Burwood LGA. The plan can impose a development contribution levy of 1% on the cost of development of more than \$200,000.

5.0 Strategic Plans and Policies

The EIS will address the relevant planning provisions, goals and objectives of the following plan and policies.

- NSW State Priorities;
- Future Transport Strategy 2056;
- Crime Prevention Through Environmental Design Principles;
- Health Urban Development Checklist;
- A Metropolis of Three Cities – The Greater Sydney Region Plan;
- Greater Sydney Commission's Eastern District Plan;
- State Infrastructure Strategy 2018-2038 Building Momentum;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Better Placed: An integrated design policy for the built environment of NSW; and
- Burwood 2030 Community Strategic Plan; and
- Our Inner West 2036.

6.0 Preliminary Impact Identification and Assessment

In summary, the proposal is to occur primarily on an existing school site, and also on a residential allotment and portion of road corridor. The impacts and risks from the proposed new educational establishment are considered to be low, as the potential environmental impacts can be minimised and managed appropriately, while the positive impacts of a new educational establishment within the community will be significant.

6.1 Acquisition of Land

As part of the development of the Alpha & Omega development, PLC is intending to purchase No. 8 College Street, legally described as Lot 10 DP 1065816 which is currently under private ownership, and the western portion of Elizabeth Street (which terminates at the PLC campus), which is public land administered by Inner West Council.

6.2 Traffic and Parking

A basement car park is to be constructed for approximately 40 cars with access from College Street and egress to Elizabeth Street. The new car parking spaces, while replacing the existing school car park and on-street car parking on Elizabeth Street, will result in a net gain of approximately 20 car parking spaces.

The proposal does not involve an increase in students or staff, and therefore the car parking being provided as part of this proposal is all going towards improving the wider parking conditions of the College. This also means that the proposal will have no impact on the existing traffic conditions of the site. A Traffic and Parking Assessment will accompany the SSD DA.

6.3 Built Form, Student Amenity and Residential Amenity

The site is subject to maximum building height controls of 8.5 metres and 14 metres. The proposed building will be three storeys with the maximum height currently at around 12.5m. The height will 'match up' with the *'Hamilton – Junior School'* to the south-west and the performing arts centre – the *'Audrey Keown Theatre'* to the north-east. Setbacks to College Street will be continued, as the adjoining Hamilton building to the south-west.

The closest residential neighbours are the three (3) residential developments across College Street (Nos. 11-13, 15 and 17) which are approximately 10 metres from the proposed development. It is noted that these dwellings are located in the B2 Local Centre business zone pursuant to the ALEP 2013. Openings along the College Street frontage will be fixed to minimise acoustic impacts, and furniture placement will decrease the chance of overlooking. Entrances to the basement car park are at either ends of the buildings, furthest away from the residential developments across the road.

Student amenity has also been considered as part of the design of the development, providing ample natural light in learning spaces and natural ventilation with openings along the western façade, facing the school campus.

The design quality of the development will be further reviewed through the NSW Government Architect design review process, prior to submission of the DA.

6.4 Heritage

European Heritage

The school campus is identified as containing a heritage item pursuant to Schedule 5 of ALEP 2013. The 'College' is identified as Local Heritage Item No. 387, located at 114 Edwin Street, Lot 37 DP 733. Schedule 5 of the BLEP 2012 identifies the site as having a two heritage items,

being a local heritage item no. 156, 'Presbyterian Ladies College' located on Lot 1 DP 1196849 and state heritage item no. 222, 'Shubra Hall, including stables and gardens' on Lot 1 DP 1196849.

No works are proposed to the Heritage Items listed above. A Heritage Impact Statement will be undertaken and submitted with the EIS which address the proposed development and its impact on the Heritage Item (both local and State) at the school, as well as any Heritage Items in the immediate vicinity of the proposed works, which includes the house at 15 College Street and the German church at 112 Edwin Street.

Aboriginal Heritage

An Aboriginal Archaeological Assessment will be prepared as part of the SSD DA to determine if there is any likelihood of the presence of any aboriginal archaeological material on the site and to consider the potential for Aboriginal cultural heritage on the site.

6.5 Site Contamination

The land subject to the proposed work has either been used as a school since 1891, for residential purposes or as a road corridor. Whilst there is unlikely to be any major contaminants within the land subject to the proposed works, there is potential for contamination associated with building materials, road base materials or residual oils and site contamination investigations will be undertaken. The EIS will be accompanied by a Preliminary Site Investigation, and details of any remediation works that are required to be carried out.

6.6 Service Infrastructure

The EIS will include details of the necessary infrastructure services upgrades that may be required including stormwater drainage and electricity.

6.7 Biodiversity

The PLC campus contains scatters trees and vegetation, with the majority of the significant vegetation being in the centre of the campus. SLR Consulting is preparing a Preliminary Biodiversity Assessment which provides an assessment of the flora and fauna qualities of the site and will request that an exemption from the requirement to provide a BDAR is granted by DPIE and OEH. The Preliminary Biodiversity Assessment will be submitted to DPIE under separate cover to this written request for SEARs.

6.8 Environmental Sustainability

The EIS will include details of any opportunities the development can take to incorporate ESD measures within the project.

6.9 Waste Management

The EIS will include details of the waste management strategy for the development, including how waste streams at the demolition, construction and operational phases of the proposal will be managed.

6.10 Construction Works

The construction of the proposed development will be limited to the contract works period, however the potential impacts of construction works upon the surrounding land users and environment will still be considered within the EIS, including:

- Dust mitigation during earth works;



- Noise and vibration during construction works;
- Student / staff access to the site during construction works; and
- Traffic impacts associated with the construction vehicles, including local traffic control measures.

7.0 Conclusion

The proposed development at PLC is classified as SSD as it falls within the requirements of Clause 15(2) of Schedule 1 of SEPP SRD, being development for the purpose of alterations or additions to an existing educational establishment that has a capital investment value of more than \$20 million.

For the purposes of preparing the EIS in support of this proposal it is envisaged the following plans and studies will be required:

- Architectural Plans;
- Landscape Plans;
- Civil Engineering Plans (include stormwater management and erosion and sediment control plans);
- Traffic and Parking Assessment;
- Heritage Impact Assessment;
- Aboriginal Archaeological Assessment;
- Arborist Report;
- Preliminary Contamination Investigations;
- Acoustic Assessment;
- Infrastructure Service Report;
- Geotechnical and Salinity Investigation;
- Construction Management Plan;
- Construction Noise and Vibration Management Plan;
- Construction Traffic Management Plan;
- Ecologically Sustainable Development (ESD) Report;
- Waste Management Plan;
- BCA and Access Report;
- Hazardous Material Survey; and
- Design Safety Report.

SINSW requests that the Secretary of the DPE issue the SEARs for the proposed development at PLC to facilitate the preparation of the EIS to accompany the DA.

If you should have any questions regarding the above application for SEARs, please contact the undersigned on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

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**SANDA WATTS
PRINCIPAL PLANNER**

swatts@dfpplanning.com.au

Reviewed:

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Encl. Attachment 1 – Architectural Concept Plans