
SCOPING REPORT FOR STATE SIGNIFICANT EDUCATIONAL ESTABLISHMENT DEVELOPMENT

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
(SEARS)

127 EAGLE VIEW ROAD, MINTO





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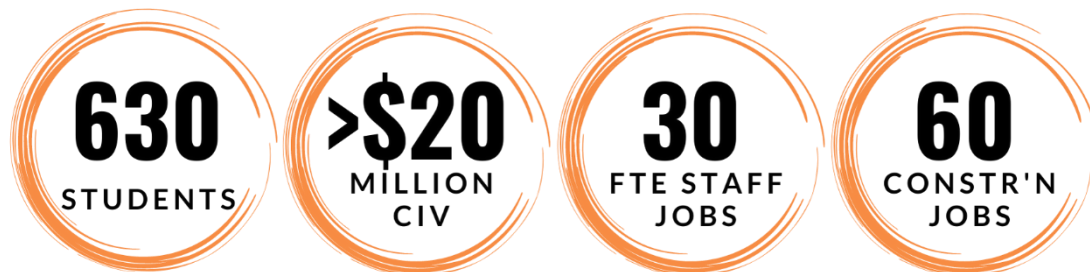
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1 INTRODUCTION

This Scoping Report has been prepared to request Secretary's Environmental Assessment Requirement (SEARs) to guide the preparation of a State Significant Development Application (SSDA) for a proposed a 3-stream 630 student primary school educational establishment including retention and adaptive re-use of existing buildings and removal of existing vegetation and creation of 30 full time equivalent permanent staff employment opportunities and 60 construction related employment opportunities over four (4) construction stages (not concept development) at 127 Eagle view Road, Minto.



The subject site has a frontage to Eagle view Road and Ben Lomond Road, Minto and the proposed development has been designed in a manner that proposes to retain the existing building structures on site and retain vegetation in the centre and northern end of the site, whilst developing the southern half of the site for the educational establishment.

The proposed development is identified as a State Significant Development (SSD) pursuant to the requirements in Section 15, Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP), being "Development that has a capital investment of more than \$20 million that is for the purpose of a new school".

The proposed primary school will be a 3-stream primary school with a student population of 630 students and up to 30 full time equivalent (FTE) staff during full operation. The proposed development is expected to generate approximately 60 construction related employment opportunities during the development.

This Report has been prepared and relies on the plans and accompanying documents, primarily the concept Architectural Plans prepared by Allenanza Architecture. The purpose of this report is to provide the Department of Planning, Industry & Environment (DPIE) with information to support the preparation of SEARs for the SSDA. The report should be read in conjunction with the supporting plans and documents accompanying the application.

2 THE SITE AND SURROUNDS

2.1 LEGAL DESCRIPTION

The subject site comprises 1 land parcel legally described as Lot 204, in Deposited Plan 785818 and is more commonly known as 127 Eagle view Road, Minto.

2.2 LOCATION

The subject site is situated on the southwestern side of Ben Lomond Road, east of the proposed frontage of Eagle view Road, Minto as illustrated in Figure 1.

