

STATUTORY COMPLIANCE TABLE

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
Environmental Planning and Assessment Act			
Section 1.3	<i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	The proposal seeks to develop land located within a strategic location in Sydney's South West Growth Centre for the purpose of a new school, namely Minarah College, which will provide necessary employment and educational opportunities in a projected growth area. The proposal will deliver social and economic benefits to the region, with potential environmental impacts appropriately mitigated, managed, and minimised to avoid unacceptable impacts on the local community and the environment.	Throughout EIS
	<i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal addresses the principles of ESD including the precautionary principle, intergenerational equity, conservation of biological and ecological integrity and improved valuation, pricing and incentive mechanisms in accordance with the requirements of the <i>Environmental Planning and Assessment Regulation 2021</i> .	
	<i>To promote the orderly and economic use and development of land</i>	The proposed development will provide a new educational establishment on currently underutilised land. The project will be appropriately staged to accommodate the projected growth of the region.	

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	<p><i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i></p>	<p>The site currently contains rural residential dwellings with ancillary farm structures including numerous sheds, farm buildings and water tanks characteristic of the RU4 - Primary Production Small Lots zoning.</p> <p>The proposed development has been assessed as being on Biodiversity Certified Land as it is mapped as being within the South West Growth Centre and has demonstrated that the development is consistent with relevant biodiversity measures conferred by the biodiversity certification.</p> <p>Where possible, the proposed development has been positioned in order to minimise impacts on threatened ecological communities (TEC). This allowed the conservation of remnant, higher quality TEC to be conserved within the Site. Furthermore, a number of species are proposed for planting that are species representative of TEC's, further conserving the TEC's within the Site.</p>	
Section 4.15	<p>Relevant environmental planning instruments:</p> <p>State Environmental Planning Policy (Planning Systems) 2021</p> <p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021</p>	<p>See detail below under State Environmental Planning Policies (SEPPs).</p>	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Precincts – Western Parkland City) 2021 Camden LEP 2010		
	Draft environmental planning instruments: <i>None relevant to the proposed development</i>	N/A	
	Relevant planning agreement or draft planning agreement <i>None relevant to the proposed development</i>	N/A	N/A
	<i>Environmental Planning and Assessment Regulation 2021 – Part 8 Division 5</i>	This EIS has been prepared in accordance with Part 8 Division 5 of the Environmental Planning and Assessment Regulation 2021.	Noted.
	Development control plans: Camden Development Control Plan 2019 (CDCP 2019)	See detail below under development control plan.	Appendix C
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social and economic impact on the locality are assessed in detail within the EIS.	Section 6
	The suitability of the site for the development	The suitability of the site for the proposed development is demonstrated in the EIS	Section 3 and Section 7

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	Any submissions made	Submissions will be considered following exhibition of the application.	
	The public interest	<p>The proposed development satisfactorily responds to the relevant planning instruments and controls applying to the site. The proposal will not create any adverse social, economic or environmental impacts that cannot be mitigated via the proposed mitigation measures in this application.</p> <p>On balance, the benefits of the development outweigh any adverse impacts and the development is deemed to be in the public interest.</p>	Section 7
Environmental Planning and Assessment Regulation 2021			
Part 8 Division 5	Part 8 Division 5 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS	This EIS has been prepared to address the requirements of Part 8 Division 5 of the EP&A Regulations and SEARs.	
Biodiversity Conservation Act 2016			
Section 7.9(2)	Under section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act), State Significant Development (SSD) applications are “to be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values”.	<p>The SEARs require the preparation of a BDAR as the proposal seeks to remove vegetation and impact on biodiversity values at the site.</p> <p>A Biocertification Letter Report has been prepared by Narla Environmental for the proposed development of Minarah College at 268-278 Catherine Fields Road. This Biocertification Letter identifies that the subject site is biocertified land and that the proposed</p>	Section 6.8 and Appendix M

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	Any future SSD applications will need to be accompanied by Biodiversity Development Assessment Report, unless the site has been previously certified	<p>development is consistent with the relevant biodiversity measures conferred by the biodiversity certification.</p> <p>Under Section 35 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017: Biodiversity certification that was conferred on land under Part 7AA of the Threatened Species Conservation Act 1995 and that was in force on the repeal of that Act is taken to be biodiversity certification conferred on the land under Part 8 of the new Act (BC Act).</p> <p>Therefore, in accordance with section 8.4 of the Biodiversity Conservation Act under Part 4 of the Environmental Planning and Assessment Act 1979, an assessment of the likely impact to biodiversity on biodiversity certified land is not required.</p>	
NSW National Parks and Wildlife Act 1974 (NPW Act)			
Section 4.41	The NPW Act aims to prevent the unnecessary or unwarranted destruction of relics and the active protection and conservation of relics of high cultural significance. The provisions of the Act apply to both indigenous and nonindigenous relics.	Section 4.41 of the EP&A Act provides that SSD is exempt from the need for a section 90 permit for the removal of items of Aboriginal heritage. An archaeological assessment has been undertaken as part of the EIS to identify and minimise potential heritage impacts in relation to the Proposal.	Section 6.16 and Appendix Y
State Environmental Planning Policies			

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<i>State Environment Planning Policy (Planning Systems) 2021</i>	In accordance with Schedule 1 Clause 15(1) and (2) of <i>State Environment Planning Policy (Planning Systems) 2021</i> , development for the purpose of a new school with a capital investment value of over \$20 million is SSD.	The proposed development is for the construction of a new school and will have a CIV of \$93,399,314 (refer Appendix F). Therefore, the proposal is SSD for the purposes of the Planning Systems SEPP.	Appendix F
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> .	<p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, Chapter 3 – Educational Establishments and Child Care facilities applies to the proposal.</p> <p>The SEPP includes provisions that will make it easier for child-care providers, schools, TAFEs and universities to build new facilities and improve existing ones by streamlining approval processes to save time and money and deliver greater consistency across NSW.</p> <p>The Transport and Infrastructure SEPP balances the need to deliver additional educational infrastructure with a focus on good design.</p> <p>Schedule 8 – <i>Schools – Design Quality Principles</i> outlines the design quality principles that are proposed for consideration of applications for school, compliance is outlined below.</p>	<p>Under Part 3.4 clause 3.36(1) of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, the subject site is located within a prescribed zone and therefore the development of a new school is permissible with consent.</p> <p>Part 3.7 clause 3.58(1) <i>Traffic Generating Development</i> also applies to the site as the proposed development is for the purpose of a new school that will accommodate more than 1,580 students. The application is to be referred to TfNSW within 7 days after the application is made.</p> <p>The proposal has also considered the Design Quality Principles in Schedule 8 of the SEPP, these have been addressed in Section 6.1 of the EIS.</p> <p>In addition, under the SEPP, a consent authority must take into consideration the Child Care Planning Guideline when assessing an application for a childcare facility.</p> <ul style="list-style-type: none"> Part 3 of the Guideline includes matters which must be considered by the consent authority when assessing an application for a child care 	Section 2, Section 6.1, Appendix L and Appendix GG

