

## Appendix 2 - Environmental Risk Assessment

Trinity Grammar School, Summer Hill Campus - The Renewal Project  
119 Prospect Road, Summer Hill

In accordance with the General Requirements stipulated within the Secretary's Environmental Assessment Requirements (SEARs), with respect to SSD 10371, the Environmental Impact Statement (EIS) is to include an Environmental Risk Assessment, to identify potential environmental impacts associated with the Proposal. The Environmental Risk Assessment undertaken is outlined within the following table articulated below. The assessment undertaken comprises a qualitative assessment, deemed consistent with AS/NZs ISO 31000:2009 *Risk Management – Principles and Guidelines* (Australia Standards 2009).

Accordingly, the level of risk was assessed and determined by considering the potential impacts as a result of the Proposed Development, prior to implementation of any recommended mitigation and / or management measures. It is noted, that the assessment undertaken includes provisional commentary on the residual risk (the remaining level of risk following implementation of mitigation and management measures). The assessment undertaken is not intended to be exhaustive, rather it focuses on key issues and potential impacts.

| Environmental Risk Assessment |   |  |   |                           |                         |                       |
|-------------------------------|---|--|---|---------------------------|-------------------------|-----------------------|
| Item                          | Phase<br>(C -<br>Construction<br>O - Operation) | Impact   | Proposed Mitigation   | Significance<br>of Impact | Manageability<br>Impact | Residential<br>Impact |
| Built Form and Urban Design   | O   | Potential visual impacts would be encountered when viewed from the public domain and adjoining properties. | The Proposed Development has been sited accordingly, designed and complemented by the existing built form and significant landscaping, which provides an aesthetically pleasing architectural landscape design, further complementing the Proposed Development, for which it exhibits design excellence; meets the operational requirements of the end user – Trinity Grammar School; integrates with its built and natural surrounding | 3                         | 2                       | 5 (Low/Medium)        |

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|                               |   |  | environments; and responds to site constraints.   |                           |                         |                       |
| Neighbouring<br>Amenity       | C   | Increase in noise levels during the staged construction of the School.                             | A Noise and Vibration Impact Assessment has been undertaken and prepared by SLR Consulting (2020), which considers the potential noise and vibration impacts as a result of the Proposed Development. The Noise and Vibration Impact Assessment outlines mitigation and management measures based on the data collection in accordance with the relevant Noise Policy for Industry criterion, which aims to reduce acoustic impacts and any associated potential noise generation on nearby sensitive receivers, as a result of the Proposed Development. | 3                         | 3                       | 6 (Medium)            |
|                               | C   | Increase of construction traffic on the local road network along Proposed Road, Seaview Street and | A Construction Traffic Management Plan has been prepared by TTM, which details measures to minimise any   | 3                         | 2                       | 5 (Low/Medium)        |

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|                               |   | Victoria Street and the wider local road network.            | adverse impacts arising from anticipated construction traffic, from the relevant construction stages of development.   |                           |                         |                       |
|                               | O   | Increase in noise levels during the operation of the School. | A Noise and Vibration Impact Assessment has been prepared detailing requirements for building construction and materials as well as management measures to meet applicable acoustic criteria, with respect to the Noise Policy for Industry, concerning the Proposal's operational phase of development. | 3                         | 3                       | 6 (Medium)            |
|                               | O   | Increase of traffic on the local road network.               | A Traffic and Parking Impact Assessment has been prepared by TTM detailing the proposed transport infrastructure upgrades, as well as access arrangements and parking for the Site, which includes measures to promote sustainable and alternative transport options.                                    | 3                         | 3                       | 6 (Medium)            |

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|                               |   |  | Furthermore, the analysis of the future traffic generation concludes that the current level of services will be maintained for all movements at the identified intersection.  |                           |                         |                       |
|                               | O   | Potential privacy impacts and overlooking of adjoining properties. | The primary built form of the proposed development has been centrally located within the Site. Significant building separation through appropriate setbacks controls is provided to any neighbouring properties, with respect to the existing and future local character, for which deep-soil landscaping is proposed alongside adjoining site boundaries, to reinforce landscape screening and buffering where possible. Additionally, proposed building components have been orientated away from neighbouring properties to negate any potential impacts | 2                         | 2                       | 3 (Low)               |

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|                               |   |  | with regard to privacy and overlooking.   |                           |                         |                       |
|                               | O   | Potential overshadowing of adjoining properties. | Shadow Diagrams have been prepared as part of the comprehensive Architectural Plans, prepared by PMDL (2020) and demonstrate that the Proposed Development will not cause any additional overshadowing impacts, with regard to nearby sensitive receptors.  | 2                         | 1                       | 2 (Low)               |
|                               | O   | Loss of views.                                   | The Proposed Development provides a suitable amenity impact, with regard to the protection of views, privacy and solar access of neighbouring properties. It is noted, that building heights proposed across the Site have been strategically located away from sensitive views and boundaries of any surrounding residential properties, for which the proposed buildings are further buffered and | 2                         | 1                       | 2 (Low)               |