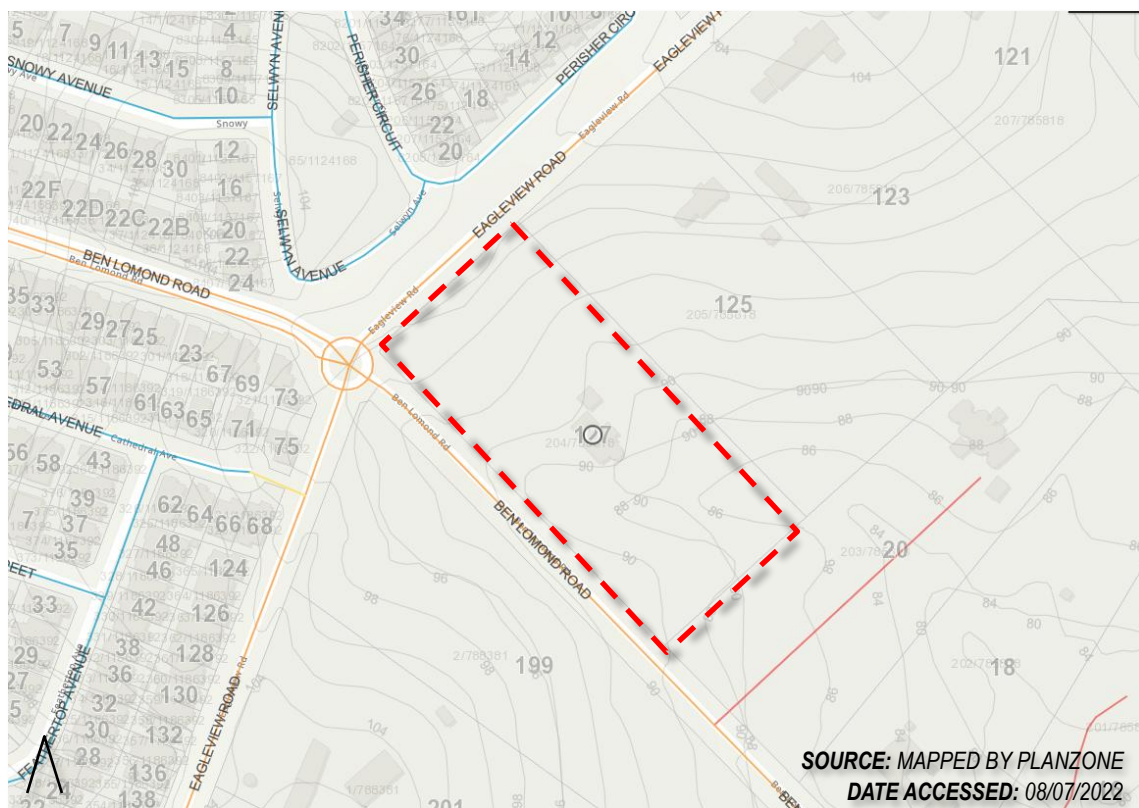


FIGURE 1: LOCATION MAP

2.3 DIMENSIONS AND SITE AREA

The subject site comprises a regular allotment with boundaries as follows:

- A south-western frontage to Ben Lomond Road measuring approximately 206.13 metres;
- A north-western frontage to Eagle View Road measuring approximately 92.10 metres;
- A north-eastern side boundary measuring approximately 208.17 metres;
- A south-eastern rear boundary measuring approximately 96.17 metres.

The subject site has an overall site area of 20,000m² by survey.

2.4 EXISTING STRUCTURES

An existing single storey dwelling house and double garage currently occupies the subject site. A photograph illustrating the site and existing structures are provided in the figures below:

LEGEND:
✓ COMPLIES
✗ DOES NOT COMPLY
S SATISFACTORY



FIGURE 2: AERIAL VIEW OF THE SITE FROM THE EAST TOWARDS EAGLE VIEW ROAD



FIGURE 3: AERIAL VIEW OF THE SITE FROM THE SOUTH-EAST TOWARDS EAGLE VIEW ROAD

LEGEND:
✓ COMPLIES
✗ DOES NOT COMPLY
S SATISFACTORY



FIGURE 4: AERIAL VIEW OF THE EXISTING DWELLING HOUSE FROM BEN LOMOND ROAD

2.5 EXISTING VEGETATION

There are some existing trees on the subject site and across the boundaries. It is proposed that existing trees will predominately be retained where possible as part of the development however some tree removal is likely.

2.6 CONNECTEDNESS

The subject site has easy accessibility to Ben Lomond Road and Eagle view Road. The subject site is in close proximity to Minto train station which is situated on Wiltshire Street and is approximately 1700 metres (1.7km) away from the subject site.

The subject site is also in close proximity with various bus stops in the Minto area. One bus bay is located 750 metres away from site is located on Elizabeth McRae Avenue, the stop ID of this network is 2566116 and includes bus networks 870 and 871 with a frequency of service of 30 minutes. Another bus stop is situated on Townson Avenue approximately 850 metres away from the subject proposal. The stop ID of this network is 2566249 and includes bus network 872 with a frequency of service of 30 minutes.

2.7 PAST USES AND DEVELOPMENT HISTORY

The site is known to have always been used for residential purposes. A review of Campbelltown City Council's online DA Tracking system has revealed no previous development history on the subject site.