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		<p>facility. An assessment of the proposal under Part 3 is provided in below.</p> <ul style="list-style-type: none">Part 4 of the Guidelines provides the requirements for internal and external areas of Childcare facilities as per the National Quality Framework (NQF). Part 4 of the Guidelines provides the requirements for internal and external areas of Childcare facilities as per the National Quality Framework (NQF). The National Quality Framework Assessment Checklist has been completed for the proposal to address the National Regulations; this is included in Appendix GG. <p>The SEPP prevents a consent authority from imposing more onerous standards or refusing a DA on the basis that they have not been complied with, and the standards include proximity to other centres, indoor and outdoor space requirements, colour schemes if not heritage affected, site area/coverage/dimensions and other stated design criteria in Part 3 of the guideline.</p>	
	Part 3 – Child Care Planning Guidelines		
	<p>3.1 Site selection and location</p> <p><i>Objective: To ensure that zone considerations are assessed when selecting a site.</i></p>	<p>The site located is considered appropriate for the following reasons:</p>	

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	<p><i>Objective: To ensure that the site selected for a proposed child care facility is suitable for the use.</i></p> <p><i>Objective: To ensure that sites for child care facilities are appropriately located.</i></p> <p><i>Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.</i></p>	<ul style="list-style-type: none"> ▪ The child care will provide facilities and services to meet the day to day needs of residents of Catherine Field and beyond. ▪ The site will be in close proximity to residents and potential users. The site has been selected to be co-located with the proposed K-12 school providing continual learning opportunities. ▪ The child care will orientated appropriately and setback back from Catherine Fields Road and away for residential properties, ▪ The development will not result in adverse environmental impacts to adjoining properties. ▪ The DA is accompanied by technical reports which conclude the site is environmental safe and the scale of the proposal is suitable 	
	<p>3.2 Local character, streetscape and the public domain interface</p> <p><i>Objective: To ensure that the child care facility is compatible with the local character and surrounding streetscape.</i></p> <p><i>Objective: To ensure clear delineation between the child care facility and public spaces.</i></p> <p><i>Objective: To ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.</i></p>	<p>The proposed design and landscaping, as well as internal site location, is compatible with the existing rural and low density character of the area. The proposed development provides an appropriate character response to the surrounding and future streetscape.</p> <p>In addition, the proposal provides a clear entrance (via a concrete path) and clearly delineates the private and public realm.</p>	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>3.3 Building orientation, envelope and design</p> <p><i>Objective: To respond to the streetscape and site, mitigate impacts on neighbours, while optimising solar access and opportunities for shade.</i></p> <p><i>Objective: To ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.</i></p> <p><i>Objective: To ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.</i></p> <p><i>Objective: To ensure that buildings are designed to create safe environments for all users.</i></p> <p><i>Objective: To ensure that child care facilities are designed to be accessible by all potential users.</i></p>	<p>The site will achieve adequate solar access, with numerous windows and glazed door to maximum indoor solar access. Both the large open play space are substantial and will receive direct sunlight.</p> <p>As noted above, the proposed built form is compatible with the objectives of the zone and is appropriate in relation to its context and the built form contributes to the area's character.</p> <p>The proposed development will or is capable of meeting the applicable standards and requirements for access to buildings for people with disability. Detailed design in accordance with the relevant standards will be included with any future Construction Certificate.</p>	
	<p>3.4 Landscaping</p> <p><i>Objective: To provide landscape design that contributes to the streetscape and amenity.</i></p>	<p>The landscaping solution prepared will contribute to the streetscape and amenity.</p>	
	<p>3.5 Visual and acoustic privacy</p> <p><i>Objective: To protect the privacy and security of children attending the facility.</i></p> <p><i>Objective: To minimise impacts on privacy of adjoining properties.</i></p>	<p>The proposed development provides an appropriate character response to the surrounding and future streetscape and is located away for adjoining larger lot residential properties.</p>	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p><i>Objective: To minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.</i></p>	<p>There will be no overlooking of indoor rooms or outdoor play spaces from adjoining residential/ mixed-use properties. In addition, there will be no privacy impacts to the residential dwellings nearby the site from the child care centre.</p> <p>The Environmental Noise Impact Assessment (Appendix N) found that the proposal will not have unreasonable impacts upon nearby receivers.</p>	
	<p>3.6 Noise and air pollution</p> <p><i>Objective: To ensure that outside noise levels on the facility are minimised to acceptable levels.</i></p> <p><i>Objective: To ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.</i></p>	<p>The existing background noise level is suitable for the proposed childcare centre (Appendix N) as outlined in the Environmental Noise Impact Assessment.</p> <p>The proposal is not located proximate to a busy road or land uses that would give rise to air pollution.</p>	
	<p>3.7 Hours of operation</p> <p><i>Objective: To minimise the impact of the child care facility on the amenity of neighbouring residential developments.</i></p>	<p>The proposed hours of operation are 7:00am to 6:00pm, Monday to Friday which is considered appropriate for the surrounding context.</p>	
	<p>3.8 Traffic, parking and pedestrian circulation</p> <p><i>Objective: To provide parking that satisfies the needs of users and demand generated by the centre.</i></p> <p><i>Objective: To provide vehicle access from the street in a safe environment that does not disrupt traffic flows.</i></p>	<p>The Transport and Accessibility Impact Assessment (Appendix L) confirms the proposal will not adversely impact existing traffic flows and the provided car parking is appropriate.</p>	

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	<i>Objective: To provide a safe and connected environment for pedestrians both on and around the site.</i>		
	Schedule 8 Criteria		

	<p>Principle 1 – context, built form and landscape</p> <p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p> <p>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</p> <p>Principle 2 – Sustainable Efficient and durable</p> <p>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</p> <p>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</p>	<p>The proposed development has been thoughtfully considered to include the Design Quality Principles of Schedule 8 of SEPP Transport and Infrastructure.</p> <p>The inclusion of these principles ensures that the proposed development is of a high architectural quality that has implemented principles of ESD, is inclusive and accessible, promotes good health and safety, has been staged in a way that adapts to the needs of the growing population, and provides an amendable and aesthetically pleasing place for students and staff to enjoy.</p> <p>The Design Report prepared by Tonkin Zulaikha and Greer addresses each of the 7 principles in detail, the report is attached in Appendix I.</p>	
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	<p>Principle 3 – Accessible and Inclusive</p> <p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</p> <p>Note—</p> <p>Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.</p> <p>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</p> <p>Principle 4 – Health and Safety</p> <p>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</p> <p>Principle 5 – amenity</p> <p>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</p> <p>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</p> <p>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces,</p>		
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access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.

Principle 6 – whole of life, flexible and adaptive

School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.

Principle 7 – aesthetics

School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements.

Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.

The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and sense of identity of the neighbourhood.

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> provides a state-wide planning approach for the remediation of land and aims to promote the remediation of contaminated land to reduce the risk of harm to human health or the environment. Clause 4.6 (1) requires the consent authority to consider whether land is contaminated prior to consent of an application.	Potential sources of contamination exist at the site but are not expected to preclude the proposed development of the site. A Preliminary and Detailed Site Investigation was conducted by Geotechnique Pty Ltd. Based upon the test results, it is understood that the site is considered environmental suitable for the proposed use subject to additional testing and reporting as outlined in Part 14 of the contamination report (Appendix W).	Section 6.14, Appendix V and Appendix W.
<i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i>	<p><i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> sets out the provisions for development that is located within the Sydney Priority Growth Areas.</p> <p>The proposed development must demonstrate consistency with clause 3.21 which outlines matters for consideration by the consent authority where land is identified in the growth centre, but the land has not been ‘released’ and a precinct plan does not apply.</p>	<p>The site is mapped within the South West Priority Growth Area; however, the site falls within the ‘unreleased’ Catherine Fields precinct. Thereby the provisions of the principal planning controls Camden Local Environmental Plan 2010 apply, not the provisions of the Western Parkland City SEPP</p> <p>The consent authority is to take into consideration the provisions of clause 3.21 of the SEPP when determining the application. As an expected growth area, the provisioning of new education facilities is essential to supporting the future development of the South-West Growth Area. The new Minarah College development will provide both education and employment opportunities for local residents which will contribute to fostering a healthy and socially connected community.</p>	Section 4

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	<p>The site is located in the South Creek Catchment Area of the Hawkesbury-Nepean River and therefore Chapter 9 of the BC SEPP applies to the proposal.</p> <p>Part 9.2 of the BC SEPP outlines the General Planning considerations, specific planning policies and recommended strategies to protect the environment of the Hawkesbury-Nepean River system.</p> <p>The proposed development must demonstrate consistency with Part 9.3 of the BC SEPP which outlines the development controls which apply to the site.</p>	<p>The subject site is not located within an environmentally sensitive area, nor will the proposal have an adverse impact to water quality or quantity in the area. These potential impacts have been addressed in Section 6.8, 6.10 of the EIS</p> <p>An assessment of the proposals impact to cultural heritage has been undertaken by Tocomwall Pty Ltd and is addressed in Section 6.16 and Appendix Y of the EIS.</p> <p>An assessment of the proposal impact on the biodiversity of the site was undertaken by Narla and is addressed in Section 6.8 of the EIS.</p> <p>Educational Establishments are not listed as prohibited within the SEPP and are therefore permissible with consent.</p>	
Draft Environmental Planning Instruments			
None relevant to the proposed development			N/A
Camden Local Environmental Plan 2010			
Zoning and Land Use	<p>The subject site is zoned RU4 Primary Production Small Lots under the Camden LEP 2010. The proposed development is for a new "Educational Establishment". Educational Establishments are not expressly prohibited in the zone and are therefore permissible with consent.</p>	<p>Additionally, the RU4 zone is identified as a prescribed zone under <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. Development for the purpose of a new educational establishment in a prescribed zone is permitted with consent under Part 3.4 clause 3.36(1) of <i>State</i></p>	Section 4

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>The zone objectives are as follows:</p> <ul style="list-style-type: none"> ▪ <i>To enable sustainable primary industry and other compatible land uses.</i> ▪ <i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i> ▪ <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> 	<p><i>Environmental Planning Policy (Transport and Infrastructure) 2021.</i></p> <p>The proposed development is consistent with the RU4 zone objectives as it aims to encourage and promote diversity and employment opportunities and is designed in a way to minimise conflict between adjoining residential dwellings. The proposed development has been carefully designed to minimum amenity impacts to residents to the surrounding the site through, setbacks, siting and orientation, landscaping. Specifically, the layout and design of the proposal has been developed to minimise impacts on local residents to the south and maximise the relationship of the building to the streetscape, providing enhancements to the local context and respecting the rural context.</p> <p>Furthermore, the proposal seeks to meet the objectives of the project through delivering an inclusive educational establishment in a rapidly growing part of Sydney, delivering 1,580 student spaces and significant employment opportunities. The proposal will deliver a built-for-purpose school on currently underutilised land in the South West Growth Area.</p>	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
4.1 Minimum Subdivision Lot Size	The site is subject to a minimum lot size of 2ha.	The subject site is to amalgamate two adjacent lots to achieve a lot size of approximately 4.5ha. This is considered appropriate to suit the needs of the development.	Section 4
4.3 Height of Buildings	The site is subject to a maximum building height of 9.5m	The building height will not exceed the prescribed building height, with all built form being a maximum of two-storeys in height.	Section 6.2 and Appendix B
4.4 Floor Space Ratio	Nil	N/A	N/A
5.10 Heritage Conservation	<p>Development consent is required to</p> <p><i>(a) demolish or move any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p>	The subject site is not located within a heritage conservation area. Items of Aboriginal cultural value may be present on site. Appropriate mitigation measures have been presented in the Aboriginal and Historical Assessment Report prepared by Tocomwall Pty Ltd. The implementation of these measures will reduce the likelihood of an adverse impact to items of Aboriginal cultural significance.	N/A
5.21 Flood Planning	<p>Development consent must not be granted unless:</p> <p><i>(a) is compatible with the flood function and behaviour on the land, and</i></p>	The site is within the Upper South Creek Catchment and is mapped as being subject to overland flooding. However, the site is outside of any mainstream flood risk precinct.	Section 6.12 and Appendix P

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	<p><i>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</i></p> <p><i>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</i></p> <p><i>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</i></p> <p><i>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</i></p>	<p>The south of Lot 11 is categorised as 1% AEP overland flow risk precinct, indicating that there is a risk of overland flow flooding occurring within the existing depression running along the southern boundary of the site.</p> <p>A detailed TUFLOW hydraulic model has been developed for the site using detailed site survey and proposed design elements to assess local overland flow characteristics.</p> <p>The model was used to determine the existing and proposed overland flows conditions in the 1% AEP flood events. Assessment concluded that:</p> <ul style="list-style-type: none"> ▪ The proposed upstream overland flow diversion system effectively renders the site development area flood free in the 1% AEP flood event. ▪ The proposed development area of the site is flood free in the 1% AEP flood event. ▪ The proposed development would have acceptable offsite flood impacts. ▪ Compliance with Council flood planning level requirements for building levels are achieved. <p>The proposed development is compatible with the flood function and behaviour on the land, and will not adversely impact flood behaviour or adversely affect the environment or cause avoidable erosion, siltation,</p>	

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		destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.	
7.4 Earthworks	<p>Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <p><i>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</i></p> <p><i>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</i></p> <p><i>(c) the quality of the fill or the soil to be excavated, or both,</i></p> <p><i>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</i></p> <p><i>(e) the source of any fill material and the destination of any excavated material,</i></p> <p><i>(f) the likelihood of disturbing relics,</i></p> <p><i>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</i></p>	<p>Earthworks are proposed to facilitate proposed development. These works will be carried out in accordance with AS3798 (2007) and Council earthworks specification.</p> <p>It is envisaged that only minimal excavation will be required for the site. Batter slopes and temporary shoring and retaining walls will be installed where required. The re-use of site soils as fill placement has been deemed unsuitable as they are comprised of high plasticity clays. The material may however be mixed with lime/ gypsum, to improve its properties/ characteristics.</p> <p>Excavation near the southern lot may encounter groundwater seepage in the soil profile, particularly in areas in proximity to the existing dam and overland drainage channel.</p> <p>The proposed development will not impact existing drainage patterns or soil stability or impact the existing and likely amenity impacts of adjoining properties. It is unlikely relics will be disturbed beyond those identified in the ACHAR and the proposed development will not adversely impact the watercourse, drinking water catchment or environmentally sensitive area.</p>	Section 3.2 and Appendix Q

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Camden Development Control Plan 2019			
Part 2.2 – State Significant Development	<p>As this type of development is considered ‘State Significant Development’ (SSD), the local development control plan does not apply, as per Clause 2.10 of the State Environmental Planning Policy (Planning Systems) 2021</p> <p>The Camden Development Control Plan (CDCP) 2019 does provide guidance on provisions for particular uses and issues that will need to be considered when developing the design for the site. We note that the DCP provides the following provisions which should be considered.</p>		Throughout EIS and various consultant reports.
2.1 Earthworks			
	1. Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (e.g. for steep land houses will need to be of a ‘split level’ design or an appropriate alternative and economical solution).	All Earthworks are to be carried out in accordance with AS3798 (2007) and Council earthworks specification. The proposed building work responds to the natural topography of the site and only a minimal requirement for excavation will be required across the site.	Appendix Q
	2. Subdivision and building work must be designed to ensure minimal cut and fill is required for its construction phase.	Building work has been designed to ensure minimal cut and fill is required in the constructions phase. It is envisaged that only minimal requirement of excavation (i.e. < 0.5 m) is required across the site. Fill material will be placed in horizontal layers and will generally not be more than 300mm in loose thickness.	Appendix Q
2.3 Water Management			
	All development must demonstrate compliance with the relevant provisions of Council’s Engineering Specifications	The Geotechnical Report prepared by Martens Consulting Pty Ltd and attached in Appendix O ,	Appendix O

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	including requirements for detention, drainage and water sensitive urban design.	<p>identifies appropriate mitigation measures and recommendations in regards to on site water management.</p> <p>With the implementation of these measures as outlined in Section 6.10 of the EIS no adverse impacts are expected to arise from the proposal.</p>	
2.4 Trees and Vegetation			
	<p>1. A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works. This control extends to a public authority except in relation to the pruning of a tree growing on, overhanging or encroaching onto land owned by Council or which is under its care, control and management.</p>	<p>An Arboricultral Impact Assessment has been prepared by Tree Survey Pty Ltd. A total of 335 trees were assessed in regards to their retention values.</p> <p>The proposal will require the clearance of vegetation across the site to facilitate the construction of the new buildings. A total of 105 trees are proposed for retention whilst a total of 230 trees are proposed for removal.</p> <p>All tree removal work is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture, in accordance with Australian Standard AS 4373-2007, Pruning of Amenity Trees, the Work Health and Safety Act 2011, and Work Health and Safety Regulations 2017.</p>	Appendix H and Appendix J
	<p>2. If the Council receives an application to remove a tree, it must notify adjoining land owners in accordance with Part 1</p>	<p>Noted. Adjoining landowners will be informed if a tree that may significantly impact local amenity is proposed to be removed.</p>	Appendix H and Appendix J

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	of this DCP if, in Council's opinion, it may significantly impact on local amenity.		
	<p>3. This DCP does not apply to or in respect of:</p> <p>a. routine pruning of trees or shrubs that form a continuous hedge;</p> <p>b. a tree that is confirmed dead by a qualified arborist, provided that the tree does not contain hollows or habitat resources;</p> <p>c. a tree that harbours fruit fly;</p> <p>d. Any tree identified as a noxious weed (or similar) and includes the following trees:</p> <ul style="list-style-type: none"> ▪ Privet (<i>Ligustrum</i> sp.); ▪ African Olive (<i>Olea africana</i>); ▪ Honey Locust (<i>Gleditsia triacanthos</i>); ▪ Cocos Palm (<i>Syagrus rhomanzofianum</i>); ▪ Chinese Celtis (<i>Celtis sinensis</i>) <p>e. the destruction or removal of a tree, within 0.5 metre of the boundary between land owned or occupied by different persons, for the purpose of enabling a survey to be carried out along that boundary by a registered surveyor; and</p>	Noted.	Appendix H and Appendix J

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>f. Minor pruning of branches no greater than 50mm diameter provided that:</p> <p>i. pruning is undertaken in a way that does not impact on plant health; and</p> <p>ii. if the tree is located on a neighbouring property, the permission of the owner has been sought prior to pruning work.</p>		
	<p>4. Council must not grant an approval unless it has taken into consideration:</p> <p>a. the aesthetic, botanical, ecological, cultural and heritage importance of the tree/s or vegetation (refer to the Heritage Provisions within this DCP for more information).</p> <p>b. whether the tree presents or is likely to present a health or safety hazard to persons.</p> <p>c. where action is required to restrain or prevent damage to property.</p> <p>d. the extent to which the tree prevents solar access.</p> <p>e. whether the tree obstructs is likely to obstruct accessways, footpaths, roads, utility services, drainage lines or the like or would otherwise cause a nuisance to, or endanger the movement of, persons or their vehicles.</p>	<p>The Arboricultural Impact Assessment (AIA) attached in Appendix J. Thoroughly assesses the tree retention value of the existing trees on site.</p> <p>The trees were subject to a visual tree assessment which is consistent with the practices of modern arboriculture and a tree retention assessment was undertaken in accordance with the institute of Australian Consulting Arboriculturalists (IACA) Significance of a Tree, Assessment Rating System.</p> <p>The proposed tree retention and tree removal rates represent the best possible outcome for the proposed development.</p>	<p>Appendix H and Appendix J</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>f. the impact of the action or work on the appearance, health or stability of the tree and the general amenity of the surrounding area.</p> <p>g. in the case of an application for approval to remove a tree:</p> <p>i. whether the pruning of the tree would be a more practical and desirable alternative.</p> <p>ii. whether a replacement tree or trees and of a certain type should be planted.</p> <p>h. Suitability of the site, matters could include slope, waterfront land, soil instability etc.</p> <p>i. to previous approvals that may contribute to cumulative impact</p>		
	<p>5. If an approval is granted for the removal of a tree or vegetation, up to four (4) replacement trees are required to be planted for every tree removed. This control does not apply to a tree or other vegetation, where Council is satisfied, is dying or dead, is not required as the habitat of native fauna and/or is a risk to human life or property.</p>	<p>The proposed development will provision additional native shrubs and trees as a part of the landscape design in order to offset the impact of tree removals on the site.</p>	<p>Appendix H and Appendix J</p>
	<p>6. Approval cannot be issued under this DCP for the removal of a tree or other vegetation:</p> <p>a. that is, or forms part of a heritage item or that is within a heritage conservation area, or</p>	<p>The proposed development is not located within a heritage item or a heritage conservation area. Items of archaeological significance may be present on site as identified in the Aboriginal and Historical Heritage report prepared by Tocomwall. Tocomwall suggest that the implementation of mitigation measures presented in the report will decrease the likelihood of</p>	<p>N/A</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>b. that is, or forms part of an Aboriginal object or that is within an Aboriginal place of heritage significance, unless the Council is satisfied that the proposed activity:</p> <p>c. is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area, and</p> <p>d. would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.</p>	<p>an adverse impact to item of Aboriginal heritage on the site.</p> <p>An Arboricultural Assessment and Tree Protection Plan has been prepared by Tree Survey Pty Ltd and is attached in Appendix L of the EIS. This document details that the proposed development has been designed in a way that presents the best possible outcome for the existing vegetation on the site.</p>	
2.5 Environmentally Sensitive Land			
	<p>1. Identification of potential adverse impacts of the proposed development on any of the following:</p> <p>a. an endemic native vegetation community,</p> <p>b. the existing habitat and potential habitat of any threatened species, populations or endangered ecological communities,</p> <p>c. a regionally significant species of plant, animal or habitat;</p> <p>d. a habitat corridor,</p> <p>e. a wetland, and</p> <p>f. the biodiversity values within a reserve, including a road reserve or a stock route.</p>	<p>A site assessment was undertaken by Narla Ecologists to assess the potential adverse impact of the proposed development on the ecological value of the land.</p> <p>During the site assessment Threatened Ecological communities were identified. The proposed development has been designed to minimise impacts to the identified Threatened Ecological Communities.</p>	Appendix M
	<p>2. If the proposed development is likely to significantly affect threatened species, populations or ecological communities,</p>	<p>The subject site has been identified as being biocertified land. In accordance with section 8.4 of the</p>	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	a Biodiversity Development Assessment Report per the requirements of the Biodiversity Conservation Act 2016 is required.	Biodiversity Conservation Act under Part 4 of the Environmental Planning and Assessment Act 1979, an assessment of the likely impact to biodiversity, on biodiversity certified land, is not required.	
	3. If the proposed development is unlikely to significantly affect threatened species, populations or ecological communities, documentation which provides justification for that conclusion is required for assessment.	Details of the potential impact to threatened species, populations or ecological communities can be found in the attached Ecological report prepared by Narla.	
	<p>4.A description of any proposed measures to avoid and / or ameliorate any such potential adverse impact is to be provided.</p> <p>Fauna habitat protection and enhancement must be undertaken on a like for like basis, taking into account seasonal active roosting and nesting.</p> <p>Any native vegetation to be removed must be offset on a 1:1 ratio, like for like basis.</p>	The Biocertification Report prepared by Narla Environmental presents a range of mitigation measures to ensure that the impact of the proposed development is as minimal as reasonably possible.	Section 6.8 and Appendix M
	<p>5.Development consent may not be granted to development on land shown on the Environmentally Sensitive Land Map affected by any of the categories identified in the legend, unless Council is satisfied that the development meets the objectives of this clause and ensures that:</p> <p>a. The development is designed, sited, constructed, managed and operated to avoid potential adverse environmental impact, or</p>	N/A the subject site is not mapped as being Environmentally Sensitive Land.	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>b. Where a potential adverse impact cannot be avoided and/or better conservation outcomes achieved, the development:</p> <p>i. Is designed and sited so as to have minimum adverse impact, and</p> <p>ii. Incorporates effective measures so as to have minimal adverse impact, and</p> <p>iii. Incorporates restoration of any existing disturbed or modified area on the site and where appropriate,</p> <p>iv. Creates corridor linkages (where possible), expands the size of strategic remnants in accordance with equivalent vegetation / habitat replacement.</p>		
2.7 Bushfire Risk Management			
	<p>1. Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent).</p>	<p>The site is depicted on Camden Council's Bushfire Prone Land Map (BPLM) as containing designated Category 1 and 2 Vegetation and their associated buffer zones. The site is therefore considered 'bushfire prone'. A Bushfire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions Pty Ltd which details the proposals compliance with the principles of <i>Planning for Bush Fire Protection</i> (PBP).</p>	<p>Appendix CC and Section 6.19</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	2. Asset protection zones must be contained wholly within the subdivision they are designed to protect. The asset protection zones are to be placed as a restriction as well as a positive covenant on the burdened allotments. No habitable buildings or storage structures are permitted within those zones.	All APZs within the subject site will be maintained in accordance with an Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'. The proposed school buildings were found to comply with the minimum required distance to the APZ and in most cases were found to exceed the minimum required APZ's.	Appendix CC and Section 6.19
	3. Asset protection zones, fire trails and perimeter roads are not permitted on land that is considered or zoned environmentally sensitive.	The subject site is not considered or zoned to be environmentally sensitive.	Appendix CC and Section 6.19
	4. For new subdivisions, compliance with Planning for Bush Fire Protection may require road design alterations (i.e. wider carriageways). In such an event the requirements of Planning for Bush Fire Protection override any road design requirements of this DCP (including Schedules) or Council's Engineering Specifications	The proposed access arrangements include a 4 metre wide access road (all weather surface, with capacity to carry a fully loaded fire-fighting vehicle) and passing bay, which will facilitate fire services access to the rear of the site for hazard reduction or fire suppression activities. This access road will exclusively be used for maintenance, buses (for sporting events) and emergency services – with no regular day-to-day use. The turning point at the end of this access road provides a logical firefighting platform for multiple appliances, with a water supply available (hydrant point), attending fire services have the ability to deploy lines to the north eastern portion of the site (<70m distance). In addition fires services will have comprehensive access available around the	Appendix CC and Section 6.19

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
		proposed buildings utilising the proposed internal roads, which will have hydrant points available at regular intervals.	
2.8 Flood Hazard Management			
	1. Development on flood prone land must comply with Council's Engineering Design Specifications and Flood Risk Management Policy.	<p>The site is located within the Upper South Creek catchment. WMA Water conducted a flood assessment for this catchment on behalf of Camden Council and summarised the assessment and modelling details in the report Upper South Creek Flood Study (2013), hereafter referred to as the WMA Water flood study.</p> <p>Further to the above, Camden Council provides flood extent maps and flood risk precinct maps as a part of the Upper South Creek Floodplain Risk Management Study and Plan (2019). In this study, land is categorised as high, medium, low or 1% AEP overland flow risk or nothing. The site is outside of any mainstream flood risk precinct. The south of Lot 11 is categorised as 1% AEP overland flow risk precinct, indicating that there is a risk of overland flow flooding occurring within the existing depression running along the southern boundary of the site. However the proposed development area of the site has been assessed as being flood free in the 1% AEP flood event.</p>	Appendix P
2.9 Contaminated and Potentially Contaminated Land Management			

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>1. An assessment is to be made by the applicant under SEPP No. 55 – Remediation of Land (or equivalent) as to whether the subject land is contaminated prior to the submission of a development application.</p>	<p>A combined Preliminary and Detailed Site Investigation report for the proposed development was prepared by Geotechnique Pty Ltd.</p> <p>Based on the test results for this investigation all laboratory test results satisfied the criteria for stating that the analytes selected are either not present or are present in the sampled soil at concentrations that do not pose a risk of harm to human health or the environment under the proposed development. There is one exception whereby elevated concentrations of zinc are present.</p>	<p>Appendix V and Section 6.14</p>
	<p>2. If contamination is present on the land, Council must consider whether the proposed land use is suitable or, if not suitable, can the land be made suitable following remediation pursuant to SEPP No. 55. Where land is proposed to be remediated, appropriate documentation is to be presented to Council supporting the works to be undertaken to achieve suitability.</p>	<p>With the implementation of the mitigation measures presented by Geotechnique in the combined Preliminary and Detailed site investigation report, it is considered that the proposed development is suitable for the subject site.</p>	<p>Appendix W and Section 6.14</p>
	<p>3. Where development is proposed on a site where the Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), a Site Contamination Investigation must be submitted with the DA. Depending on the outcome of the investigation, more detailed Environmental Site Investigations may also be required.</p>	<p>A combined Preliminary and Detailed Site Investigation report for the proposed development has been prepared and has been submitted alongside the application in Appendix V.</p>	<p>Appendix V and Section 6.14</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	4. All contamination investigations (Stage 1 or 2), remediation (Stage 3) and validation work (Stage 4) must be undertaken by a suitably qualified consultant and in accordance with the protocols of Council's Policy – Management of Contaminated Lands and the NSW EPA Contaminated Sites Guideline Booklets or NEPM (2013 Amended), where relevant.	The contamination investigations have been undertaken by Geotechnique Pty Ltd who are suitable qualified engineers. Investigations comprised of a review of the historical and geological information, site reconnaissance, sampling and testing and the preparation of an assessment report in accordance with the NSW Environment Protection Authority (EPA), "Consultants Reporting on Contaminated Land: Contaminated Land Guidelines" (NSW EPA 2020).	Appendix V, Appendix W and Section 6.14
	5. Development applications for land subdivision and sensitive land uses must be accompanied by a contamination investigation report as required by Council's Policy - Management of Contaminated Lands. If a preliminary (Stage 1) contamination investigation identifies contamination, then a detailed (Stage 2) investigation will also be required. Where the detailed investigation triggers a requirement for remediation then a Remediation Action Plan (Stage 3) must also be submitted with the development application. All required remediation works will require development consent before works can commence.	A Preliminary and Detailed Contamination Investigation has been undertaken for the proposed development in accordance with Council Policy.	Appendix V, Appendix W and Section 6.14
2.12 Acoustic Amenity			
Acoustic Amenity General	1. Acoustic reports (where required), must be prepared by a suitably qualified consultant. As a minimum an acoustic report must: identify receivers; determine background noise	An Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd and it attached	Appendix N, Appendix FF

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	levels (where required); establish noise criteria; provide predicted noise levels (including relevant assumptions); assess potential impacts; and consider reasonable and feasible mitigation measures.	<p>in Appendix N. of this report. Day Design are suitably qualified acoustical engineers.</p> <p>The acoustic report includes details regarding the:</p> <ul style="list-style-type: none"> ▪ Inspection of the site and environs. ▪ Measurement of background noise levels at critical locations and times. ▪ Establishment of acceptable noise level criterion. ▪ Quantification of noise emissions from the demolition, excavation and construction works. ▪ Calculation of the level of noise emission, taking into account distance attenuation. ▪ Preparation of a site plan identifying the development and nearby noise sensitive locations. ▪ Provision of recommendations for noise control, and, ▪ Preparation of a Construction Noise and Vibration Management Plan. 	and Section 6.9
	2. Bedrooms, main living areas and principal private open spaces must be located away from noise sources (Refer to Figure 2-1).	N/A	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	3. Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.	The proposed noise attenuation measure will not adversely impact upon passive surveillance, active street frontage or energy efficiency.	Appendix N, Appendix FF and Section 6.9
	4. Residential plant and equipment must not generate a noise levels greater than 5dBA above background noise level as measured at the boundary of a noise sensitive property during the hours of 7.00am to 10.00pm. Noise from plant and equipment must not be audible in habitable rooms of adjoining noise sensitive properties during the hours of 10.00pm to 7.00am.	<p>The proposed development is for an educational establishment.</p> <p>No noise making works are to occur during the hours of 10pm to 7 am.</p>	Appendix N, Appendix FF and Section 6.9
	5. Physical noise barriers such as noise walls or solid fencing (other than earth mounds) are not generally supported along sub-arterial, transit boulevards or collector roads. Measures to attenuate noise through subdivision layout, building setbacks, building orientation, building design and materials selection should be implemented to achieve compliant noise levels.	<p>Day Design recommend that noise can be effectively managed through engineering and practical control measures such as:</p> <ul style="list-style-type: none"> ▪ Increasing distance between mechanical plant and sensitive receivers. ▪ The construction of acoustical enclosers around items of mobile plant that may be used for extended periods of time, such as generators. ▪ Choosing low noise options where practical and possible and reducing cumulative noise impacts through the simultaneous use of mechanical plant. ▪ Noise levels may also be reduced through the implementation of Noise Management Controls 	Appendix N, Appendix FF and Section 6.9

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
		such as including periods of respite, appropriate work practices, fostering positive community relations and the appropriate management of noise complaints.	
	<p>6. The use of physical noise barriers (i.e. noise walls or solid fencing) may be supported on arterial roads where it can be demonstrated that the following mitigation measures, in the listed order, are not able to adequately attenuate the noise source:</p> <p>a. Locating less sensitive land uses between the noise source and the sensitive receivers;</p> <p>b. Using the built form to act as noise barriers;</p> <p>c. Optimising the subdivision layout to maximise shielding of principle private open space;</p> <p>d. Incorporating noise mitigating building façade treatments and locating bedrooms, main living areas and principle private open space areas away from the noise source;</p>	N/A	Appendix N, Appendix FF and Section 6.9
	7. Where noise barriers are required, they must be of a neutral recessive colour and design which blends in with the natural environment. In addition, barriers are to be screened from the road by a landscape strip of at least 1m.	Noted.	Appendix N, Appendix FF and Section 6.9
Road and Rail Noise	1. Development applications for residential development and other noise sensitive uses such as places of public worship, hospitals, child care centres and educational establishments	The proposed development is accessed via Catherine Fields Road which is a local road.	Appendix N, Appendix FF

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>must be accompanied by an acoustic report where the development is:</p> <p>adjacent to existing (or proposed) railway line, arterial, sub-arterial roads, transit boulevards; or</p> <p>adjacent to a collector road that is within a 100m radius of the centre of the intersection the above roads (Refer to Figure 2-2).</p>		<p>and Section 6.9</p>
	<p>Residential dwellings adjacent to an existing (or proposed) railway line, arterial road, sub-arterial road or transit boulevards, or collector roads that are within 100m of the centre of the intersection of those roads, are to be designed to minimise the impact of noise.</p> <p>Non-residential buildings such as educational institutions, child care centres, places of worship, and hospitals are also required to be designed to minimise the impact of noise.</p> <p>Both 'residential dwellings' and 'non-residential buildings' must comply with the internal noise criteria in 'Table 3.1' from the 'Department of Planning: Interim Guideline – Development Near Rail Corridors and Busy Roads'.</p> <p>Ventilation Requirements: If internal noise levels with windows or doors open exceed the criteria by more than 10dBA, the design of the ventilation for these rooms should be such that the occupants can leave windows closed whilst also meeting the ventilation requirements of the Building Code of Australia.</p>	<p>N/A the proposed development is accessed via Catherine Fields Road which is a local road.</p>	<p>Appendix N, Appendix FF and Section 6.9</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
New and Upgraded Roads/ Railway Lines and Traffic generating development near residential and other sensitive land uses	1. Where new and upgraded roads or traffic generating developments are proposed near residential and other noise sensitive land uses, acoustic assessments are to be undertaken in accordance with the NSW EPA Road Noise Policy.	An assessment against NSW EPA's <i>Road Noise Policy</i> has been undertaken by Day Design and is included in the Environmental Noise Impact Assessment.	Appendix N, Appendix FF and Section 6.9
Noise from Child Care Centres and Educational Establishments			
	1. Development applications for child care centres and educational establishments must be accompanied by an acoustic report.	The proposed development is for a new educational establishment that includes an Early Learning Centre. As such an Environmental Noise Impact Assessment has been prepared by Day Design Pty Ltd.	Appendix N, Appendix FF and Section 6.9
	2. Child care centres and educational establishments are to be designed to not exceed the following noise levels: LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).	An assessment of the LAeq noise level was undertaken by Day Design and is depicted in the Environmental Noise Impact Assessment.	Appendix N, Appendix FF and Section 6.9

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>LAeq (15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.</p>		
2.13 Air Quality and Odour			
	<p>1. Development that is likely to be impacted upon by atmospheric pollutants and/or odours from existing land uses, may require the undertaking of an odour impact assessment or similar assessment dependent on the type of pollutant being assessed.</p>	N/A to the proposed development.	
	<p>2. Development that is likely to be impacted upon by atmospheric pollutants and/or odours from existing land uses, may require the undertaking of an odour impact assessment or similar assessment dependent on the type of pollutant being assessed. For odour impact, assessment will be undertaken in accordance with the NSW EPA Technical Framework "Assessment and Management of Odour from Stationary Sources in NSW". For other pollutants, assessment may be required to determine if pollutants comply with the Protection of the Environment Operations Act 1997 and supporting Regulations. The assessment may need to be undertaken at rezoning stage for rezoning and subdivision proposals, or at development application stage for other proposed land uses where relevant.</p>	N/A to the proposed development.	

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
2.14 Waste Management			
	A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. The WMP is to be prepared in accordance with Council's Waste Management Guidelines.	A Waste Management Plan (WMP) has been prepared by Waste Audit & Consultancy Service and is attached at Appendix X. The WMP provides guidance on the sustainable management of general waste and recyclable materials that will be generated during the development's construction and operational phases.	Appendix X and Section 6.15
2.16 Environmental Heritage			
2.16.1 Aboriginal culture and heritage	Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).	An Aboriginal and Historical Heritage Assessment Report has been prepared by Tocomwall Pty Ltd to accompany this EIS in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010).	Appendix Y and Section 6.16
2.18 Traffic Management and Off-Street Parking			
2.18.2 Off Street Car Parking rates/ requirements	<p>Educational Establishments:</p> <p>Schools:</p> <ul style="list-style-type: none"> 1 car parking space per full time equivalent staff member, plus 1 car parking space per 100 students, plus 1 car parking space per 5 students in Year 12 where appropriate. 	<p>The school proposes a total of 138 on-site car parking spaces which accommodates 86 spaces for staff members, 15 spaces for ELC, and 37 spaces for students thus fulfilling the DCP requirement for car parking provision for child care centres and educational establishments.</p> <p>Camden Council's DCP requires accessible parking to be provided in accordance with the Building Code of Australia. As such, schools are categorised as</p>	Appendix L and Section 6.7

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<ul style="list-style-type: none"> ▪ On street car parking cannot be considered as a parking. ▪ Adequate space is also required for delivery vehicles, a drop off / pick up area and buses as appropriate. <p>Child Care Centre:</p> <ul style="list-style-type: none"> ▪ 1 car parking space per 4 children. ▪ 1 of the car parking spaces must be designed for people with a disability service vehicle provisions ▪ Other Uses – At Council's discretion 	<p>building classification 9b, thereby requiring 1 accessible space per 100 parking spaces. Application of this rate to the requirement of 37 spaces for K-12 students, 15 spaces for early learning and 86 spaces for staff results in a requirement of 3 spaces. The school proposes a total of 5 accessible spaces more than Council's DCP requirements.</p>	
Traffic Impact Assessment	<p>A Car Parking / Traffic Impact Assessment Study must be prepared by a suitably qualified and experienced traffic engineering consultant. The Car Parking / Traffic Impact Study must be submitted in support of the following Development Applications:</p> <p>a. All Development Applications required to be referred to the Department of Transport (or equivalent) under Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007; and</p> <p>b. Other Development Applications where, in the opinion of Council, the development may cause a potential significant adverse traffic impact upon the surrounding road network.</p>	<p>A Transport and Accessibility Impact Assessment (TAIA) and a Preliminary Construction Management Plan for the proposed development has been prepared by suitably qualified engineers from Ason Group.</p> <p>The proposed development is defined as Traffic Generating Development under Part 3 Clause 3.58(1) of the State Environmental Planning Policy (Transport and Infrastructure) 2021, as the proposed development is for the purpose of a new school that will accommodate more than 1,580 students.</p> <p>The application is therefore required to be referred to TfNSW within 7 days after the application is made.</p>	<p>Appendix L and Section 6.7</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>The Car Parking / Traffic Impact Assessment Study must address (but is not necessarily limited to) the following matters / aspects:</p> <ul style="list-style-type: none"> a. Assessment of the proposed location and number of car parking spaces within the proposed development, including a breakdown of car parking numbers; b. Full details of the proposed location of any loading dock / servicing areas and waste storage and collection areas; c. Assessment of the performance of the existing road network / traffic environment, including the existing level of service of key intersections in the locality; d. Assessment of the anticipated traffic generation from the development; e. Cumulative impact assessment upon traffic flow movements and traffic safety in the locality, taking into account the traffic generation rates of the development; f. Assessment of the predicted performance of the surrounding road network and predicted level of service for each key intersection in the locality; g. Whether road upgrading and/or traffic improvement works are necessary in the locality as a result of the proposed development; h. Whether public transport (i.e. either on-site and / or in the immediate locality) is necessary to satisfactory cater for 	<p>The TAIA outlines the proposed location and number of car parking spaces within the proposed development. A breakdown of the car parking numbers is included in Table 15 of the EIS.</p> <p>All major deliveries and waste collection will occur in the designated loading area north of the hall through the student car park.</p> <p>An assessment of the performance of the existing road network and an anticipation of the traffic generation from the development has been undertaken by Ason Group.</p>	<p>Appendix L and Section 6.7</p>

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>public transport demands in relation to the proposed development;</p> <p>i. Whether the proposed ingress/egress access arrangements of the development are satisfactory taking into account the proposed car parking and loading / servicing facilities within the development and the location of the proposed access points within the surrounding road network and proximity to key intersections in the locality;</p> <p>j. Whether sight line distance and other safety issues are satisfactory;</p> <p>k. Whether the construction of new pedestrian facilities or the upgrading of pedestrian areas / footpaths is required as a result of the proposed development; and</p> <p>l. Other relevant matters based on the locality or the nature of the proposed development.</p>		
2.18.3 Car Parking Design Criteria			
Parking for Visitors	Visitor parking spaces should be clearly marked and conveniently located to encourage their use by their intended users. Spaces should be freely accessible, preferably in front of the building.		Appendix L and Section 6.7
Coaches and Car/Taxi Set-down	Taxi, private vehicle and coach drop-off/set-down areas should be provided for larger developments in a convenient off-street location close to pedestrian entrances, with	To promote the efficient and safe movement of students to and from the school a kiss and ride is proposed. The school can accommodate future demand of the kiss-and-ride area within the 30	Appendix L and Section 6.7

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	<p>consideration given to the design of the front of the building, safely and interruption to traffic.</p> <p>The use of on-street space for set-down areas may be possible if off-street provision is impractical or detrimental to pedestrian amenity. However, this would be subject to negotiation with Council.</p>	<p>dedicated bay provided that additional bays are utilised for entering/exiting vehicles and that the service time steadily improves over time. It is expected that the service time will improve as the students, staff, and parents become more familiar with the operation of the kiss-and-ride area. Similarly, the number of managed bays will increase as staff become more familiar with the responsibilities necessary to manage the kiss-and-ride bays.</p> <p>The inclusion of the dedicated bays will accommodate the majority of students travelling to school via private vehicle. The kiss and ride functionality will be supported through the provision of car parking and ancillary bus services.</p>	
Public Transport	Access to public transport services from developments should be maximised.	<p>There are opportunities to capitalise on public transport use to reduce the dependency of private vehicle travel. There is an opportunity for ancillary serviceability (via shuttle or a similar chartered service) from Leppington Station, which is located 5km north-east or to Minto Station, approximately 8km to the south-east to Minarah College. This option would reduce dependency on private vehicle travel and decrease traffic congestion. Having regard for the above, it is demonstrated that part of Catherine Fields Road is adequately dimensioned to provide bus serviceability. As part of the school development,</p>	Appendix L and Section 6.7

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
		<p>potential school bus routes will be explored to further service the future student population.</p> <p>Currently there are no provisions or anticipated future provisions for footpaths or cycling paths along the Catherine Fields Road frontage in either direction. This has been determined in consultation with both TfNSW and Camden Council and outlined above. However, as the Catherine Fields North Precinct expands to accommodate new residential development, it is expected that the current footpath network will grow to provide adequate connectivity through the locality.</p>	
Garbage Vehicles	Garbage storage and collection areas should be conveniently located and designed so as not to cause unacceptable on-street conflicts. Information should be gained from Council regarding specific garbage collection requirements for the site. Refer to Council's Waste Management Guideline.	All major deliveries and waste collection will occur in the designated loading area north of the hall through the northern carpark. The loading area has been designed in accordance with AS 2890.2:2018 and can accommodate up to one 12.5m heavy rigid vehicle (HRV). The truck will enter and exit the school in a forward direction via a 3-point turn.	Appendix L and Section 6.7
Landscaping and Aesthetics	<p>General Appearance and Design Considerations</p> <p>1. The design of parking areas should take into account the likely visual impact of these areas in the context of the surrounding development and streetscape. Landscaping is the most effective means of "softening" the appearance of large paved surfaces and multiple rows of vehicles, as well as providing shade for users and assisting with surface</p>	The proposed parking areas have been thoughtfully designed with consideration of the visual impact of the space to surrounding development. Native trees and shrub planting will screen and filter views of the school from the surrounding properties. The northern and southern boundary areas will include additional planning to provide shade and incorporate the requirements of the Asset Protection Zone. A	Appendix L and Section 6.7

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	water run-off. A landscape plan is required to be prepared by a suitably qualified person and submitted with the development application, showing the proposed layout of each design.	Landscape plan has been prepared by Taylor and Brammer and is attached in Appendix K of the EIS.	
Planting Principles	<p>1.The planting of trees and shrubs can improve the appearance of car parks considerably and enhance user amenity through sun control. Species should be selected and located to avoid maintenance problems such as interference with overhead wires, underground conduits, damage to paved areas by root systems, and leaf and branch litter.</p> <p>2. Trees to avoid for parking areas are those with large surface roots, excessive girth, brittle limbs, fruits which drop and trees which attract large numbers of birds. In most cases landscaping can be integrated into parking layouts without the need for additional area or loss of spaces.</p> <p>3. Car parks that are highly visible from the public domain must comply with the following requirements:</p> <ul style="list-style-type: none"> ▪ provide a 2.5m wide landscape bay between every 6-8 car parking spaces, ▪ provide a minimum 1m landscaping strip at the end of parking aisles, and ▪ be landscaped generally in accordance with the Figure 2-12. 	<p>Landscaping has been addressed in Section 6.5 of the EIS. Given the proposed tree removal, extensive landscaping and replacement planting is proposed. As explored in the proposed development site, the landscape plan embraces the incorporation of Islamic cultural experience and Australian Indigenous cultural forms as an integrated design aesthetic.</p> <p>The trees chosen for landscaping around the parking areas have been chosen for their suitability for the site and to encourage native planting.</p> <p>The car parking areas are not highly visible from public domain areas.</p> <p>The proposed car parking areas have been designed to provide an appropriate setback between the northern and southern boundaries of the site.</p>	Appendix L and Section 6.5 & 6.7

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
	4. A minimum 1 metre landscaping strip is to be providing along the boundary (the 1 metre landscaping strip can be included in any front or secondary landscaping requirement e.g. Smeaton Grange).		
Landscaping Provision	<p>1. Landscaped areas for car parks must be provided in the form of tree planting, garden beds, mounding, shrubberies, lawns and the like.</p> <p>2. In multi-storey parking facilities, the use of planter boxes on the external face of the parking structure is encouraged. Likewise, exposed retaining walls may be planted with suitable trailing or climbing species.</p> <p>3. Planting is also encouraged between parking spaces to maximise shaded areas and to further enhance the appearance of the car park. Trees should, where possible, be planted every four car parking spaces. To ensure greater sight distances, tree species should have thin trunks with high canopies and garden beds should include low shrubs.</p>	<p>Landscaping has been provided around the car parking areas as a part of the proposed development.</p> <p>No multi-storey parking facilities are proposed for the development.</p> <p>Planting has been provided between parking spaces where possible to provide additional shade and screening between neighbouring properties.</p>	Appendix H
2.19 Landscape Design			
	1. A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land. In general, all development applications other than single dwelling house or minor alterations to an existing building will require the lodgement of a landscape plan.	A Landscape Plan has been prepared by Taylor and Brammer.	Appendix H and Section 6.5