

## ENVIRONMENTAL RISK ASSESSMENT

Built Form Approval for Grey House Precinct, Pymble Ladies College  
20 Avon Road, Pymble (Lot 1 DP 69541)

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## ENVIRONMENTAL RISK ASSESSMENT

This Environmental Risk Assessment has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Secretary of the Department of Planning, Industry and Environment (DPIE) on 17 May 2021 in relation to State Significant Development (SSD) 17424905 for the redevelopment of the Grey House Precinct within the boundaries of the existing Pymble Ladies College (the College), located at 20 Avon Road, Pymble. Whilst the overall site comprises multiple lots, the proposal specifically relates to Lot 1 in Deposited Plan (DP) 69541.

The SEARs require the Environmental Impact Statement (EIS) to include an Environmental Risk Assessment to identify the potential environmental impacts associated with the development.

The assessment undertaken comprised a qualitative assessment consistent with AS/NZs ISO 31000:2018 *Risk management – Guidelines* (Standards Australia). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. Comment on residual risk (the remaining level of risk following implementation of mitigation and management measures) is also provided.

It should be noted that the assessment is not intended to be exhaustive, but rather focuses on key impacts.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence':

Likelihood		Consequence	
A	Almost Certain	1	Widespread irreversible impact
B	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact
C	Possible	3	Local, reversible (with 2 years) impact
D	Unlikely	4	Local, reversible, short term (<3 months) impact
E	Rare	5	Local, reversible, short term (<1 month) impact

Risk scores for likely and potential impacts were derived using the following risk matrix (**Figure 1**).

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Significance of impact	Manageability of impact				
	5 Complex	4 Substantial	3 Elementary	2 Standard	1 Simple
1 – Low	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)	2 (Low)
2 – Minor	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)	3 (Low)
3 – Moderate	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)	4 (Low/Medium)
4 – High	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)	5 (Low/Medium)
5 – Extreme	10 (High)	9 (High)	8 (High/Medium)	7 (High/Medium)	6 (Medium)

**Figure 1. Risk Assessment Matrix**

The results of the environmental risk assessment are presented in the following table.

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Built Form and Urban Design	O	Visual impact of the proposed development when viewed from the public domain and adjoining properties.	The development has been sited, designed and complemented by significant landscaping, to provide an aesthetically-pleasing development that exhibits architectural design excellence, meets the operational requirements of the College, integrates with its environment and responds to site constraints.	3	2	5 (Low/Medium)
Neighbouring Amenity	C	Increase in noise levels during construction.	A Noise Impact Assessment has been prepared detailing mitigation and management measures to reduce noise generation	3	3	6 (Medium)

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			and impacts at nearby receptors.			
	C	Increase of construction traffic on the local road network.	A Construction Traffic Management Plan has been prepared detailing measures to minimise any adverse impacts arising from anticipated construction traffic.	3	2	5 (Low/Medium)
	O	Increase in noise levels during the operation of the Grey House Precinct.	A Noise Impact Assessment has been prepared detailing requirements for building design and materials as well as management measures to meet applicable acoustic criteria.	3	2	5 (Low/Medium)
	O	Increase of traffic on the local road network.	A Transport Impact Assessment and Green Travel Plan have been prepared	1	1	2 (Low)

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			detailing proposed measures to promote sustainable and alternative transport options.			
	O	Potential privacy impacts and overlooking of adjoining properties.	Generous setbacks are provided to the neighbouring dwellings, landscaping is provided adjacent to the site boundary, and buildings have been designed and orientated to offset direct overlooking.	3	3	6 (Medium)
	O	Potential overshadowing of adjoining properties.	Shadow Diagrams have been prepared and demonstrate that, whilst some overshadowing would be created on the Winter solstice for three (3) neighbouring dwelling, no overshadowing	3	2	5 (Low/Medium)

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			would be created between 9am-12pm at any time of the year for any properties, and three (3) hours of solar access would be maintained for all properties.			
	O	Loss of views and visual impact.	The proposed development would of a similar scale to other College buildings which would continue to form a 'backdrop' in views towards the site from the neighbouring properties. New tree planting would ensure the site continues to exhibit a leafy visual character, and would filter and screen views	3	3	6 (Medium)

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			towards the building.			
Traffic	C	Increase of construction traffic on the local road network.	A Construction Traffic Management Plan has been prepared detailing measures to minimise any adverse impacts arising from anticipated construction traffic.	3	2	5 (Low/Medium)
	O	Increase of traffic on the local road network.	A Transport Impact Assessment and Green Travel Plan have been prepared detailing proposed measures to promote sustainable and alternative transport options.	1	1	2 (Low)
Biodiversity	C	Potential impact on flora and fauna.	A Biodiversity Development Assessment Report (BDAR) Waiver Request has been prepared and	3	3	6 (Medium)

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			confirms that the site does not contain any threatened species, ecological communities or habitats, that would be significantly affected by the proposal. The ongoing rehabilitation of Blue Gum High Forest in the Sydney Basin Bioregion (BGHF) and Sydney Turpentine-Ironbark Forest (STIF) in other appropriate locations across the site in accordance with the draft Vegetation Management Plan, would mitigate the required tree removal (11 native canopy trees).			



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Heritage	C	Disturbance of archaeological remains.	An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared and confirms there are no Aboriginal heritage sites within the project area, there is low archaeological potential and it is unlikely that the proposed works will impact upon Aboriginal heritage.	1	1	2 (Low)
Noise and Vibration	C	Increase in noise levels during construction.	A Noise Impact Assessment has been prepared detailing mitigation and management measures to reduce noise generation and impacts at nearby receptors.	3	3	6 (Medium)

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	O	Increase in noise levels during the operation of the Grey House Precinct.	A Noise Impact Assessment has been prepared detailing requirements for building design and materials as well as management measures to meet applicable acoustic criteria.	3	2	5 (Low/Medium)
Air and Water Quality	C	Potential for reduced air and water quality during construction.	A Civil Engineering Conceptual Plan and Erosion and Sediment Control Plan have been prepared. Management of dust emissions will form part of the Construction Management Plan.	3	2	5 (Low/Medium)
Soils and Water	C + O	Potential risk to humans and the environment from contaminants in the soil.	The Preliminary Site Investigation, identified potential contamination sources/Areas of	3	3	6 (Medium)

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Item	Phase (C - Construction O - Operation)	Impact	Proposed Mitigation	Significance of Impact	Manageability Impact	Residual Impact
			<p>Environmental Concern (AEC) and the potential for contamination. Therefore, a Detailed Site Investigation will be required.</p> <p>Notwithstanding, the Preliminary Site Investigation states that the historical land uses and potential sources of contamination/AEC identified, would not preclude the proposed development.</p>			
	C	Potential surface movements.	Geotechnical and Structural Assessments have been prepared and provide specifications for	1	2	3 (Low)

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			design and construction.			
Flooding	O	Potential life and property risk in the instance of a flood occurring.	Through consultation with Ku-ring-gai Council, it has been confirmed that the Grey House Precinct, does not fall within the Flood Planning Area.	1	1	2 (Low)
Bushfire	O	Potential life and property risk in the instance of bushfires occurring.	The Grey House Precinct is not bushfire prone land. The NSW Rural Fire Service (RFS) have stated that they have no concerns with the proposal relating to bushfire protection.	1	1	2 (Low)