3 THE PROPOSAL

The proposal is for a 3-stream 630 student primary school educational establishment including retention and adaptive re-use of existing buildings and removal of existing vegetation and creation of 30 full time equivalent permanent staff employment opportunities and 60 construction related employment opportunities over four (4) construction stages (not concept development) at 127 Eagle view Road, Minto.

Pursuant to the definitions contained in the LEP dictionary, the development is defined as “*educational establishment*”:

“ **Educational establishment** means a building or place used for education (including teaching), being—
(a) a school, or
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act. ”

3.1 DESCRIPTION

The proposal includes retention of the existing structures, removal of some existing vegetation and construction of an educational establishment that includes a built form terraced to respond to the topography of the land.

3.2 SITE AND BUILDING WORKS

3.2.1 DEMOLITION AND EARTHWORKS

The subject development will involve demolition of existing structures at a later stage of construction to finalise the school development.

The subject development will involve earthworks to facilitate the proposed floors as detailed on the concept Architectural Plans.

3.2.2 BUILDING HEIGHTS

It is proposed that the overall development on the site would achieve a maximum building height of 2 intersecting storeys at any point.

3.2.3 CONSTRUCTION EMPLOYMENT

The development of the site is expected to generate economic activity including the creation of 60 jobs throughout the construction phase.

3.3 OPERATIONAL DETAILS

3.3.1 CONSTRUCTION STAGING

It is proposed that the educational establishment will be constructed over a series of stages as detailed below:



STAGE	DEVELOPMENT
Stage 1: 2025	Vegetation removal, septic tank removal, construction of 19 space carpark with associated stormwater works & erection of 7x demountable- 6x demountable to be used as GLA's & 1x demountable to be used for administration.
Stage 2: 2025	Vegetation removal, conversion of the existing dwelling house into an administration & staff area and library and construction of adjacent car park.
Stage 3: 2025	Construction of 9 GLA's and the library building (lowest portion of permanent structures)
Stage 3: 2026	Construction of a further 9 GLA's and the staff room (middle portion of permanent structures).
Stage 4: 2026	Construction of remaining 3 GLA's, multi-purpose hall and administration building. Demolition of the converted dwelling house.

TABLE 1: CONSTRUCTION STAGING

Note: the term stages is not a reference to a concept development proposal but rather, a series of construction stages over which the development will be carried out over time- in the below section will include concept development.

3.3.2 STAFF AND STUDENT NUMBERS

The development will involve a total of 30 full time equivalent (FTE) staff members for the proposed educational establishment which will include teachers, executives, and administrative support staff.

The development proposes a 3-stream primary school with a student population of 630 students.

The maximum number of students and staff anticipated over the proposed stages will be further detailed in the Environmental Impact Statement to accompany the future SSDA.

3.4 PEDESTRIAN AND VEHICULAR ACCESS AND PARKING

The development proposes to maintain the existing pedestrian access from the Ben Lomond Road frontage of the site and the proposed Eagle view Road Frontage to site.

The indicative development will provide 43 parking spaces (inclusive of 2 accessible parking spaces) through a proposed car park on site. Bus drop off & pick up will occur along Eagle View Road for public transport buses and from within the car park for school organised bus transportation. Visitor parking will also be provided within the on-site car park.

A bike rack with capacity to accommodate a sufficient number of bicycles as well as secure locker facilities will also be provided within the lower ground floor/basement level.



Further details and assessment will be provided in the EIS accompanying the future SSD application.

3.5 LANDSCAPING AND SITE EMBELLISHMENT

Tree removal at site will be minimal with the existing vegetation located at the southern end of the site proposed to be retained. Landscaping will be provided along proposed development of the educational establishment including a landscaped outdoor play area for children.