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|                               |   |   | screened by an increase in landscaping proposed across the Site. Accordingly, the proposed buildings would not obstruct any significant or iconic views; will not give rise to overlooking; and will not cause overshadowing.        |                           |                         |                       |
| Traffic                       | C   | Increase of construction traffic on the local road network. | A Construction Traffic Management Plan has been prepared by TTM and TBH, which details measures to minimise any adverse impacts arising from anticipated construction traffic, from the relevant construction stages of development. | 3                         | 2                       | 5 (Low/Medium)        |
|                               | O   | Increase of traffic on the local road network.              | A Traffic and Parking Impact Assessment has been prepared by TTM detailing the proposed transport infrastructure upgrades, as well as access arrangements and parking for the Site, which includes measures to promote               | 3                         | 3                       | 6 (Medium)            |

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|                               |   |   | sustainable and alternative transport options.  |                           |                         |                       |
| Biodiversity                  | C   | Potential impact on flora, fauna and the riparian corridor. | The Ecological Assessment prepared by Cumberland Ecology (2020) assesses the current condition and ecological significance of the Subject Site. The Report notes, that the Site is identified on a land portion for a Biodiversity Development Assessment Report (BDAR) under Part 7, Section 7.9, Division 2 of the BC Act does not apply to the Proposed Development. The overall ecological impact, as a result of the Proposed Development is considered to be generally 'low' and 'minor' in nature. | 1                         | 1                       | 2 (Low)               |
| Heritage                      | C   | Disturbance of heritage items                               | A Heritage Impact Statement has been prepared by Urbis (2020) and assessed the heritage significance of the Site and how it will be retained.   | 2                         | 2                       | 4 (Low)               |

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|                               | C   | Disturbance of archaeological remains. | <p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) was undertaken and prepared for the Site by Urbis (2020). The ACHAR concludes that:</p> <ul style="list-style-type: none"> <li>There are no registered Aboriginal objects and/or archaeological sites within the subject area, or in close proximity;</li> <li>There are no landscape features with potential for Aboriginal objects or archaeological deposits located within the subject area;</li> <li>The subject area has experienced high levels of disturbance as a result of continuous development from the late 19<sup>th</sup> Century; and</li> <li>The subject area has been identified as an important part of cultural heritage due to previous generation living in and around the area.</li> </ul> | 1                         | 1                       | 2 (Low)               |



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| Noise and<br>Vibration        | C   | Increase in noise levels during the construction of the school. | A Noise and Vibration Impact Assessment has been undertaken and prepared by SLR (2020), which considers the potential noise and vibration impacts as a result of the Proposed Development. The Noise and Vibration Impact Assessment outlines mitigation and management measures based on the data collect in accordance with the relevant Noise Policy for Industry criterion, which aims to reduce acoustic impacts and any associated potential noise generation on nearby sensitive receivers, as a result of the Proposed Development. | 3                         | 3                       | 6 (Medium)            |
|                               | O   | Increase in noise levels during the operation of the school.    | A Noise and Vibration Impact Assessment has been prepared detailing requirements for building construction and materials as well as management measures to  | 3                         | 3                       | 6 (Medium)            |

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|                               |   |   | meet applicable acoustic criteria, with respect to the Noise Policy for Industry, concerning the Proposal's operational phase of development.   |                           |                         |                       |
| Air and Water Quality         | C   | Potential for reduced air and water quality during construction.            | A Stormwater Management Plan, incorporating Water Sensitive Urban Design (WSUD) Principles and Erosion and Sediment Control Plan have been prepared by Acor (2020) for the Proposed Development. Management of dust emissions will form part of the Construction Management Plan, to be prepared pursuant to Development Consent being granted. | 3                         | 2                       | 5 (Low/Medium)        |
| Soils and Water               | C + O   | Potential risk to humans and the environment from contaminants in the soil. | The investigations entailed throughout the Contamination Report, prepared by Douglas Partners, concluded that the risk of significant contamination being present, that prevents the  | 2                         | 2                       | 2 (Low)               |

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|                               |   |                              | redevelopment of the Site without significant remediation, is low.   |                           |                         |                       |
|                               | C + O   | Potential surface movements. | A Geotechnical and Salinity Assessment has been prepared by Douglas Partners (2020) and provides specifications for foundation, and subsurface conditions. | 2                         | 2                       | 4 (Low)               |