The background of the page is a composite image. The top half shows a perspective view of several 3D rectangular blocks of varying heights and orientations, rendered in a light grey, wireframe style. The bottom half shows a blurred city skyline with tall buildings. A large, dark blue diagonal shape overlaps the bottom left of the page, containing the main title text.

Proposed Landscaping







Request for SEARs

St Francis Catholic College, 130 - 160 Jardine Drive,
Edmondson Park

Submitted to NSW Department of Planning, Industry and Environment
On Behalf of St Francis Catholic College

August 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description				
01	23/07/19	For client review				
		<table border="0"> <tr> <td style="width: 50%;">Prepared by</td> <td style="width: 50%;">Verified by</td> </tr> <tr> <td>Justin Tse Project Planner</td> <td>  David Ryan Executive Director </td> </tr> </table>	Prepared by	Verified by	Justin Tse Project Planner	 David Ryan Executive Director
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02	05/08/2019	Final				
		<table border="0"> <tr> <td style="width: 50%;">Prepared by</td> <td style="width: 50%;">Verified by</td> </tr> <tr> <td>Carlo Di Giulio Associate Director</td> <td>  David Ryan Executive Director </td> </tr> </table>	Prepared by	Verified by	Carlo Di Giulio Associate Director	 David Ryan Executive Director
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APPENDICES

Appendix	Document	Prepared by
1	Indicative Landscape Plan	JDH Architects

1. EXECUTIVE SUMMARY

City Plan has prepared this Request for Secretary's Environmental Assessment Requirements (SEARs) to the Department of Planning, Industry and Environment (DPIE) on the behalf of St Francis Catholic College (SFCC). The subject site has a legal description of Lots 21-23 DP 29317 and Lot 192 of DP 1230800.

This SEARs Request is in relation to proposed landscape works as part of the approved concept DA (8832) for SFCC. This DA does not formally form part of a "Stage" of the approved Concept DA 8832 for the site (as described in the Urban Design Package in DA 8832), however the proposed works are consistent with the landscape plan approved under the Concept DA. Under the provisions of Clause 12 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), the proposed works form part of this Concept DA and are nominated as SSD by virtue of the proposed works being within the ambit of Schedule 1 Clause 15(2) of the SRD SEPP.

This DA aims to improve the natural environment and amenity of the existing school and establishing the broader site area, given that the school is still within the initial stages of construction. The proposed works involve perimeter landscaping works in accordance with the approved landscape master plan and the indicative staging plan as referenced in the consent. These works are generally located on the southern and eastern boundaries of the site.

An indicative site plan showing the location and scope of the proposed works is appended at **Appendix 1**, an extract of which is provided below.



Figure 1: Proposed extent of works (outlined in red) (Source: JDH Architects)

The proposal does not involve amendments to the indicative access arrangements approved in the Concept DA. However, a minor amendment to the approved car parking layout is required for the retention of Tree 31 as stated in Consent Condition A14 of Consent 8832.

The proposal will not impact the ability of the existing school to operate normally, given the scale of the works and that the proposal is largely restricted to the periphery of the school.

Please also note, the proponent seeks to lodge an application to modify Consent 8832. The modification will seek to amend the timing indicated in the consent, generally consistent with discussions held with the NSW Department of Planning, Industry & Environment (DPIE) on 21 May 2019. Should DPIE wish to provide any further on this modification, it could do so as part of this SEARs request.

2. NEED FOR THE PROJECT

The proposed development is required to expedite the development of SFCC. Currently, SFCC are operating at a limited capacity out of temporary facilities. The school currently has an enrolment of 384 students (SFCC, 2018) and wishes to activate its DA consent to allow for the full development of the school to be able to provide the full suite of education facilities for the fast growing population of the South West Growth Centre (SWGCG).

The proposal would assist with establishing the broader site area and establish the streetscape to Vinny Road, Guillemont Road and Guillemont Ridge Road given the school is still within the initial stages of construction. The proposal would improve the presentation of the school and assist in providing natural screening, which will promote the visual and acoustic amenity of the locality especially during the construction stages of the school.

