



planning consultants

24 May 2018
Our Ref: 20050A.3GB_SEARs Request

Ms Carolyn McNally
Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms McNally

**RE: Request for Secretary's Environmental Assessment Requirements
Canterbury South Public School – State Significant Development
10-20 High Street, Canterbury**

1.0 Introduction and Background

DFP Planning has been engaged by NBRS Architecture on behalf of the NSW Department of Education (DoE) to assist in the planning and design of a proposed major redevelopment of Canterbury South Public School.

The proposed redevelopment of the school will exceed \$20 million (**Attachment 1**) and therefore meets the criteria for State Significant Development (SSD) for an educational establishment pursuant to Clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) (refer to **Section 4.2** of this letter). Accordingly, this letter constitutes a written application to obtain the Secretary's Environmental Assessment Requirements (SEARs) as required under Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

The site is located at High Street, Canterbury and is the site of the existing Canterbury South Public School. The proposed redevelopment of the school is designed to meet the education needs for the future population of the local area.

Matters relating to the proposed development, permissibility, strategic planning context, associated impacts and justifications are discussed in detail below.

2.0 Site Description

Canterbury South Public School (CSPS) is located in Canterbury, in the Canterbury Bankstown Local Government Area. The school is located 950m south west of the Canterbury Railway Station and town centre and approximately 400m south of the Cooks River.

A site location plan is included at **Figure 1**. The location plan shows the site in relation to the surrounding local area and surrounding road and rail network. The school is located in a residential area and is bounded by High Street to the west, France Street to the north and Napier Street to the south. To the east is an open space area known as Pat O'Connor Reserve. Part of Pat O'Connor Reserve is on land owned by the Minister for Education and is used as a play space by the school.

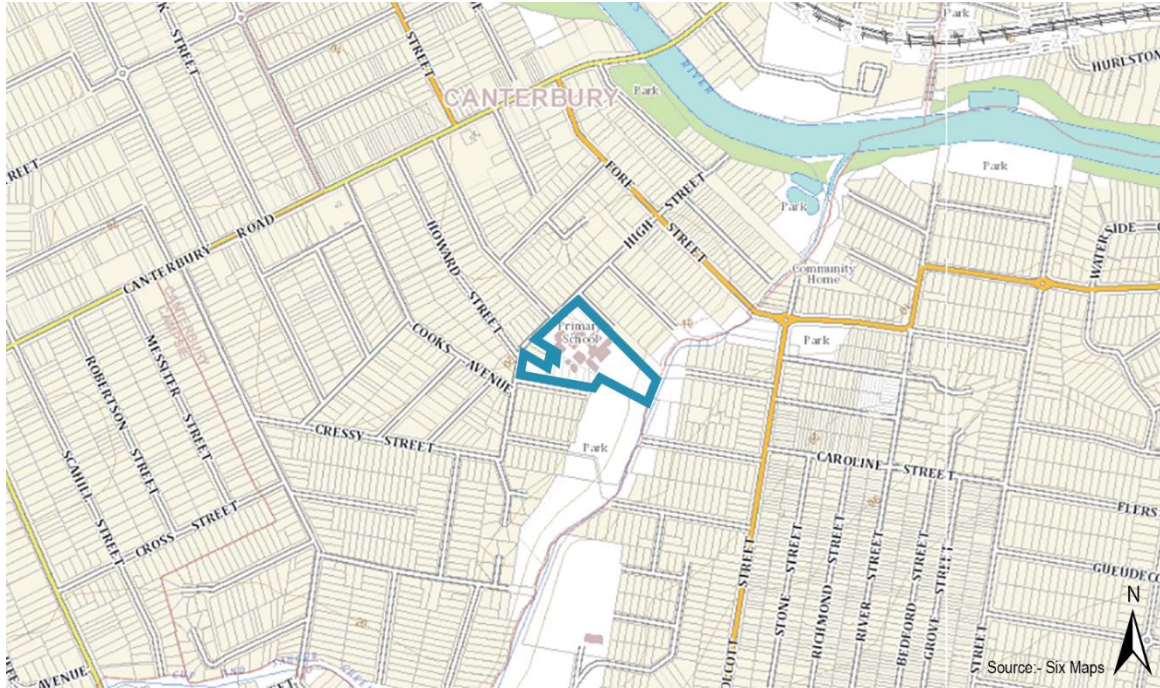


Figure 1: Site Locality Plan

An aerial photograph of the site is included at **Figure 2**.