4 PLANNING FRAMEWORK

The *Environmental Planning and Assessment Act, 1979* (the EP&A Act) prescribes the following matters that are required to be taken into consideration in the assessment of an application, as detailed under the respective headings that follow:

- Section 1.7 - Significant effect on threatened species, populations or ecological communities, or their habitats;
- Section 4.15 - Evaluation:
 - Section 4.15 (1)(a)(i) - The provisions of any Environmental Planning Instrument;
 - Section 4.15(1)(a)(ii) - The provisions of any exhibited Draft Environmental Planning Instruments;
 - Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan;
 - Section 4.15 (1)(a)(iia) - The provisions of any Planning Agreement entered into under s7.4 or proposed Planning Agreement;
 - Section 4.15 (1)(a)(iv) - The provisions of the Regulations;
 - Section 4.15(1)(b) - The likely environmental impacts on both the natural and built environments, and social and economic impacts of the development;
 - Section 4.15 (1)(c) - The suitability of the site for the development;
 - Section 4.15(1)(d) - Any submissions made in accordance with the Act or the regulations; and
 - Section 4.15(1)(e) - The public interest.
- Section 4.46 - Integrated Development.

5 ACTS

Section 1.7 of the EP&A Act prescribes matters for consideration in determining whether a development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The relevant provisions from the Act are discussed below.

5.1 BIODIVERSITY CONSERVATION ACT, 2016

The purpose of the *Biodiversity Conservation Act, 2016* is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

An assessment of the proposal against the Act will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.



5.2 FISHERIES MANAGEMENT ACT, 1994

The *Fisheries Management Act, 1994* is the primary Act governing the management of fish and their habitat in NSW. The site is not located within an area containing or contributing to a habitat and therefore the Act will not be relevant to this development.

An assessment of the proposal against the Act will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.



6 ENVIRONMENTAL PLANNING INSTRUMENTS

6.1 STATE ENVIRONMENTAL PLANNING POLICIES

The following State Environmental Planning Policies are applicable to this development:

- State Environmental Planning Policy (Biodiversity and conservation) 2021;
- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021; and
- Campbelltown Local Environmental Plan 2015.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: VEGETATION IN NON-RURAL AREAS	✓
CHAPTER 3: KOALA HABITAT PROTECTION 2020	✗
CHAPTER 4: KOALA HABITAT PROTECTION 2021	✗
CHAPTER 5: RIVER MURRAY LANDS	✗
CHAPTER 6: BUSHLAND IN URBAN AREAS	✗
CHAPTER 7: CANAL ESTATE DEVELOPMENT	✗
CHAPTER 8: SYDNEY DRINKING WATER CATCHMENT	✗
CHAPTER 9: HAWKESBURY-NEPEAN RIVER	✗
CHAPTER 10: SYDNEY HARBOUR CATCHMENT	✗
CHAPTER 11: GEORGES RIVER CATCHMENT	✓
CHAPTER 12: WILLANDRA LAKES REGION WORLD HERITAGE PROPERTY	✗

TABLE 2: BIODIVERSITY & CONSERVATION SEPP APPLICABLE CHAPTERS

CHAPTER 2: VEGETATION IN NON-RURAL AREAS

Chapter 2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the Biodiversity & Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

An assessment of the proposal against Chapter 2 of the Biodiversity & Conservation SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

CHAPTER 11: GEORGES RIVER CATCHMENT

Chapter 11 of the Biodiversity and Conservation SEPP aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment.

An assessment of the proposal against Chapter 11 of the Biodiversity & Conservation SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.



STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: STATE AND REGIONAL DEVELOPMENT	✓
CHAPTER 3: ABORIGINAL LAND	✗
CHAPTER 4: CONCURRENCES AND CONSENTS	✗

TABLE 3: PLANNING SYSTEMS SEPP APPLICABLE CHAPTERS

CHAPTER 2: STATE AND REGIONAL DEVELOPMENT

PART 2.2 - STATE SIGNIFICANT DEVELOPMENT

SECTION 2.6: DECLARATION OF STATE SIGNIFICANT DEVELOPMENT

The proposed development is identified as SSD pursuant to the requirements in Section 15, Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (the Planning Systems SEPP), being “Development that has a capital investment value of more than \$20 million that is for the purpose of a new school”.

SECTION 2.10: EXCLUSION OF APPLICATION OF DEVELOPMENT CONTROL PLANS

Pursuant to Section 2.10 in Part 2.2, Chapter 2 of the Planning Systems SEPP, development control plans do not apply to state significant development.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: COASTAL MANAGEMENT	✗
CHAPTER 3: HAZARDOUS AND OFFENSIVE DEVELOPMENT	✗
CHAPTER 4: REMEDIATION OF LAND	✓

TABLE 4: RESILIENCE & HAZARDS SEPP APPLICABLE CHAPTERS

CHAPTER 4: REMEDIATION OF LAND

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Resilience & Hazards SEPP) contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.