The proposal would also provide natural shade and reduce urban heat island effects whilst the permanent school facilities are in their early phases, so that these benefits will be realised sooner for the school community than if the works were undertaken sequentially with the various substantive stages identified in the Consent 8832 Urban Design Package.

3. CAPITAL INVESTMENT VALUE

As part of the formal development application, a detailed estimate will be provided by relevant specialists. This will not affect the categorisation of the application as a SSD via the operation of Clause 12 of the SRD SEPP.

4. DESCRIPTION OF SITE AND EXISTING OPERATIONS

The subject site is identified as part of Lots 21-23 DP 29317 and Lot 192 of DP 1230800. The site currently operates as an educational establishment for SFCC. **Appendix 1** outlines the proposed extent of works in red.

The approximate size of the wider site is approximately 7.4 ha. The area within which the proposed works would take place is approximately 2000 m².

5. STATUTORY PLANNING FRAMEWORK

The proposal is State Significant Development because it is included as such in Schedule 1 (cl 15 (2)) of the State and Regional Development SEPP 2011 and referenced in Clause 12 of the SRD SEPP.

In addition, the following environmental planning instruments, development controls plans, policies and the like, would apply to the proposal:

- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy (State and Regional Development) 2011

- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- Environmental Planning and Assessment Regulation 2000;
- Liverpool Local Environmental Plan 2008; and,
- Liverpool Development Control Plan 2008.

The EIS for the proposal will provide a comprehensive assessment against this framework.

6. PERMISSIBILITY

The subject site is currently zoned R1 General Residential according to the Liverpool Local Environmental Plan 2008 (LLEP 2008).

Educational Establishments in the form of a school are permissible with consent in the R1 zone.

The LLEP 2008 and the Education SEPP define an "educational establishment " as follows:

"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."

The proposed landscape works are ancillary to an educational establishment.

The proposal is also permissible as provided by Clause 33 and 35 of the Education SEPP.

7. SUMMARY OF LIKELY ENVIRONMENTAL IMPACTS

The proposal is unlikely to generate additional or different environmental impacts to those originally proposed in the Concept DA. The proposal merely seeks to implement the landscaping which was proposed in the concept landscape plan approved as part of the original SSDA. No increase or change is being sought in relation to the number of students, staff or hours of operation.

Importantly, the proposed detailed landscape plan will include the planting of endemic species and includes the retention of Tree 31 as required by Condition A14 of Consent 8832.

The proposal will have minimal impact on the intended current operations of the school, given that the landscape works proposed in this particular DA are located to the periphery of the school, near the site boundaries. The proposed development will have minimal impact on access, given that the works do not extend across existing driveways. Existing pedestrian entries into the school will be maintained.

The proposal will have the benefit of establishing the broader site and school, provide natural screening and improve the presentation of the site from roads and surrounding properties and establish future building setbacks. The proposed works will be generally consistent with the existing approved concept landscape plan and with consent conditions. New landscaping will reduce erosion risks and improve overall site amenity.

Erosion and sediment control measures will be implemented during site establishment. These measures would include geotextile inlet filters, sediment fencing and sandbag kerb sediment traps. Stabilised site access will be implemented to the surrounding internal and external roads and within the construction compound to ensure all hard and soft surface runoff is collected. In addition, kerbing will be constructed for landscaping areas adjoining car parks to ensure the integrity of the landscaped area and any potential erosion is managed. The proposal will have regard to the provisions of State Environmental Planning Policy No.55 – Remediation of Land.

Notwithstanding the probable lack of ongoing impacts associated with landscape works, the EIS will examine potential construction impacts in the form of acoustic, traffic, visual, and water management impacts and provide mitigation measures to address any identified impacts. The DA will be accompanied by a Construction Management Plan. Otherwise, the impacts associated with the proposal are expected to be overwhelmingly positive.

8. CONCLUSION

This SEARs Request is in relation to the early implementation of landscape planting for an existing school. The proposal, as discussed above, will have positive environmental and community impacts, with any potentially adverse impacts largely occurring during construction. In light of the above, we look forward to receiving SEARs that we trust will be commensurate with the nature of this relatively minor proposal. Please do not hesitate to contact us should any further details of the development be required.