Figure 2: Aerial photograph of the site

The site comprises ten lots legally described as follows:

- Lot 1 DP 194469
- Lot 2 194469
- Lot 1 DP 123147
- Lot A DP 312359
- Lot B DP 312359
- Lot 4 DP 8350
- Lot 5 DP 8350
- Lot 6 DP 8350
- Lot 7 DP 8350
- Lot 8 DP 8350

The site is 1.85 hectares in area. The site is not identified as containing an item of environmental heritage nor does it comprise critical habitat and it is not bushfire prone land.

There are currently 287 students enrolled at the school and 26 staff. Classes begin at 9.15am and finish at 3.15pm. The Canterbury South Out of School Hours Centre is open for After School Care from 3.15pm to 6.00pm. Before school care is not currently available

The existing school has 11 buildings (including 1 demountable) and the facilities comprise:

- 12 classrooms;
- School hall;
- Canteen;
- Library;
- Offices and staff administration;
- 2 x Covered Outdoor Learning Areas (COLA);
- Sports court; and
- Play areas including raised decking and mature trees located in the northern corners of the site.

The majority of the school buildings were constructed during the mid-1970s, with the one newer classroom and COLA built approximately 8 years ago. Building J (administration building) was constructed in the 1930s and renovated in the 1970s. No buildings are heritage listed.

A staff car parking area is provided off France Street. School deliveries and waste collection also occur via France Street.

The school has a shared play space with the adjacent Pat O'Connor Reserve. Part of the reserve is on land owned by the Minister for Education (refer to **Section 4** for land use zoning details) and is used by the children during school times including for play during recess and lunchtime.

Photographs of the site are shown at **Figures 3 – 9** below.



Figure 3 Building F, CSPS



Figure 4: Existing classrooms



Figure 5: Existing COLA and classrooms



Figure 6: Decking area surrounding mature trees (High Street frontage)



Figure 7: Existing Sports Court



Figure 8: Play area (RE1 zoned land)



Figure 9: Staff Car parking area

2.1 Topography and Vegetation

The site has a sloping topography and generally falls from the north to the south/ south east, with a steeper slope to the east at the Pat O'Connor Reserve. The overall fall within the fenced school area (excluding Pat O'Connor Reserve) is approximately 4.5 metres. There are level changes through the site with several ramps providing equitable access to buildings and outdoor areas. Level areas are found within the school around sports courts, COLAs and open play areas.

The site has numerous trees, particularly along the street frontages. A Tree Risk Assessment Report prepared in April 2017 identified 64 trees comprising a mix of native and exotic species. Native tree plantings include Eucalyptus, Acacia, Syzygium, Lophostemon, Syncarpia, Elaeocarpus, Brachychiton, Melaleuca, Ficus and Corymbia species. Exotic tree plantings includes Jacaranda, Olea, Cupressus, Bauhinia, Lagerstroemia, Chamaecyparis, Liquidambar and Camphor Laurel.

2.2 Existing Road Network

The site has three street frontages being High Street, France Street and Napier Street. Canton Street provides a north-west / south- east connection between High Street and Canterbury Road.

High Street

High Street is a local residential street generally running in a north-east / south-west alignment that provides access to the school. High Street runs along the north-western frontage of CSPS and is the main access route to and from the school for pedestrians. There is no vehicular access into the site from High Street. No Stopping restrictions have been implemented along the full length of the High Street frontage of the school.

The High Street road reserve is 10m wide providing only a 6m-wide pavement between kerbs and a 2m wide footpath on each side. The road width allows two-way traffic movements with street parking on one side.

Traffic controls along the length of the school frontage consist of a marked pedestrian crossing on the southern side of Canton Street. Two flat top humps are located on either side of the crossing. These two humps provide a traffic calming effect to reduce traffic speeds in High Street. A school zone operates from 8.00am to 9.30am and 2.30pm to 4.00pm during which time the speed limit is reduced from 50km/h to 40km/h.

France Street

France Street is a local residential street that runs along the north-eastern frontage of the school. France Street is a no through road, approximately 80m long with a turning circle at the eastern end of the street. Along the school frontage 90-degree angle parking is provided for 12 vehicles. No Stopping restrictions have been implemented on the northern side of the street (opposite the school) which operates from 8.00am to 9.30am and 2.30pm to 4.00pm School Days.

Vehicular access into the school is off France Street which provides access to the main staff carpark consisting of 14 spaces as well as access for deliveries and waste collection.

Napier Street

Napier Street is a local residential street that runs along the south-western boundary of the school. Napier Street is a no through road terminating at Pat O'Connor Reserve. The Napier Street road reserve is 20m wide providing a 12m wide pavement between kerbs which allows two-way traffic movements and parking both sides. There is unrestricted parking along both sides of Napier Street.

There is a driveway crossing located 90m along Napier Street from High Street, however, this access is primarily used as pedestrian access but could also provide access for emergency vehicles.

2.3 Surrounding Development

The surrounding land uses are predominantly residential uses. To the north east (France Street) is medium density residential development consisting of apartment buildings and town houses. The north west to south west areas are low density residential uses that comprise one and two storey residential dwellings. The school adjoins two residential properties being 22 and 24 High Street.

To the east of the site is the Pat O'Connor Reserve; a local park. Cup and Saucer Creek runs in a north-south direction through Pat O'Connor reserve and drains to Cooks River.



Figure 10: View along High Street



Figure 11: View south-east along France Street



Figure 12: View east along Napier Street



Figure 13: Pat O'Connor Reserve



Figure 14: Cup and Saucer Creek

3.0 Proposed Development

A summary of the proposed development is provided below and is supported by conceptual Architectural Plans prepared by NBRS Architecture (**Attachment 1**). The proposed development is a major redevelopment of the existing school to provide new classrooms and core facilities to meet future demand. The upgraded school will have a total of 30 classrooms, a net increase of 18 classrooms and a total student capacity of 690 students (an increase of 403 students).

The school upgrade is seeking to meet future projected enrolment growth to 2031 and improve the school assets and facilities to provide a contemporary learning environment.

The following works will be undertaken:

- Provision of 4 demountable classrooms for the duration of construction;
- Demolition of all existing buildings and structures on the site;
- Removal of the existing demountable (portable) classrooms;
- Retention of the fig trees and decking area and retention of the majority of trees on site;
- Construction of a new part 2-part 3 storey buildings comprising 30 classrooms/learning areas;
- Construction of a new two storey library and administration building;
- Construction of a new single storey canteen and amenities building;
- Construction of a new covered outdoor learning area (COLA); and

- Construction of a new school hall.

The concept plan included at **Attachment 2** and at **Figure 15** below shows the proposed new classroom building being located on the Napier Street frontage of the site between the existing sports court and Pat O'Connor Reserve. The classroom building will be setback 5m from the property boundary. The proposed new library, administration, canteen and amenities buildings and school hall are located adjacent to the existing staff car parking area fronting France Street.

The proposed positioning of the buildings allows for a centralised play space/town square area to be created and the existing sports court to be retained.

The current project timeframe is to commence construction work in mid-2019 with construction to be completed by mid-2021. It is proposed that the school will stay operational during construction.



Figure 15: Concept Plan

4.0 Statutory Planning Framework

The following legislation, environmental planning instruments and development controls plans are relevant to the proposed educational establishment development, which are addressed in detail below:

- *Environmental Planning and Assessment Act 1979;*
- *State Environmental Planning Policy (Education and Child Care Facilities) 2017;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy (State and Regional Development) 2011;*

- *State Environmental Planning Policy No. 55 - Remediation of Land;*
- *State Environmental Planning Policy No. 64 - Advertising and Signage;*
- *Canterbury Local Environmental Plan 2012; and*
- *Canterbury Development Control Plan 2012.*

4.1 Environmental Planning and Assessment Act 1979

The assessment framework for SSD is established under Part 4 Division 4.7 of the EP&A Act with Section 4.12(8) requiring a Development Application (DA) for SSD to be accompanied by an Environmental Impact Statement (EIS). Matters relevant to the preparation of an EIS (including the application for SEARs) are set out under Schedule 2 of the Regulation.

Section 4.5 of the EP&A Act identifies that the Minister is the consent authority for SSD.

4.2 State Environmental Planning Policy (State and Regional Development) 2011

Clause 15(2) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development for the purpose of alterations or additions to an existing educational establishment that has a capital investment value of more than \$20 million as SSD.

Based on project budgeting, the proposed development will have a capital investment value in excess of \$20 million and accordingly, the proposed development is classified as SSD.

4.3 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) was published on 1 September 2017 and contains provisions relevant to educational establishments.

The site is zoned part R3 Medium Density Residential, part R4 High Density Residential and part RE1 Public Recreation under Canterbury Local Environmental Plan 2012 (CLEP), within which educational establishments are a prohibited use. However, the R3 and R4 zones are prescribed zones under Clause 33 of the Education SEPP. Clause 35 of the Education SEPP also permits development for the purpose of an educational establishment within the R3 and R4 zones. Therefore, the proposed works are permissible with consent under the Education SEPP.

The RE1 zone is not a prescribed zone however Clause 35(3) of the Education SEPP provides that *Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing school.* It is therefore considered that the use of the open space land by the school is permissible as the RE1 zone is on land owned by the Minister for Education and is regularly used as play space associated with the existing school.

The provisions of the Education SEPP will be considered as part of the EIS for the proposed development. The key provisions of the Education SEPP (in addition to the above) are:

- Clause 35(6) which requires the preparation of a Design Statement.
- Clause 42 which overrides the need to prepare a Clause 4.6 Variation to a Development Standard request for State Significant Development for educational establishments which do not comply with an LEP development standard.
- Clause 57 of the Education SEPP which requires traffic generating development (being an enlargement or extension of existing premises that can accommodate 50 or more

additional students) to be referred to NSW Road and Maritime Services (RMS) for comment as part of the assessment process.

4.4 State Environmental Planning Policy No. 55 - Remediation of Land

The provisions of *State Environmental Planning Policy No. 55 - Remediation of Land* (SEPP 55) apply to the site and are a relevant matter for consideration as part of the assessment of the proposed development. The provisions of SEPP 55 will be considered as part of the EIS accompanying the DA and a contamination assessment will be lodged with the EIS.

The site has been used as a school within a low-density residential setting since the 1930s. A Preliminary Site Investigation (PSI) has been undertaken including a desktop site history assessment and soil sampling from a total of ten geotechnical boreholes has been undertaken. The historical assessment identified various potential sources of contamination/Areas of Environmental Concern, including fill, use of pesticides, and hazardous building materials. A detailed site investigation report will be prepared and submitted with the EIS. A hazardous material assessment will also be submitted with the EIS.

4.5 State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64) sets out provisions relating to the assessment of development which comprises signage, including business identification signs. It is likely that some signage will be included in the proposed development to display the school name although the location, size and content of any such signage has not yet been determined. Details will be provided with the EIS and the relevant provisions of SEPP 64 will also be addressed in the EIS.

4.6 Canterbury Local Environmental Plan 2012

As noted above, the site is zoned part R3 Medium Density Residential, part R4 High Density Residential and part RE1 Public Recreation under CLEP. An extract of the CLEP zoning map is included at **Figure 16** and details of the zoning of each lot is provided in **Table 1**.

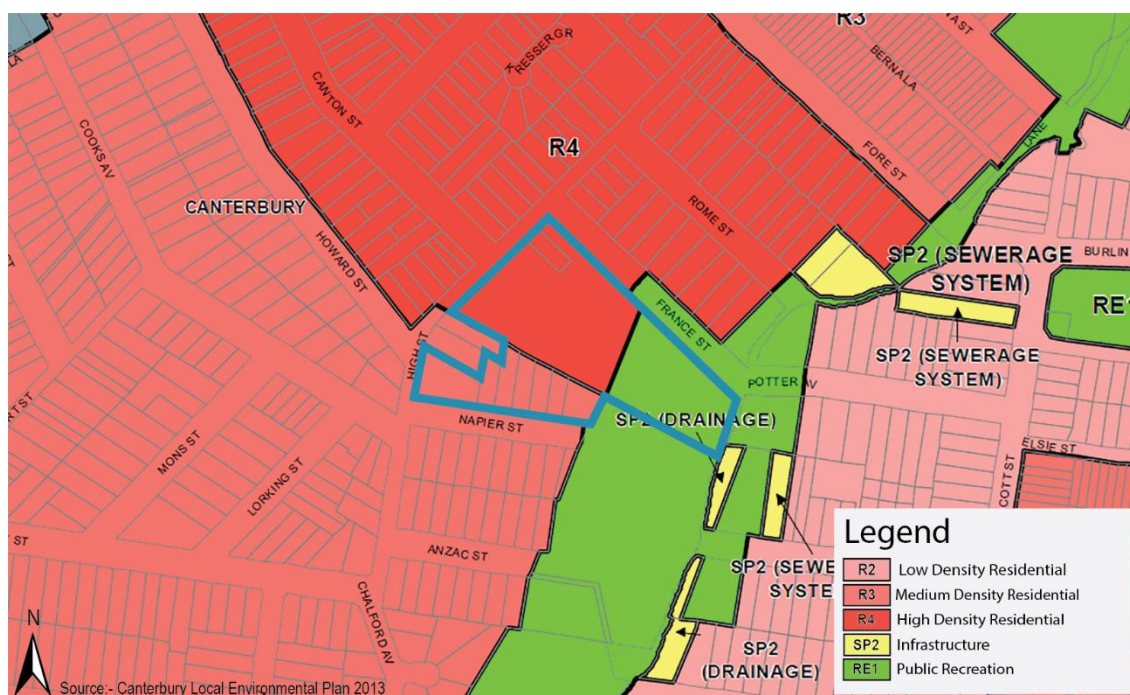


Figure 16: Zoning Map extract from CLEP



Table 1 Lot description and zoning

Lot and DP	Land Use zoning
Lot 1 DP 194469	Part R4 High Density Residential and Part RE1 Public Recreation
Lot 2 194469	R4 High Density Residential
Lot 1 DP 123147	Part R4 High Density Residential and Part RE1 Public Recreation
Lot A DP 312359	R3 Medium Density Residential
Lot B DP 312359	R3 Medium Density Residential
Lot 4 DP 8350	R3 Medium Density Residential
Lot 5 DP 8350	R3 Medium Density Residential
Lot 6 DP 8350	R3 Medium Density Residential
Lot 7 DP 8350	R3 Medium Density Residential
Lot 8 DP 8350	R3 Medium Density Residential

A summary of the key development standards is included in **Table 2**.

Table 2: Summary of Key Development Standards in CLEP

Control	R3 Medium Density Residential	R4 High Density Residential	RE1 Public Recreation
Height	8.5m	8.5m	N/A
Floor Space Ratio	0.5:1	0.75:1	N/A

That part of the site zoned RE1 Public Recreation is identified for land acquisition by Canterbury-Bankstown Council under Clause 5.1A of CLEP (refer to **Figure 17**). Canterbury Development Contribution Plan 2013 also identifies the rear of 10-20 High Street for acquisition. The Development Contributions Plan does not specify a timeframe for acquisition and this is likely to be determined by the availability of funds and Council’s priorities. If the land is to be acquired Lot 1 DP 194469 and Lot 1 DP 123147 will need to be subdivided to create a separate lot for the RE1 zoned land.

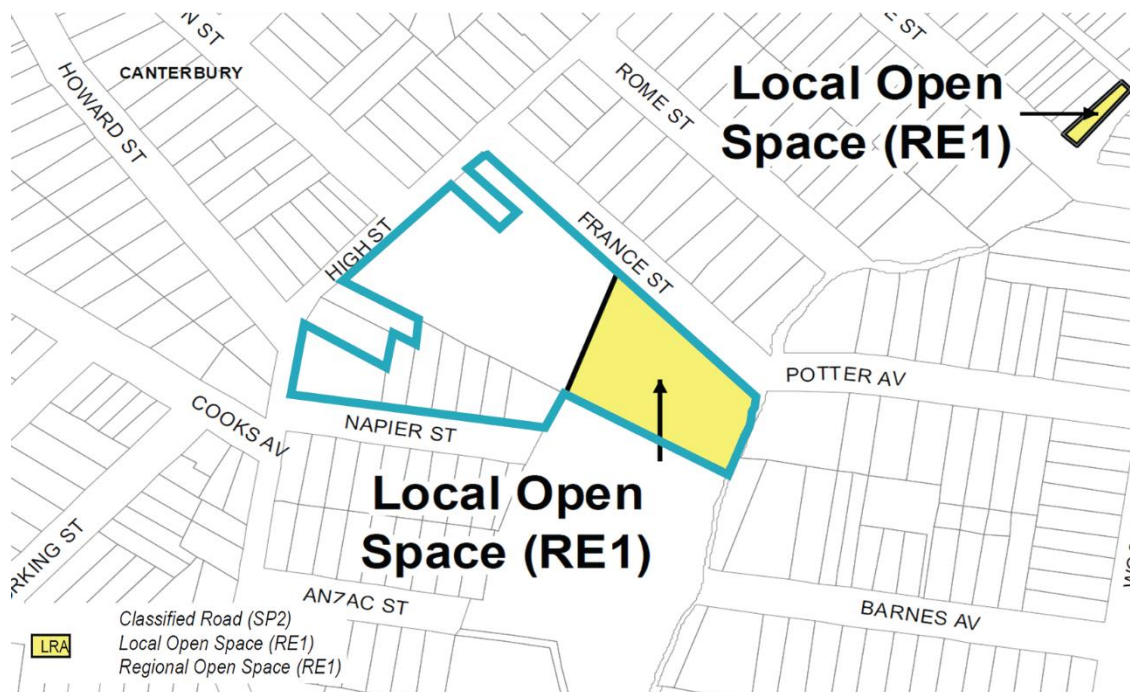


Figure 17: Extract from Land Reservation Acquisition Map

4.7 Canterbury Development Control Plan 2012

The proposed development will have regard to the relevant requirements of Canterbury Development Control Plan (CDCP) which will apply to the site and the proposed development, however it is noted that the DCPs do not apply to SSD, as per Clause 11 of the SEPP SRD.

CDCP does not contain specific built form controls for education uses (except for car parking rates). CDCP includes general controls for stormwater, transport, landscaping, tree preservation, flood management etc) which will be considered.

5.0 Strategic Plans and Policies

The EIS will address the relevant planning provisions, goals and objectives of the following plans and policies:

- A Metropolis of Three Cities - the Greater Sydney Region Plan;
- Greater Sydney Commission's South District Plan
- NSW Long Term Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design Principles; and
- Health Urban Development Checklist.

6.0 Preliminary Impact Identification and Assessment

The likely impacts of the proposed development are discussed below and will be addressed in detail within the EIS required to accompany the SSD DA submission.

In summary, the proposed development is to occur on an existing school site. The impacts and risks from the proposed development will be fully assessed in the EIS. The positive impacts of an upgraded school within the community will be significant.

6.1 Traffic and Parking

The school site has three street frontages, with the main pedestrian entry off High Street. Pedestrian access is also available from France Street. The existing car park is also accessed from France Street.

The proposed development will provide an upgraded school with the capacity to accommodate approximately 690 primary school students and approximately 58 staff, and therefore there will be potential additional traffic and parking impacts as a result of the school expansion. The following is noted in regard to traffic considerations:

- The school provides car parking accessed from France Street and these car parking spaces will be maintained. Opportunities for additional car parking spaces will be explored.
- The on-street parking along France Street is proposed to be maintained.
- No school bus service currently operates at the school. A school bus service will be investigated to service the increased student population.
- Pedestrian activity in the vicinity of the site will be surveyed and pedestrian needs will be considered.
- Parents/careers are currently able park or drop off and pick up students on Napier Street and options for a dedicated set down and pick up area in Napier Street will be investigated.
- Vehicle movements associated with the school will have a morning and afternoon peak, the function and impacts of which will be examined in detail as part of the EIS.
- The proposal will increase the usage of High Street and traffic movements on High Street and surrounding streets will be assessed, including key intersections.
- A Traffic Impact Assessment will be provided as part of the EIS.

Details regarding car parking allocation, access and movements associated with the operation of the school will be finalised and assessed as part of the final scheme and EIS to be submitted to the DPE.

6.2 Built Form, Student Amenity and Residential Amenity

The site is subject to a maximum building height control of 8.5m under CLEP. The proposed buildings will be orientated to the France and Napier Street frontages and are proposed to be setback 5m from street boundaries.

The exact building heights are to be determined however the buildings will range in height from 1-3 storeys in height. Any variations to the 8.5m building height will be documented and discussed in the EIS. No buildings or structures are proposed on the RE1 zoned land.

The closest residential properties are on High Street, the northern side of France Street and southern side of Napier Street. The concept design has sought to position the buildings away from an immediate interface with the surrounding residential properties.

The potential direct impacts upon residential amenity will be considered in the design and orientation of the buildings.

The concept built form has been designed so as to respond to the surrounding buildings, the topography of the land, the retention of the sports court and land used and owned by the school that comprises part of Pat O'Connor Reserve.

The following design parameters will inform the final layout and built form of the proposed development:

- The main pedestrian school entry will be from High Street.
- The school buildings will be sited to maximise the opportunities for play space and not impact on the existing play area on the eastern part of the site.
- The layout of buildings and adjoining spaces will be designed to meet a high level of functionality and encourage social interaction between students while providing areas dedicated to specific activities and groups.
- Structures will generally be 1-3 storeys in height.
- All buildings and spaces will be of a high level of design quality.
- The proposed construction will utilise high quality finishes and materials to ensure the longevity of the development.
- The existing sports court and fig trees with decking are proposed to be retained.
- The siting and building design will have regard to the principles of Crime Prevention Through Environmental Design (CPTED), which will be addressed in detail within the EIS.
- The proposal will seek to minimise amenity impacts to adjoining neighbours by providing appropriate building setbacks from adjoining dwellings and street frontages.
- The amenity of classrooms and teaching spaces, as well as the amenity of surrounding residential properties will meet appropriate acoustic guidelines and performance requirements.

6.3 Heritage

European Heritage

No buildings on the site are heritage listed. It is proposed to demolish all existing buildings on the site.

Aboriginal Heritage

An Aboriginal Heritage Assessment (**Attachment 3**) has been prepared by Cultural Heritage Connections Pty Ltd along with a search of the Aboriginal Heritage Information Management System (AHIMS) which both determine that no Aboriginal sites are recorded in or near the above location and that no Aboriginal places have been declared in or near the above location.

Cultural Heritage Connections concluded that:

- *"No known sites are recorded within the project area boundaries. No Aboriginal objects were located during the site inspection. The site inspection revealed a highly disturbed landscape with low potential for Aboriginal objects".*
- *"On the basis of the documented disturbance it is concluded that the project area has low archaeological potential. It has been subject to construction, landscaping and filling during its period of use as a school. Based on the geotechnical assessment, A horizon soils have been completely removed in much of the project area. Elsewhere soil strata have been disturbed and fill has*

been introduced. The ridgeline landform also suggests that erosion and shallow soils would have reduced the potential for intact archaeological deposit to be preserved.”

The Metropolitan Local Aboriginal Land Council (MLALC) were invited to participate in providing cultural significance input for the project. Selina Timothy, Culture and Heritage Officer at MLALC attended site with the Vanessa Harding Archaeologist at Cultural Heritage Connections on 26 April 2018.

The MLALC have stated that they have considered the Aboriginal heritage constraints of the proposed development and have no objections. They have recommended that if any Aboriginal cultural material is located during the course of the development MLALC and OEH should be contacted immediately. They have also stressed that any culturally significant items found during works should be cared for, respected and recorded in an appropriate manner.

The EIS will identify if there are any Aboriginal cultural heritage values that exist across the site and if so, whether they are likely to be affected by the development. The identification of cultural heritage values will be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and consultation with the Office of Environment and Heritage officers will be undertaken.

6.4 Flora and Fauna

The site contains scattered trees and vegetation, with the majority of the larger mature trees along the High Street frontage. Trees and shrubs are also planted around the school buildings.

The majority of the site's existing vegetation will be retained. However, trees and shrubs in the vicinity of the buildings to be demolished and the new buildings to be constructed will need to be removed.

A Tree Risk Assessment Report was undertaken in April 2017 and identified 64 trees on the site. The school overall has an ageing tree population that requires monitoring and management. Four trees were recommended for removal within 24-36 months. The risk assessment report will be reviewed and tree protection or removal requirements will determined during the detailed design phase.

A Biodiversity Constraints Assessment has been prepared by Travers Bushfire & Ecology which provides a review of the flora and fauna characteristics of the site, and discussion relating to the Biodiversity Offsets Scheme and related provisions of the *Biodiversity Conservation Act 2016* (**Attachment 4**). Travers has confirmed that:

- *A small area near the eastern edge of the study area is mapped as Sensitive Biodiversity Values Land – for any impacts within this area an offset is would be required. Figure 4 shows the site in relation to those areas shaded as having biodiversity values. It is expected that no development will however directly or indirectly impact on this mapped area, therefore offsetting is not likely to be required for this trigger.*
- *Although the size of the lot is 1.939 ha, the minimum lot size is 460 m2. The threshold for clearing above which the BAM and offsets scheme apply is 0.25 ha or more. No native vegetation occurs within the study site – offsetting is not required for this trigger.*
- *The preliminary concept plan shows no planned development within the Biodiversity Values Land so offsetting will not be required as long as no further development is proposed within the Biodiversity Values Land.*



Pursuant to Section 7.9 of the *Biodiversity Conservation Act 2016*, this SEARs request also makes a request for exemption from the requirement to prepare a Biodiversity Development Assessment Report, subject to a determination from both DPE and OEH.

The EIS will also include a landscaping plan for the site, which will detail new and replacement planting. A Preliminary Landscape Plan has been prepared and is included at **Attachment 5**.

6.5 Service Infrastructure

The EIS will include details of the necessary infrastructure services upgrades that may be required including stormwater drainage and power.

6.6 Site Contamination

A Preliminary Site Investigation was undertaken in December 2017. A Detailed Site Investigation will be undertaken and submitted with the EIS. If required a Remediation Action Plan will be prepared. There is potential for contamination associated with building materials due to the age of some structures and a hazardous material assessment will also be undertaken.

6.7 Environmental Sustainability

The EIS will include details of any opportunities the development can take to incorporate ESD measures within the project.

6.8 Waste Management

The EIS will include details of the waste management strategy for the development.

6.9 Construction Works

The construction of the proposed development will be temporary, however the potential impacts of construction works upon the surrounding land users and environment will be considered within the EIS, including:

- Dust mitigation during earth works and demolition works;
- Noise and vibration mitigation during demolition and construction works;
- Secure access to the site; and
- Traffic impacts associated with construction vehicles, including local traffic control measures.

A Construction Environmental Management Plan will be submitted with the EIS.

6.10 Bushfire

The site is not mapped as being bushfire prone land and a bush fire hazard assessment is not required for this project.

7.0 Justification

The CSPS redevelopment project is seeking to deliver high quality, future focused, innovative and state of the art school facilities that meet the current and future needs of the school and the community.

Based on educational outcomes, DoE has determined that a major investment in new facilities is the most appropriate strategy for the school to help meet future demand for student places.

8.0 Consultation

A briefing meeting was held with NSW Government Architect on 13 March 2018 (**Attachment 6**) and Canterbury-Bankstown Council on 14 March 2018. School Infrastructure NSW is holding Information booth sessions, which commenced in April 2018 and will be held at the following times and locations:

- Wednesday, 4 April 2018 at Canterbury South Public School, 8:00am-9:00am
- Wednesday, 2 May 2018 at Canterbury Train Station, 5:30pm-6:30pm
- Wednesday, 16 May 2018 at Canterbury South Public School, 8:00am-9:00am
- Wednesday, 30 May 2018 at Canterbury Train Station, 5:30pm-6:30pm
- Wednesday, 13 June 2018 at Canterbury South Public School, 8:00am-9:00am
- Wednesday, 27 June 2018 at Canterbury Train Station, 5:30pm-6:30pm

School Infrastructure NSW also has an email address for feedback, questions or comments (schoolinfrastructure@det.nsw.edu.au).

Following declaration of the project as a SSD and the issuing of SEARs, DoE will complete all consultation required as part of the preparation of the EIS.

9.0 Conclusion

The proposed development is classified as SSD on the basis that it falls within the requirements of Clause 15(2) of Schedule 1 of SEPP SRD, being development for the purpose of alterations or additions to an existing educational establishment that has a capital investment value of more than \$20 million.

For the purposes of preparing the EIS it is envisaged the following plans and studies will be required:

- Architectural Plans;
- Landscape Plans;
- Civil Engineering Plans;
- Traffic and Parking Assessment and Travel Plan;
- Biodiversity Development Assessment Report;
- Arborist Report;
- Detailed Site (Contamination) Investigation;
- Acoustic Assessment;
- Infrastructure Service Report;
- Geotechnical Investigation;
- Construction Management Plan;
- ESD Report;
- Access Report; and
- Waste Management Plan.



The DoE requests that the Secretary of the DPE issue the SEARs for the proposed CSPS redevelopment to facilitate the preparation of the EIS to accompany the SSD application.

If you should have any questions regarding the above application for SEARs, please contact the undersigned on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink that reads 'Genevieve Beard'.

**GENEVIEVE BEARD
PROJECTPLANNER**

Reviewed: _____

A handwritten signature in black ink that reads 'Stephen King'.

gbeard@dfplanning.com.au

- Attachment 1 – CIV Estimate
- Attachment 2 – Architectural Concept Plans
- Attachment 3 – Aboriginal Due Diligence Report
- Attachment 4 – Biodiversity Constraints Assessment
- Attachment 5 – Preliminary Landscape Plan
- Attachment 6 – GANSW Meeting Minutes