An assessment of the proposal against Chapter 4 of the Resilience & Hazards SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: INFRASTRUCTURE	✓
CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES	✓
CHAPTER 4: MAJOR INFRASTRUCTURE CORRIDORS	✗
CHAPTER 5: THREE PORTS - PORT BOTANY, PORT KEMBLA & NEWCASTLE	✗

TABLE 5: TRANSPORT & INFRASTRUCTURE SEPP APPLICABLE CHAPTERS

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CHAPTER 2: INFRASTRUCTURE

PART 2.3 - DIVISION 5 - ELECTRICITY TRANSMISSION OR DISTRIBUTION

SECTION 2.48: DETERMINATION OF DEVELOPMENT APPLICATIONS - OTHER DEVELOPMENT

Section 2.48 in Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Transport & Infrastructure SEPP) identifies triggers which require the local electricity supply authority to be given written notice of a DA (or modification).

An assessment of the proposal against Chapter 2 of the Transport & Infrastructure SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

DIVISION 17 - ROADS AND TRAFFIC

SECTION 2.118: DEVELOPMENT WITH FRONTAGE TO CLASSIFIED ROAD

The subject site has a frontage to Eagle view Road, Minto which are not identified by Transport for NSW (TfNSW) as a Classified Road. Accordingly, the provisions of Section 2.118 of the Transport & Infrastructure SEPP are not relevant to the subject application.

SECTION 2.119: IMPACT OF ROAD NOISE OR VIBRATION ON NON-ROAD DEVELOPMENT

The site is located on Eagle view Road, Minto. Based on the most recent Annual Average Daily Traffic (AADT) data published by TfNSW, the road did not have any recorded AADT data and is therefore not likely to have an AADT exceeding 20,000 vehicles. Accordingly, the provisions in Section 2.119 of the Transport & Infrastructure SEPP are not relevant to the subject application.

SECTION 2.121: TRAFFIC GENERATING DEVELOPMENT

The proposed development is not a traffic generating development as it is not development specified in Column 1 of the Table to Schedule 3 of Transport & Infrastructure SEPP.

CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES

The proposed development will be assessed against the Transport & Infrastructure SEPP which contains proposed development controls for the siting, amenity, configuration and environment of educational establishment developments.

SECTION 3.34: INTERPRETATION

Section 3.34 in Chapter 3 of the Transport & Infrastructure SEPP defines a prescribed zone as follows:

prescribed zone means any of the following land use zones—

- (a) Zone RU2 Rural Landscape,
- (b) Zone RU4 Primary Production Small Lots,
- (c) Zone RU5 Village,
- (d) Zone RU6 Transition,
- (e) Zone R1 General Residential,
- (f) Zone R2 Low Density Residential,
- (g) Zone R3 Medium Density Residential,
- (h) Zone R4 High Density Residential,
- (i) Zone R5 Large Lot Residential,
- (j) Zone B1 Neighbourhood Centre,
- (k) Zone B2 Local Centre,
- (l) Zone B3 Commercial Core,

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



- (m) Zone B4 Mixed Use,
- (n) Zone B5 Business Development,
- (o) Zone B6 Enterprise Corridor,
- (p) Zone B7 Business Park,
- (q) Zone B8 Metropolitan Centre,
- (r) Zone SP1 Special Activities,
- (s) Zone SP2 Infrastructure,
- (t) Zone E4 Environmental Living.

The subject site is zoned C4 Environmental Living under the *Campbelltown Local Environmental Plan 2015*.

SECTION 3.36: SCHOOLS - DEVELOPMENT PERMITTED WITH CONSENT

Pursuant to Section 3.36(1) in Chapter 3 of the Transport & Infrastructure SEPP, development for the purpose of a school may be carried out by any person with development consent on land in a **prescribed zone- C4 Environmental Living**. As the site is in a **prescribed zone- C4 Environmental Living** defined in Section 3.34 above, the development is permissible with consent.

SECTION 3.43: STATE SIGNIFICANT DEVELOPMENT FOR THE PURPOSE OF SCHOOLS—APPLICATION OF DEVELOPMENT STANDARDS IN ENVIRONMENTAL PLANNING INSTRUMENTS

Section 3.43 in Chapter 3 of the Transport & Infrastructure SEPP prescribes that development consent may be granted for development for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted.

An assessment of the proposal against Chapter 3 of the Transport & Infrastructure SEPP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

6.2 LOCAL ENVIRONMENTAL PLANS

CAMPBELLTOWN LOCAL ENVIRONMENTAL PLAN 2015

Campbelltown Local Environmental Plan 2015 (the LEP) is the principal environmental planning instrument that applies to the land and contains all the applicable development standards for the development of the subject site.

The subject site is located within the C4 Environmental Living zone within which development for the purpose of an “*educational establishment*” is not listed as being permitted. However as detailed earlier, development for the purpose of a school is permissible with consent on land zoned C4 Environmental Living (**prescribed zone**) under Section 3.34 and 3.36 of the Transport & Infrastructure SEPP).

An assessment of the proposal against the LEP will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

DRAFT LOCAL ENVIRONMENTAL PLAN

An assessment of the proposal against the any Draft LEP’s will be undertaken as part of the SSDA



process and will be included within the EIS to be submitted with the SSD application.

6.3 DEVELOPMENT CONTROL PLANS

Pursuant to Section 2.10 in Part 2.2, Chapter 2 of the Planning Systems SEPP, it is noted that DCP's do not apply to SSD development.

CAMPBELLTOWN (SUSTAINABLE CITY) DEVELOPMENT CONTROL PLAN 2015

Campbelltown (Sustainable City) Development Control Plan 2015 (the DCP) contains objectives and development controls for development on land located within the boundaries of the Campbelltown City Local Government Area. However, it is noted that DCP's do not apply to SSD pursuant to the Planning Systems SEPP.

Notwithstanding the above, consideration will be given to the provisions of the DCP as part of the design process and will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

6.4 STRATEGIC PLANNING FRAMEWORK

A number of strategic planning policies apply to the development, including the following:

- NSW State Priorities;
- The Greater Sydney Regional Plan, A Metropolis of three cities;
- Future Transport Strategy 2056;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017);
- Greater Sydney Region Plan; and
- Sydney Western City District Plan.

7 PRELIMINARY ASSESSMENT

7.1 BUILT FORM AND URBAN DESIGN

The proposed development's compliance with the relevant applicable development controls indicates that the proposed development is appropriately sited, observes a high standard of design and proposes a built form that will be compatible with the local area and the desired future character.

The proposed development has been appropriately sited having regard to the site features such as outlook, solar access, natural ventilation, visual and acoustic privacy, natural landform constraints and heritage affectations.

The proposed development has been designed to integrate well with the streetscape. The development also gels well with the low rise build form and narrow block widths that characterise the streetscape.

A full assessment of the built form and urban design will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.



7.2 TREES AND LANDSCAPING

There are several existing canopy trees on the subject site. It is proposed that a majority of existing trees will be retained as part of the development. Any tree removal, landscaping and impacts on flora and fauna will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.3 ENVIRONMENTAL AMENITY

The development is not anticipated to cause any adverse amenity or privacy impacts for surrounding properties. A full assessment of the potential amenity impacts and mitigation measures will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.4 TRANSPORT AND ACCESSIBILITY

A traffic and parking assessment will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application. The assessment will address the capacity and function of the existing road network, traffic movements on the site and surrounding street network and parking for the overall development.

An assessment of pedestrian permeability and alternate transportation networks will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.5 ESD & THE CUMULATIVE IMPACT

The development is not expected to have any cumulative impacts and is not considered to inhibit the ability of future generations to further use or develop the site. An assessment of the ESD principles, including any opportunities for mitigation, will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.6 SOCIAL IMPACTS

The proposed development is considered to provide a positive social impact for the local and wider community. An assessment of the potential social impacts that the proposed development is anticipated to have on the local community will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.7 NOISE AND VIBRATION

A comprehensive acoustic report addressing construction and operational noise, prepared by a suitably qualified professional, will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.8 BIODIVERSITY AND BUSHFIRE PRONE LAND

The site is identified as bushfire prone, vegetation buffer and vegetation category 3. A Bushfire Assessment will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.9 CONTRIBUTIONS

LEGEND:
✓ COMPLIES
✗ DOES NOT COMPLY
S SATISFACTORY



Council charges and contributions for development will be determined part of the EIS process.

7.10 STAGING

It is proposed that the educational establishment will be developed over a series of construction stages (not concept development stages) as detailed earlier within this report. Further details of the staging including the student and staff capacity at each stage will be included within the EIS to be submitted with the SSD application.

7.11 UTILITIES/INFRASTRUCTURE

The augmentation and provision of new and additional utilities and infrastructure will be necessary as a result of the proposal. Confirmation from major service providers (electricity, water, sewer, gas, and telecommunication) will be obtained including the location of their infrastructure and will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.12 NATIONAL CONSTRUCTION CODES/BUILDING CODE OF AUSTRALIA

The development will be designed to ensure that the proposal is capable of achieving compliance with the National Construction Codes (NCC)/Building Code of Australia (BCA). Compliance with the NCC/BCA will be addressed in detail by a BCA Consultant and will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.13 ECONOMIC IMPACTS

The proposed development will generate some short-term economic benefits for the local and wider community via the creation of construction related employment opportunities. It is expected that the development will generate approximately 60 construction related employment opportunities. The proposed development will also result in positive long term economic impacts via the creation of up to 30 FTE positions for the ongoing school operations. A detailed assessment of the economic impacts will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.14 FLOODING

The subject site is not identified as flood prone land however is affected by a rear channel water level as advised by Council. During Pre-DA consultation with Council, no fundamental flooding concerns were raised by Council and the site has not been deemed unsuitable as a consequence of potential flooding.

The potential for flooding of the site and any accompanying flood study, reports or modelling will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.15 WASTE AND RECYCLING MANAGEMENT

A Waste Management Plan will be submitted with the SSDA and details of waste and recycling management will be provided within the EIS.

7.16 CONTAMINATION

The history of land uses for the site has been considered as an indicator for potential contamination of the site. A review of Council's online DA tracking system has revealed no prior development history for the subject site. However, early consultation with Council has identified



the need for site investigations to be carried out to determine the likelihood of contamination. Therefore, relevant and suitable site investigations will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.17 HERITAGE

The site is not identified as a heritage item, is not situated in a Heritage Conservation Area and is not located within proximity of any heritage items or heritage conservation areas. The site is also not identified as being of archaeological or aboriginal significance. A detailed heritage assessment will be undertaken as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

7.18 CONSULTATION

During the preparation of the SSDA, consultation will occur with the relevant local, State or Commonwealth Government authorities, service providers, community groups, relevant special interest groups and affected landowners.

Upon receipt of the SEARs for the development, a Consultation Strategy will be prepared to identify any consultation required.

It should be noted however that a Pre-Development Application Meeting (PDA) has already been conducted with Council and Council is in the process of finalising their comments in relation to the proposed development. The comments from this consultation will be considered as part of the SSDA process and will be included within the EIS to be submitted with the SSD application.

8 CONCLUSION

The proposal is for a 3-stream 630 student primary school educational establishment including retention and adaptive re-use of existing buildings and removal of existing vegetation and creation of 30 full time equivalent permanent staff employment opportunities and 60 construction related employment opportunities over four (4) construction stages (not concept development) at 127 Eagle view Road, Minto.

This Scoping Report has been prepared to request the Secretary's Environmental Assessment Requirement (SEARs) to guide the preparation of a SSDA for the proposal.

This Report provides an introduction to the proposal and provides DPIE with information to support the preparation of SEARs for the SSDA. The report should be read in conjunction with the supporting plans and documents accompanying the application.

We request that the Planning Secretary issue the SEARs for the project to allow the project to progress towards the preparation of an EIS and lodgement of a SSDA.

Statutory Controls include Sections 1.7, 4.15 & 4.46 of EP&A Act, 1979 & EP&A Regulation 2021, SEPPs (Biodiversity & Conservation) 2021, (Planning Systems) 2021, (Resilience and Hazards) 2021 & (Transport and Infrastructure) 2021, Campbelltown LEP & DCP. Planning constraints include context and character, environmental and scenic landscape values and traffic and parking.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY