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SECTION 4.55 (1A) MODIFICATION STATEMENT

**ALTERATIONS AND
ADDITIONS TO MERIDEN
SCHOOL (SSD-9692)**

Prepared for
MERIDEN SCHOOL
18 September 2020

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Report Number	Final

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1. INTRODUCTION

This Statement of Modification is prepared on behalf Meriden School (the Applicant) to support a Section 4.55(1A) application for Meriden School Strathfield (the Site). This Section 4.55 (1A) application relates to SSDA 9692.

The Section 4.55(1A) modification mostly relates to the Senior School and seeks approval for:

- Landscape design changes to the west of the approved Centre for Music and Drama (CMD) building as the result of retaining the Senior School staff common building located between the CMD and the western boundary. The staff building was approved for demolition under Local DA DA2014/023. A Section 4.55(1A) Modification application has been concurrently lodged with Strathfield Council to retain this building.
- A new OSD tank located to the rear of the CMD building. The approved rainwater tank has been relocated next to the OSD tank as a result of the detail design change post approval.
- Increase the Senior School student capacity by 130 senior students. Student capacity within Junior and Prep Schools remain unchanged.
- An alternative Green Star certification process for the CMD and Administration and Student Centre at the Lingwood Prep School. In addition, to amend to 4 star Green Star rating for both buildings, which reflect Best Practice.
- Housekeeping amendment to Condition C10.

No physical building changes are proposed to the Prep School and no changes are proposed to the Junior School.

The proposal will not result in any significant physical changes to the approved CMD building, apart from landscape changes as the result of the reinstated staff building.

The increase of student capacity is limited to the Senior School only and is considered to have negligible traffic and noise impact on the surrounding environment, which are further discussed throughout this report.

The proposed modifications are minor and have a negligible impact on the level of compliance with the relevant environmental planning instruments and controls. The nature of the application has also been discussed with the Department of Planning and Industry (DPIE), and verbally confirmed that it is considered to be '*substantially the same development*'.

The following documents support this application:

Table 1 Supporting Documentation

Document	Prepared by	Reference
Architectural Drawings*	Allen Jack + Cottier	Appendix A
Landscape Drawings*	Oculus	Appendix B
ESD Statement	Norman Disney Young	Appendix C
Heritage Statement	Urbis Heritage	Appendix D
Acoustic Statement	Wilkinson Murray	Appendix E
Traffic and Parking Report	Ason Group	Appendix F
Stormwater Statement and Revised Civil Plans for Senior School	Taylor Thomason Whitting	Appendix G
Architect Statement - Design Intent	Allen Jack + Cottier	Appendix H

**The drawings have been clouded to illustrate the proposed modifications. The red cloud relates to deferred commencement modifications.*

2. SITE DESCRIPTION

2.1. THE SITE

Meriden School is located across three campuses which are within close proximity to one another. This modification application is specifically related to the Senior and Lingwood Prep schools fronting Margaret Street as shown in Figure 1 below.

Senior School

The Senior School is located at 10-28 Redmyre Road, Strathfield, and is legally described as Lot 101 in DP862040. The Senior School Campus slopes from the Margaret Street frontage towards Redmyre Road and has a site area of approximately 15,042sqm.

The Senior School Campus comprises multiple school buildings, including a science wing, library and resource centre, maths learning centre, performing arts studio, maker space, design and creative arts wing, pottery studio, sports centre, swimming pool, indoor and outdoor tennis, netball and basketball courts, lecture theatre, Wallis Auditorium and Chapel and administration building. Large landscaped grounds with gardens and shaded areas is provided to the west of the campus.

The building subject to this application is the CMD building, located in the Senior Campus in Figure 2.

Lingwood Prep School

The Lingwood Prep School is located at 16B – 16 Margaret Street, Strathfield and is legally described as Lot 1 DP723946. The Lingwood campus has a gentle slope from south to east towards Margaret Street and has a site area of approximately 3,582sqm.

The Lingwood Prep School is located to the south of Margaret Street. It is located within a Federation house surrounded by garden and extensive soft-fall playground. The Prep School building comprises two main teaching and learning areas and a business office is located to the northeast of the campus.

The building subject to this application is the Administration and Student Centre, located in the Prep Campus in Figure 2.

Figure 1 Meriden School – subject campus outlined in red



Source: Allen Jack + Cottier

Figure 2 Site Plan



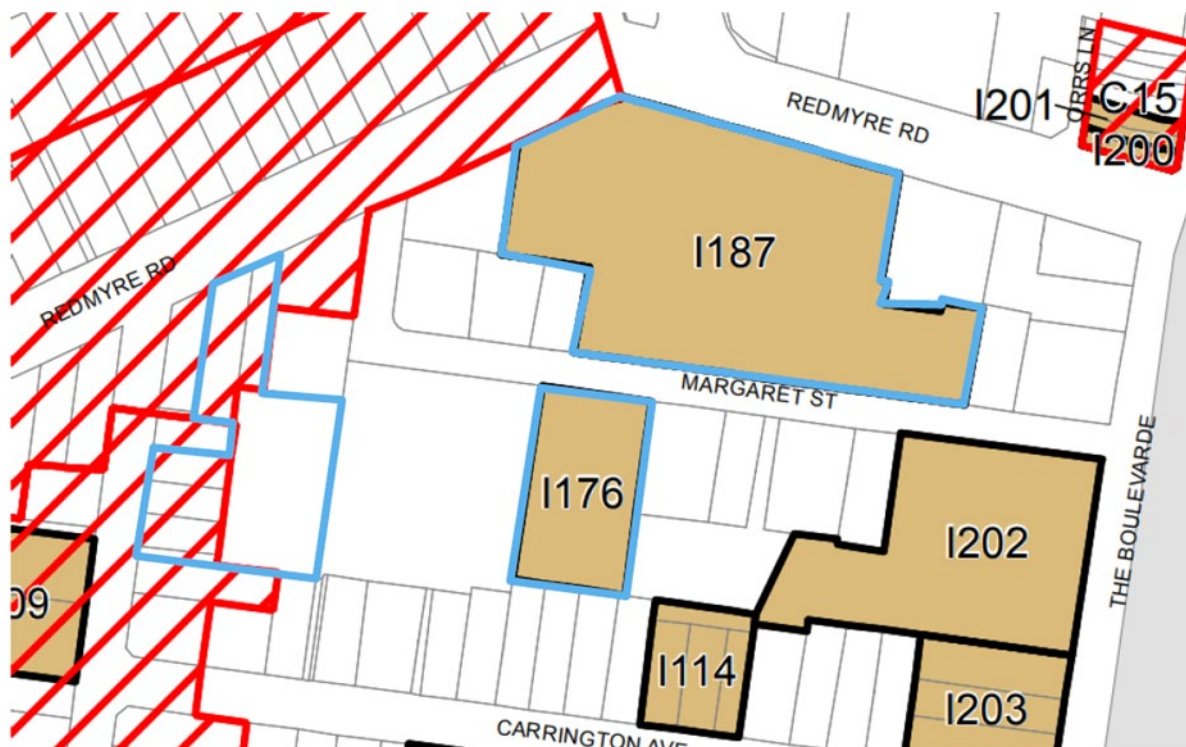
Source: Allen Jack + Cottier

2.2. HERITAGE

The Senior School campus is listed as an individual heritage item (Item 187) under the *Strathfield Local Environmental Plan (LEP) 2012* (refer to Figure 3). Notwithstanding, there are a range of buildings across the site from various periods, including modern and late twentieth century.

The Lingwood Prep School campus is listed as an individual heritage item of local significance, under the Strathfield LEP 2012. The heritage listing describes the property as Item 176, “Lingwood”—Victorian house and garden (formerly Branxton)’ at 16 Margaret Street, Strathfield (refer to Figure 3). The extent of the heritage listing covers the whole of the Lingwood allotment.

Figure 3 Heritage Context



Source: Strathfield LEP

2.3. CAR PARKING

There is a total of 105 car parking spaces across the three campuses and is currently been used for staff and visitor parking. No onsite parking is provided for students.

2.4. PUBLIC TRANSPORT

Meriden School is well serviced by local public and active transport services and infrastructure. Strathfield Station is located approximately 200m – 400m to the north of the School. Strathfield Station is a major rail hub that provides Sydney and intercity train services.

Bus stops are located within 400 metres walking distance from the School in Redmyre Road, The Boulevard, Albert Road and a major bus interchange is also located at Strathfield Station. There are twelve bus routes within walking distance of the School.

Additionally, Meriden School currently provides private school bus services for its students which operate along eight routes.

2.5. SITE CONTEXT

Meriden School is located in Strathfield, approximately 13km west of the Sydney CBD. Strathfield includes a town centre around the train station, with a range of mixed use activities, medium and high density residential areas, and low density residential.

Immediately surrounding the Site are:

- To the north: Strathfield Plaza, comprising a single-storey retail centre and 8-storey commercial tower. Further to the north is Strathfield Station and the Strathfield Town Square.
- To the east: 3 and 4-storey residential flat buildings. Further east is the southern part of the Strathfield town centre mixed use area.
- To the south: low-scale detached residential buildings, and the Santa Maria Del Monte school campus.
- To the west: a mix of single storey and 2 and 4-storey residential flat buildings.

3. SITE APPROVAL HISTORY

3.1. LOCAL DA - DA2014/023

A local development application was approved by Strathfield Council on the 16th September 2014 for the:

Alterations and additions to Meriden School, including an extension to the existing auditorium, demolition of the dwelling at 3 Margaret Street and construction of a new three (3) storey sports facility with basement parking.

DA2014/023 approved the demolition of the staff building located to the west of the CMD building, at the southwestern corner of Margert Street. The demolition of the building has not yet commenced, and the building is currently been used by the school. A Section 4.55(1A) Modification application is concurrently lodged with Strathfield Council to retain this building

3.2. STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA) - SSD 9692

A SSDA was approved by the Department of Industry and Planning (DPIE) on the 20th March 2020 for a range of building and landscaping works across the three Meriden school campuses, including works within the Senior campus:

Alterations and additions to Meriden School consisting of:

- demolition of the music centre on the Senior School, the existing business office on the Prep School and the house and garage at 4 Vernon Street on the Junior School currently used as the uniform shop.*
- site remediation and excavation on the Junior School and Prep School.*
- construction of a new three storey Music and Drama Centre with two basement levels at the Senior School.*
- construction of a new two storey Administration and Student Centre building at the Prep School.*
- construction of a new outdoor landscaped space with outdoor furniture, pergola and noise barrier at the Junior School.*
- a change of use at 4 Vernon Street from a residential dwelling to an educational establishment.*
- ancillary public domain works, landscaping, drainage works and service connections.*

As part of the SSDA (SSD 9692) approval, a new student capacity of 950 students was approved for the Senior school campus.

This Section 4.55 (1A) Modification relates to this most recent SSDA consent.

4. PROPOSED MODIFICATION

4.1. DETAILS OF PROPOSED MODIFICATIONS

The proposal includes modification to the following:

Additional senior students

It is proposed to increase the approved capacity of the Senior school by up to 130 students. No student increase is proposed for the Junior and Prep school, which are currently uncapped. In addition, up to seven additional teachers will be required as a result of the proposal.

Impact from the additional senior student increase is addressed in Section 7.

Landscape changes within the Senior School Campus

Local DA DA2014/023 approved the demolition of the staff building located in the southwestern corner of the Senior campus, and to the west of the CMD. The demolition of the building has not yet commenced, and the building is currently been used by the school. The location of the building is identified in Figure 4.

As part of further operational investigations by Meriden, it is now proposed to retain this existing building to provide teaching space for existing students and support ongoing school operation. The retained building is intended to replace the demountable classrooms to provide permanent and improved teaching space.

As a result of retention of the building, landscaping around the CMD is also proposed to be modified as approved under the SSDA.

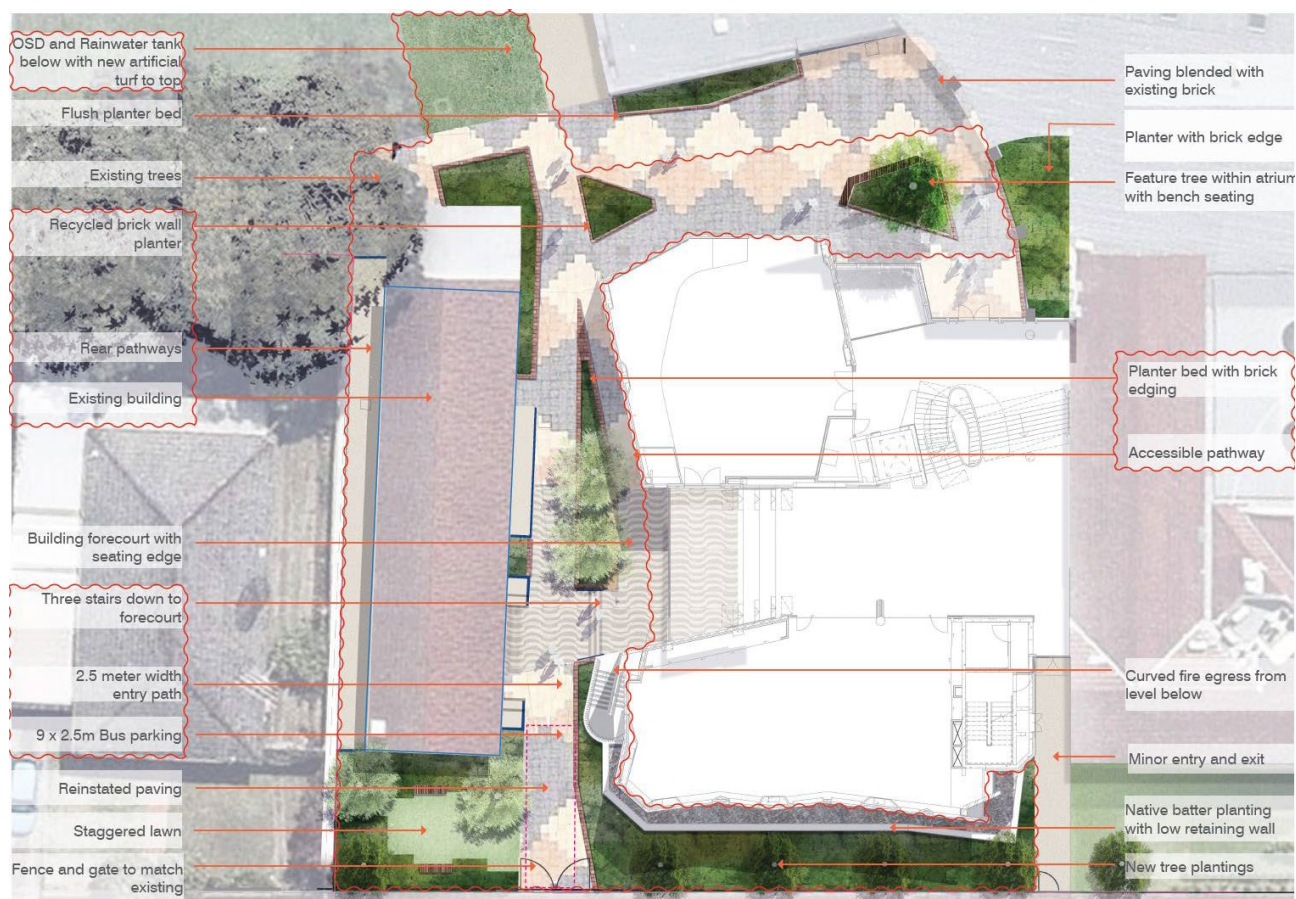
The landscape changes only relates to the part of the senior campus located west of the CMD building. The intent of the amended landscape design is to provide landscape integration between the CMD and the reinstated staff building (refer to Figure 4). The landscape design reinstate the paving between the buildings to blend in with the existing brick.

New landscape treatment is provided in front of the staff building, which includes a staggered lawn fronting Margert Street, Bradford pear trees and Urbanite Ash trees to retain the landscape outlook along the streetscape.

Overall the revised landscape design assist in integrating the approved CMD building and the reinstated staff building, retaining the landscape and design intent of the proposal.

No landscape changes are proposed for the Junior and Prep school campuses.

Figure 4 Updated Landscape Plan



Source: Oculus

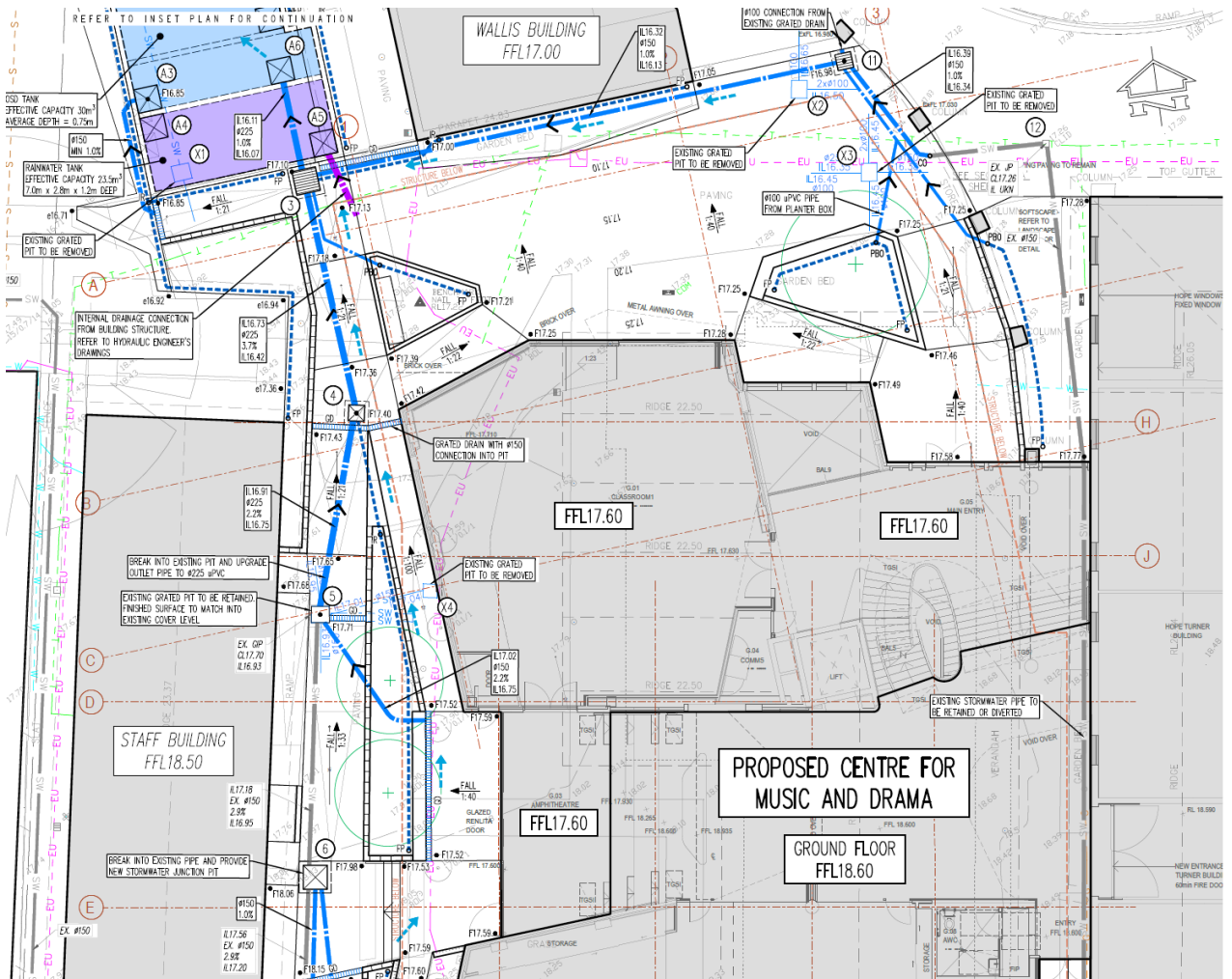
Stormwater changes

As the result of retention of the staff building and deep soil landscaping reduction, a new 30m³ On-Site Detention (OSD) tank is proposed towards the rear of the CMD building to facilitate stormwater discharge in accordance with Section 4.2 of the Strathfield Stormwater Management Code (1994).

The approved rainwater tank has also been relocated next to the OSD tank as a result of the detail design change post approval. The rainwater tank and OSD tank are proposed to be located below ground level and covered with artificial turf.

No stormwater changes are proposed for the Junior and Prep school campuses.

Figure 5 Updated Stormwater Management Plan



Source: TTW

ESD certification pathway and 4 star Green Star Rating

The post approval design review has determined that the most suitable rating for the proposed CMD and Student Centre is 4 star Green Star rating, which reflects Best Practice and is the minimum requirements for school projects. Accordingly, Meriden would like to propose a 4 star Green Star rating for the Music and Drama Centre and Student Centre.

In addition, Meriden does not intend on embarking on the costly and time consuming process of achieving Green Star certification, as this does not provide any additional benefit to Meriden School, students or staff and has the ability to cause significant delays in the construction programme.

If Meriden was to embark on a Green Star certification process for a development of this scale, it would typically begin at the concept design stage so that any design changes and associated delays can be accommodated prior to lodgement of the application. Beginning the certification process post development approval is problematic and adds significant risk to the delivery of the project.

Instead of registering with the Green Building Council of Australia, Meriden would like to propose for an alternative pathway. The alternative pathway is for an ESD consultant to peer review and provide a statement post completion, and confirm that the development can achieve a minimum of 4 star Green Star equivalent rating in accordance with the ESD measures outlined in the updated ESD report.

This approach has already been adopted in a recent Condition of Consent for Santa Sophia School (SSD 9772) and is considered to be suitable for other school projects such as Meriden.

Housekeeping amendment

Housekeeping amendment to Condition C10, to correct the address of the dwelling and garage at 4 Vernon Street, which has been approved for demolition by DPIE.

4.2. MODIFICATION TO CONDITIONS

The necessary amendments to the Conditions of Consent are detailed in Table 2 below. The table provides the formatted amended conditions (strikethrough for deletions; **red** for alteration/addition).

Table 2 Proposed Modifications to Conditions of Consent (SSD 9692)

Original condition	Proposed condition	Comment
Architectural Plans prepared by AJ+C	Architectural Plans prepared by AJ+C	The necessary amendments to the relevant approved architectural drawing set.
Senior School	Senior School	
DA0000 A Cover Sheet 23.04.2019	DA0000 A Cover Sheet 23.04.2019	
DA1000 A Site Plan 23.04.2019	DA1000 A Site Plan 23.04.2019	
DA1001 A Site Analysis Plan 23.04.2019	DA1001 A Site Analysis Plan 23.04.2019	
DA1100 A Demolition Plan 23.04.2019	DA1100 B Demolition Plan 03.09.2020	
DA2000mA Floor Plan – Level -2 (Basement) 23.04.2019	DA2000mA Floor Plan – Level -2 (Basement) 23.04.2019	
DA2001 A Floor Plan – Level -1 (Basement) 23.04.2019	DA2001 A Floor Plan – Level -1 (Basement) 23.04.2019	
DA2100 A Floor Plan – Level 0 (Ground) 23.04.2019	DA2100 B Floor Plan – Level 0 (Ground) 03.09.2020	
DA2101 A Floor Plan- Level 1 23.04.2019	DA2101 B Floor Plan- Level 1 03.09.2020	
DA2102 A Floor Plan – Level 2 23.04.2019	DA2102 B Floor Plan – Level 2 03.09.2020	
DA2103 A Roof/Plant Plan – Level 3 23.04.2019	DA2103 A Roof/Plant Plan – Level 3 23.04.2019	
DA3100 A Elevation – North/East 23.04.2019	DA3100 B Elevation – North/East 03.09.2020	
DA3101 A Elevation – South/West 23.04.2019	DA3101 A Elevation – South/West 23.04.2019	
DA3200 A Sections 23.04.2019	DA3200 B Sections 03.09.2020	
DA3201 A Sections 23.04.2019	DA3201 A Sections 23.04.2019	
DA5100 A Shadow Diagrams – Summer 23.04.2019	DA5100 A Shadow Diagrams – Summer 23.04.2019	
DA5101 A Shadow Diagrams – Winter 23.04.2019	DA5101 A Shadow Diagrams – Winter 23.04.2019	

Original condition	Proposed condition	Comment
Landscape Plans prepared by Oculus Senior School 103 CMAD Proposed Ground Plan May 2019 104 CMAD Proposed Level 2 Plan May 2019 105 CMAD Indicative Ground Planting Plan May 2019 106 CMAD Indicative Level 2 Planting Plan May 2019 107 CMAD Illustrative Section May 2019 108 CMAD Indicative Planting Palette May 2019	Landscape Plans prepared by Oculus Senior School 103 CMAD Proposed Ground Plan September 2020 104 CMAD Proposed Level 2 Plan May 2019 105 CMAD Indicative Ground Planting Plan September 2020 106 CMAD Indicative Level 2 Planting Plan May 2019 107 CMAD Illustrative Section September 2020 108 CMAD Indicative Planting Palette September 2020	The necessary amendments to the relevant approved landscape drawing set.
Concept Civil Plans prepared by Taylor Thomson Whitting SK02 P2 Erosion and Sediment Control Plan and Details 26.04.2019 SK03 P6 Siteworks Plan – Senior School 26.04.2019	Concept Civil Plans prepared by Taylor Thomson Whitting C000 P2 NOTES AND LEGENDS SHEET 04.09.20 C010 P2 SEDIMENT & EROSION CONTROL PLAN 04.09.20 C030 P4 SITEWORKS PLAN 04.09.20 C050 P3 PAVEMENT AND JOINTING PLAN 04.09.20 C060 P3 DETAILS SHEET 1 04.09.20 C061 P2 DETAILS SHEET 2 04.09.20 C062 P2 DETAILS SHEET 3 04.09.20	The necessary amendments to the relevant approved civil drawing set.
Student and Staff Numbers A7. A maximum of 950 Senior School students may be in attendance on the school premises at any one time. A8. Notwithstanding condition A8, the maximum Senior School	Student and Staff Numbers A7. A maximum of 1080 Senior School students may be in attendance on the school premises at any one time. A8. Notwithstanding condition A8, the maximum Senior School	To allow for an additional 130 senior students. Student capacity within Junior and Prep School Campus remain unchanged.

Original condition	Proposed condition	Comment
attendance on the school premises may exceed 950 by up to a maximum 20 additional students to allow for unanticipated fluctuations on a temporary basis.	attendance on the school premises may exceed 1080 by up to a maximum 20 additional students to allow for unanticipated fluctuations on a temporary basis.	
Ecologically Sustainable Development B3. Prior to the issue of a construction certificate, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia for the proposed Music and Drama Centre at the Senior School and Administration and Student Centre at the Prep School and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Ecologically Sustainable Development B3. Prior to the issue of a construction certificate, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: (a) appoint a suitably qualified ESD Accredited Professional to monitor the detailed design of the proposed works to ensure that all ESD measures, equivalent to a minimum of 4 star rating are incorporated; and (b) submit evidence to the satisfaction of the Certifier from a suitably qualified ESD Accredited Professional that the ESD measures equivalent to a minimum of 4 star rating have been incorporated into the design of the works proposed.	Seek for an alternative certification process and a minimum of 4 star Green Star rating for the proposed Music and Drama Centre and Student Centre.
Archival Photographic Documentation C10. Prior to the commencement of demolition works, a photographic archival record of the external and internal areas of the staff common room, business centre and dwelling and garage at 2 Vernon Street must be prepared in accordance with the recommendations of the Heritage Impact Statement prepared by Urbis dated 20 May 2019. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary	Archival Photographic Documentation C10. Prior to the commencement of demolition works, a photographic archival record of the external and internal areas of the staff common room, business centre and dwelling and garage at 4 Vernon Street must be prepared in accordance with the recommendations of the Heritage Impact Statement prepared by Urbis dated 20 May 2019. A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary	Housekeeping amendment to correct the address of the dwelling and garage at 4 Vernon Street – which has been approved for demolition by DPIE.

Original condition	Proposed condition	Comment
prior to the commencement of demolition works.	prior to the commencement of demolition works.	
Green Travel Plan <i>E9. Prior to the issue of an occupation certificate, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</i> <i>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</i> <i>(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</i> <i>(c) include specific tools and actions to help achieve the objectives and mode share targets;</i> <i>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;</i> <i>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;</i> <i>(f) incorporate the strategies and recommendations of the Green Travel Plan, Issue 3, dated 26</i>	Green Travel Plan <i>E9. Prior to the issue of an occupation certificate, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</i> <i>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</i> <i>(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</i> <i>(c) include specific tools and actions to help achieve the objectives and mode share targets;</i> <i>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;</i> <i>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;</i> <i>(f) incorporate the strategies and recommendations of the Green Travel Plan, Issue 1, dated 2</i>	To update the GTP revision number in consistent with the updated GTPs.

Original condition	Proposed condition	Comment
November 2019, prepared by Ason Group; and (g) incorporate the strategies and recommendations of the Workplace Travel Plan, Issue 3, dated 26 November 2019, prepared by Ason Group provided in the RtS.	September 2020, prepared by Ason Group; and (g) incorporate the strategies and recommendations of the Workplace Travel Plan, Issue 1, dated 22 September 2020, prepared by Ason Group.	
Ecologically Sustainable Development F12. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of the proposed Music and Drama Centre at the Senior School and Administration and Student Centre at the Prep School, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B3, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Ecologically Sustainable Development F12. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of the proposed Music and Drama Centre at the Senior School and Administration and Student Centre at the Prep School, evidence of compliance of ESD measures to the equivalent of a minimum of 4 star Green Star rating must be provided to the Planning Secretary.	To reword the condition to be consistent with the alternative certification process proposed in Condition B3.

5. SECTION 4.55(1A) ASSESSMENT

5.1. SUBSTANTIALLY THE SAME DEVELOPMENT

The NSW Land and Environment Court has established several precedents on what may be considered as being “*substantially the same development*”, and what should be factored into the consideration of this threshold test.

The consideration of this test should not only include the physical characteristics of the approved and modified schemes, but also the nature and magnitude of the impacts of the developments. In these respects, the modified scheme should be “*essentially or materially*” the same as that originally approved.

The proposed modifications are “*substantially the same*” as originally approved for the following reasons:

- The modified development does not propose any changes to the approved land uses on Site.
- The modified development does not represent a significant departure from the approved plans.
- The modified development is consistent with the approved development for the “alterations and additions to Meriden School.”
- The modification does not alter the existing and approved building height or building footprint. Therefore, it will not result in additional amenity or visual impact.
- The increase of student capacity is limited to the Senior School only and is considered to have negligible traffic and noise impact on the surrounding environment, which are further discussed throughout this report.
- The proposal will continue to contribute positively to energy efficiency and environmental sustainability. The design has incorporated many ESD features to reduce energy consumption during the life of the proposed development. The proposed 4 star Green Star rating reflects best practice and will achieve the minimum sustainability targets for schools.

5.2. MINIMAL ENVIRONMENTAL IMPACT

The proposed modification is considered to be of minimal environmental impact for the following reasons:

- The proposed modifications relates to landscape changes (as a result of retaining an existing building previously approved for demolition as part of a Local DA modification) and will not result in additional adverse environmental or amenity impacts to surrounding residents
- The proposal will not alter the height of the existing and approved buildings, and there will be no impacts regarding bulk and scale on the public domain.
- The increase in additional senior students will not create additional adverse traffic and noise impact, which are further addressed in Section 7.6.1.

6. SECTION 4.15 ASSESSMENT

The following section considers the proposed modifications against the matters referred to in section 4.15 of the EP&A Act that are of relevance to the development and subject application.

The following planning instruments and development control plans are addressed within this section:

- *State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017*
- *Strathfield Local Environmental Plan (LEP) 2012*
- *Strathfield Consolidated Development Control Plan 2005*

The consistency of the proposed development with each instrument and policy is discussed below.

6.1. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILDCARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP) provides the legislative planning framework for the effective delivery of educational establishments and early education and care facilities across the State.

The ESEPP establishes consistent State-wide assessment requirements and controls, that override development standards contained within other environmental planning instruments.

Part 4 of the ESEPP identifies school specific development controls, with clause 35 Schools—development permitted with consent containing the relevant controls.

Part 7 of the ESEPP contains general development controls for all educational establishments and early education and care facilities across the State.

AJ+C provided an Architectural Design Intent Statement and is attached at Appendix H. The statement confirms that the proposal does not diminish or detract from the design quality or compromise the design intent of the CMD building.

The proposed modifications have been designed to integrate with the approved CMD building and these modifications continue to align with the design principles and intent as set-out in the original Architect Design Statement.

The proposal's compliance with the controls has been addressed in Table 3.

Table 3 ESEPP Compliance Table

Clause	Proposal	Compliance
Clause 35 Schools – development permitted with consent		
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	The proposed development is in Zone R3 (Medium Density Residential) which is a prescribed zone for the purposes of the ESEPP.	YES
(2) Development for a purpose specified in clause 39 (1) or 40 (2) (e) may be carried out by any person with development consent on land within the boundaries of an existing school.	Development consent is sought for the proposal.	YES
(3) 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	The proposed development is within a prescribed zone for the purposes of the ESEPP	YES

Clause	Proposal	Compliance
out on land within the boundaries of an existing school.	and is on land within the boundaries of Meriden School.	
(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.	The community does not use the school facilities outside of school hours. This is not proposed to change. The school, however, does invite local residents to special music performance nights.	N/A
(6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration: (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.	Design quality principles area discussed in the section below. The community does not use any of the school facilities out of school hours and this is not proposed to change as part of this Modification.	YES
(7) Subject to subclause (8), the requirement in subclause (6) (a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.	The <i>Strathfield Local Environmental Plan 2012</i> requires a competitive design process to be completed for land within Strathfield Town Centre and identified as 'Area 2' on the floor space ratio map. The subject site is not located within the Strathfield Town Centre or Area 2. and a competitive design process is not required for the site under the LEP.	N/A
(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subclause (6) (a) applies that has a capital investment value of less than \$50 million.	The CIV of the proposal is less than \$50 million and a competitive design process is not required.	N/A
(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect,	Noted.	N/A

Clause	Proposal	Compliance
regardless of when the development control plan was made.		
(10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing school.	The proposal does not include a centre-based childcare facility.	N/A
(11) Development for the purpose of residential accommodation for students that is associated with a school may be carried out by any person with development consent on land within the boundaries of an existing school.	The proposal does not include any residential accommodation.	N/A
Clause 57 Traffic-generating development		
(1) This clause applies to development for the purpose of an educational establishment: (a) that will result in the educational establishment being able to accommodate 50 or more additional students, and (b) that involves: (i) an enlargement or extension of existing premises, or (ii) new premises, on a site that has direct vehicular or pedestrian access to any road. (2) Before determining a development application for development to which this clause applies, the consent authority must— (a) give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and (b) take into consideration the matters referred to in subclause (3). (3) The consent authority must take into consideration— (a) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, RMS advises that it will not be making a submission), and (b) the accessibility of the site concerned, including—	The modification seeks to increase the Senior School population by 150 students, therefore RMS is required to be consulted as part of the assessment. A Traffic and Parking report is attached at Appendix F and is further discussed in Section 7.6.1. The report concluded that: Traffic demand analysis indicates that the Proposal would result in 59 additional vehicle trips on the surrounding road network during morning evening peak hour and 51 trips in the afternoon peak hour. SIDRA Intersection analysis indicates that the key intersections would continue to operate with consistent Degree of Saturation, Average Vehicle Delay, and – importantly – Level of Service would remain unchanged. The analysis demonstrates that the net traffic generation volumes are of a sufficiently low order that once distributed	Refer to Section 7.5 and Traffic and Parking Report in Appendix F.

Clause	Proposal	Compliance
(i) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and (ii) the potential to minimise the need for travel by car, and (c) any potential traffic safety, road congestion or parking implications of the development. (4) The consent authority must give RMS a copy of the determination of the application within 7 days after the determination is made.	across the surrounding road network, the impacts of these volumes at the key intersections would be negligible and the intersection would operate as currently occurs. Therefore, no infrastructure upgrades or mitigation measures are required as a result of the proposed modification. An updated Sustainable Travel Plan details measures that can be implemented to encourage the use of alternative modes of transport for both students and staff to increase non-car travel to the School.	

Schedule 4 – Design Quality Principles

Schedule 4 of the Education SEPP outlines the design quality principles that are proposed for consideration. The proposal will respond to the design quality principles as follows:

Principle 1 – context, built form and landscape:

No physical changes are proposed to the approved CMD and Administrative and Student Buildings, therefore, the existing built forms within the Senior and Prep School campuses and context of the surrounding developments fronting Margert Street are retained.

The landscape changes only relates to the part of the senior campus located to the west of the CMD building and aim to provide landscape integration between the CMD and the reinstated staff building. New landscape treatment is provided in front of the staff building, which includes a staggered lawn fronting Margert Street and additional trees to retain the proposed landscape outlook along the streetscape.

Overall, the revised landscape design assist in integrating the approved CMD building and the reinstated staff building while retaining the landscape and design intent of the proposal.

The new OSD tank and relocated rainwater tank are proposed to be located below ground level and covered with artificial turf. They will not be visible once installed and the overall landscaped form of the Senior school campus will not significantly change.

Principle 2 – sustainable, efficient and durable:

The proposal will adopt a 4 star green star rating and a range of ESD initiatives outlined in the updated ESD Report attached at Appendix C. The 5 star Green Star target was aspirational, nonetheless the proposed 4 star Green Star is best practice, which can still achieve the required sustainability target for schools.

The proposal can continue to provide positive social and economic benefits for the school community by ensuring that teaching facilities are meeting contemporary educational needs.

Principle 3 – accessible and inclusive:

No physical changes are proposed to the approved CMD and Administrative and Student Buildings, and the approved buildings can continue to provide equitable and easy access.

Principle 4 – health and safety:

No physical changes are proposed to the approved CMD and Administrative and Student Buildings. Health and safety of the buildings and the campus is therefore retained.

Principle 5 – amenity:

No physical changes are proposed to the approved CMD and Administrative and Student Buildings, therefore the approved buildings are able to continue to provide a pleasant learning environment.

The impact of increased senior students and staff numbers have been assessed and is discussed in Section 7, and is concluded that the proposal will not result in any unacceptable impacts on neighbouring properties.

Principle 6 – whole of life, flexible and adaptive:

No physical changes are proposed to the approved CMD and Administrative and Student Buildings, therefore approved classrooms and associated facilities can continue to ensure flexibility and longevity.

Principle 7 – aesthetics:

The proposal does not alter the bulk and scale of the approved buildings and will not change the approved built forms fronting Margert Street.

The amended landscape design will continue to provide greenery along the streetscape, including the new lawn area in front of the reinstated staff building. Therefore, there will not be any adverse visual impact on Margert Street frontage.

6.2. STRATHFIELD LOCAL ENVIRONMENTAL PLAN (LEP) 2012

The site is located within the R3 Medium Density Residential zone pursuant to the *Strathfield Local Environment Plan 2012* (the LEP). 'Educational establishments' are not permitted within the R3 zone (refer to Figure 6).

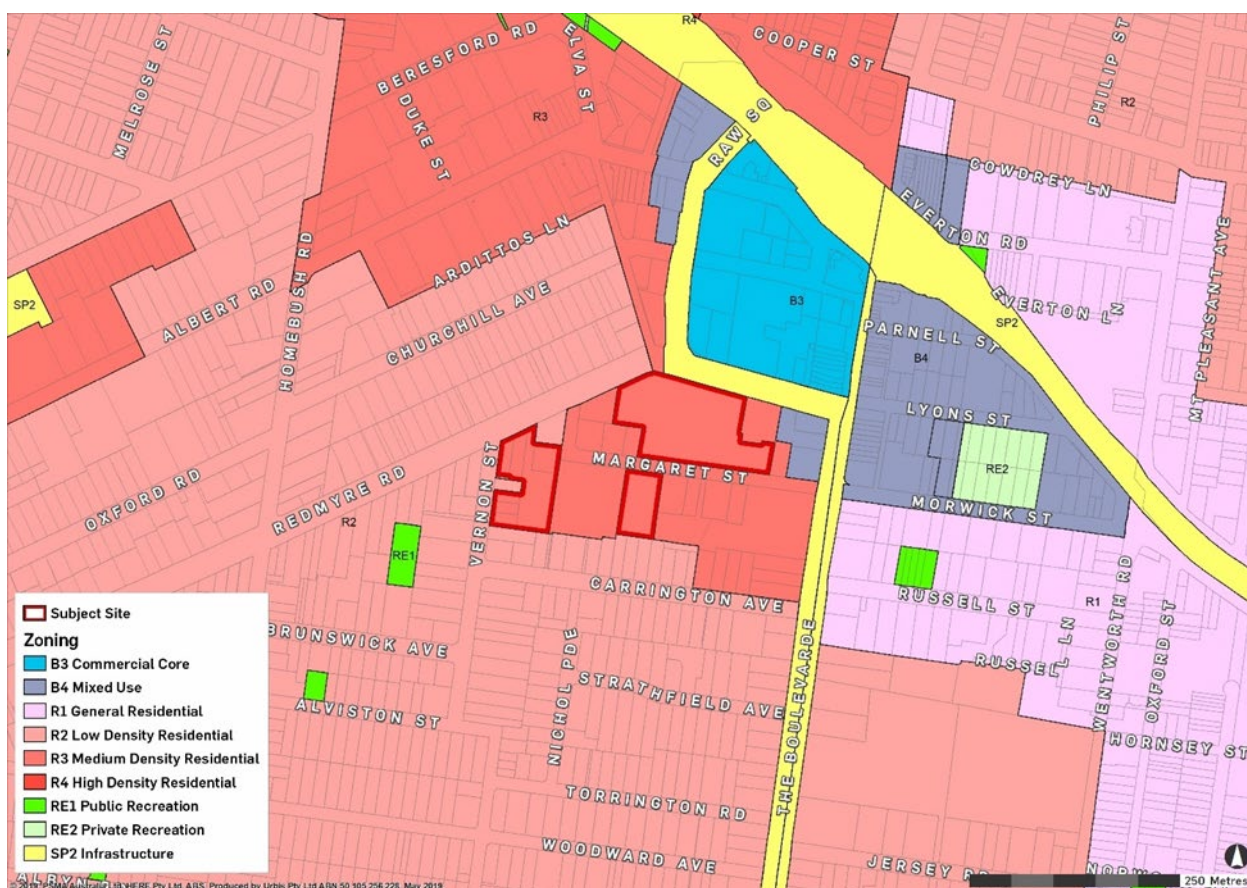
However, the R3 Medium Density zone is identified as a '*prescribed zone*' under Clause 33 Part 4 of the Education SEPP. Clause 35(1) of the Education SEPP permits development for the purpose of a school to be development with consent within a prescribed zone.

"35 Schools—development permitted with consent

(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone."

Accordingly, by way of Clause 35(1) of the Education SEPP, the proposed development is permitted as 'development with consent' on the site.

Figure 6 Land Zoning Map (subject site outlined in red)



Source: Strathfield LEP

6.2.1. LEP Provisions

The following table provides an assessment of the proposed development against the relevant clauses contained within the LEP.

Table 4 LEP Compliance Table

Relevant Clause	Provision	Proposal	Complies
Clause 4.3 – Building Height	11m	No increase in height is proposed.	YES
Clause 4.4 – Floor Space Ratio (FSR)	1.2:1	The SSD approved for a gross floor area (GFA) of 11,435sqm (0.76:1). The building which is proposed to be retained in a concurrent Local Modification comprises approximately 190.1qm, with a resulting GFA of 11,625.1sqm (0.77:1). Therefore the site will continue to comply with the FSR control.	YES
Clause 5.10 – Heritage Conservation	The Senior Campus and the Lingwood Campus are identified	A Heritage Impact Statement has been prepared to assess the	YES Heritage impact is

Relevant Clause	Provision	Proposal	Complies
	as local heritage items in the SLEP: ▪ Item I187 'Meriden School' ▪ Item I176 'Lingwood' – Victorian house and garden (formerly Branxton)	proposals impact on the locally listed heritage item (see Appendix D). The report concludes that the proposal will not unreasonably impact of the heritage significance of the heritage item and is therefore reasonable and acceptable from a heritage perspective and is recommended for approval.	discussed in Section 7.3.
Clause 6.1 Acid Sulfate Soils	The site is identified as containing Class 5 Acid Sulfate Soils.	Works are not proposed within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5 metres AHD.	YES
Clause 6.2 – Earthworks	Earthworks must not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items, or features of the surrounding land.	Excavation is required for stormwater drainage and the installation of the OSD tank. The average depth of the OSD tank is 0.75m. All excavation works are to be fenced of and batters adequately supported to the approval of geotechnical engineer.	YES

6.3. STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005

Part M of the Strathfield Development Control Plan 2005 (SDCP) provides detailed controls for school developments. However, under Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, the application of local DCPs is excluded when assessing SSD projects. Given no built form changes are proposed, the proposal remains consistent with the key relevant controls of the SDCP.

DCP parking rate is addressed in Section 7.6.2.

7. LIKELY IMPACTS OF DEVELOPMENT

In accordance with section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act), the proposal has been assessed having regard to a wide range of social, environmental and economic considerations. These impacts are summarised as:

7.1. BUILT FORM

No physical built form changes are proposed to the CMD building and the Administration and Student Centre building.

The revised landscape design to the west of the CMD building can continue to provide landscape connection to the existing green space at the northwest of the campus. It will also allow for landscape linkage with Lingwood Prep School gardens and playground.

This is achieved through the landscape integration between the CMD and the reinstated staff building. The landscape design reinstates the paving between the buildings to blend in with the existing brick.

New landscape treatment is provided in front of the retained staff building, which includes a staggered lawn, Bradford pear trees and Urbanite Ash trees fronting Margert Street. The landscape treatment will be able to retain the landscape outlook along the streetscape.

Overall, the proposal is able to maintain design intent of the CMD building and the alignment of the streetscape, as well as continuing to provide landscape connection to the Lingwood Prep School campus.

7.2. NATURAL ENVIRONMENT IMPACTS

There will not be any additional construction impacts proposed as part of this application, therefore there is no additional adverse amenity impacts to surrounding properties in terms of dust, air and noise than what has already been assessed and approved.

The proposal will not result in the removal of significant flora and fauna on the site.

7.3. HERITAGE

A Heritage Impact Statement has been prepared by Urbis and attached at Appendix D.

The Heritage Impact Statements confirmed that no elements which contribute to the established heritage significance of the Meriden School are proposed to be removed or altered and the works are away from the principal Redmyre Road frontage.

The proposed modified landscaping would remain in keeping with the minimal and low scale planting that was originally approved under SSDA 9692.

The proposed tree-lined corridor originally located to the west of the approved CMD building has been reduced to a narrower pathway to accommodate the retained building. Despite this, the view lines from the Senior School Campus towards the south to Lingwood, on the opposite side of Margaret Street is maintained, ensuring that the two sites are visually connected and maintaining the historic connection between the two sites.

Despite the changes to the landscaping design, the proposed landscaping would still ensure a positive heritage outcome as a result of the improvement of the site's presentation to the public domain than in its current form.

The placement of the rainwater tank and OSD tank would not impact any significant fabric or elements of the site and would be placed below ground level and covered with artificial turf. It is therefore considered that there would be no adverse heritage impacts on the site from their installation as they will not be visible once installed.

The Statement concluded that the proposed amendments will not result in any adverse impacts to the heritage significance of the Meriden School and are therefore supportable from a heritage perspective.

7.4. NOISE IMPACT

An Acoustic Impact Statement has been prepared by Wilkinson Murray and is attached at Appendix E.

The statement assessed the potential for adverse noise impact associated with the increase of senior students, including the potential noise impact to nearby residents on Margaret Street to the west.

Noise from activities in Outdoor Play Area

Noise from school activities within the existing outdoor play areas forms part of the existing noise environment at surrounding receivers located to the west of the Senior School campus (refer to Figure 7).

Figure 7 Existing play areas



Source: W&M

Noise from school activities is not subject to the criteria contained in the NSW Noise Policy for Industry. Therefore, it is reasonable to determine the impact potential based on the relative increase in existing play noise levels that may occur as a result of the student number increase. For example, should the increase be small then the impacts can be considered minor, conversely should the increase be noticeable then further detailed assessment is warranted.

An increase in overall noise levels as a result of increase of 130 senior students within the existing play area can be calculated by the formula of $10 \times \log (\text{Future Numbers} / \text{Existing Numbers})$. This equates to a theoretical increase in existing play noise levels by up to 0.6 dBA.

The following table represents the perception of relative noise increases:

Relative Increase - dBA	Comment
0-1	Not noticeable
1.5-2	Barely noticeable
2.5-3.5	Noticeable
4 - 5	Clearly noticeable

Source: W&M

Therefore, it can be concluded that the increase in play area noise levels by up to 0.6 dBA is indistinguishable at surrounding receivers and is “Not noticeable” when compared to existing play noise levels.

Based on these findings, further detailed assessment is not warranted as no significant acoustic impact is predicted.

Noise from the approved CMD Building

As discussed in the SSDA Acoustic Report, the operational noise impact from the CMD building was assessed based on the type of activities/events, hour of operation, ability for building material to mitigate noise and up to approximately 80 people attending events and within the upper staff area.

Whilst the proposed increase in student number is associated with the Senior School, School hours of operation remains the same and there will not be an increase in occupancy or activities within the approved CMD building. Further, no physical changes are proposed for the CMD building.

Therefore, the operation of the CMD can continue to comply with site specific noise criteria as stated in the SSDA Acoustic Report and there are no additional noise impacts.

Construction Noise

No additional construction activities are proposed and therefore no change in noise levels to what was presented in the original assessment.

Overall, the increase in student number will not create adverse noise impact to nearby residents and the approved CMD building can continue to comply with site specific noise criteria.

7.5. ENVIRONMENTAL AMENITY

7.5.1. View and Visual Impact

No physical built form changes are proposed to the CMD building. The approved building will continue to maintain the building alignment along Margaret Street, and the average building height along Margaret Street.

The proposed tree-lined corridor originally located to the west of the approved CMD building has been reduced to a narrower pathway to accommodate the retained building. Despite this, the view lines from the Senior School Campus towards the south to Lingwood, on the opposite side of Margaret Street is maintained, ensuring that the two sites are visually connected and maintaining the historic connection between the two sites.

The proposed changes to the landscape design will improve the site's presentation to Margaret Street.

As a result of the concurrent Local Modification, residents at 15 Margaret Street will continue to view the existing staff building in the south western corner of the senior campus rather than the approved landscaped area. Therefore the visual impact on adjoining neighbours is not altered from the existing situation.

7.5.2. Visual Privacy

To the north and east of the CMD building is the existing school campus. Margaret Street is located to the south of the CMD building. A residential flat building is located to the west of the CMD building at 15 Margaret Street.

The retention of the existing single storey staff building retains the existing western boundary setback and will not result in additional privacy impact to 15 Margaret Street.

No physical built form changes are proposed to the Administration and Student Centre building.

Therefore visual privacy will be maintained for surrounding residential buildings.

7.6. TRAFFIC AND PARKING IMPACT

A Traffic and Parking Assessment has been prepared by Ason Group and is attached at Appendix F.

The statement assessed the traffic and parking impact associated with the increase of 130 senior students and up to seven additional staff.

It is critical to note that assessment assumptions, traffic data and travel behaviour survey findings documented in the Traffic and Parking Assessment Report (29/10/2019) originally prepared for the SSDA have been adopted for the traffic and parking assessment of this modification application. This is considered appropriate, given that these findings represents the most recent traffic data.

The travel behaviour surveys were undertaken during 2018 / 2019 school year. Due to the Covid-19 pandemic, current conditions would not represent normal travel conditions. Therefore, the survey data detailed in the original report represents the most accurate, up to date travel data for the School.

7.6.1. Traffic Generation

The baseline traffic generation has been calculated based on the existing student number across all three campuses (including the approved 950 senior students) and 178 Full-Time Equivalent staff members.

With reference to above, the existing traffic generation is expected to be:

- AM Peak Hour: 550 arrival trips and 428 departure trips.
- PM Peak Hour: 448 arrival trips and 392 departure trips.

The additional trip generation has been calculated based on the proposed additional 130 senior students and the 7 staff (up to) using the 2019 travel behaviour survey results.

Given the School does not allow students to drive to school (as stated in the School's Statement of Privileges and Responsibility signed by students and parents), additional vehicle trips from the increase of Senior students are related to drop-off / pick-up trips only. Therefore, the modal splits recorded by the 2019 surveys have been modified to account for this

The proposal would result in a total of 44 additional students being dropped-off at the School during the morning peak hour, which equates to an additional 56 vehicle trips (28 arrivals / 28 departures). 40 additional students are being picked-up at the School during the afternoon peak hour, which equates to an additional 50 vehicle trips (25 arrivals / 25 departures).

Given staff usually arrive and departs outside of the peak hour, trip generation from staff during peak hour is limited. There would be a total of 3 additional staff trips during the morning peak hour, and 1 trip during the afternoon peak hour.

The total additional traffic generation as a result of additional 130 students and up to 7 staff is:

- AM Peak: 59 trips (31 arrivals / 28 departures)
- PM Peak: 51 trips (25 arrivals / 26 departures)

The daily trip generation (arrivals and departures) of the Proposal would approximately be 294 trips spread out across the day and across different transport modes such as private vehicles, public and active transport modes.

Vehicle traffic has been split based on the location of the senior pickup/ drop-off area and on-site observations. As such, the majority of senior student traffic would enter via the Margaret Street / Redmyre Road intersection to access the senior pick-up/drop-off area. Traffic entering and exiting the Margaret Street / Redmyre Road intersection have been split similarly with the existing traffic flows.

The operation of the key intersection subject to the application of the proposed traffic flows has been assessed using the SIDRA model. The results of the assessment are summarised below:

Table 9: Base + Development Intersection Performance Comparison

Intersection	Scenario	Period	Degree of Saturation	Average Delay	LOS
Raw Square / Redmyre Road	Baseline	AM	0.726	29.1	C
		PM	0.625	26.5	C
	With Dev	AM	0.749	29.6	C
		PM	0.642	26.8	C
The Boulevard / Morwick Road / Margaret Road	Baseline	AM	0.560	13.7	B
		PM	0.616	15.0	B
	With Dev	AM	0.560	13.6	B
		PM	0.616	15.0	B
Margaret Street / Redmyre Road	Baseline	AM	0.366	14.9	B
		PM	0.304	9.0	A
	With Dev	AM	0.396	17.9	B
		PM	0.286	7.2	A

Source: Ason Group

The SIDRA analysis illustrates that the network would be capable of accommodating the trips generated by the Proposal. The SIDRA analysis indicates that the future LoS for the assessed intersections will remain consistent with the baseline operation. The intersections will continue to operation at a level of 'Satisfactory' (c), 'Good with acceptable delays and spare capacity' (b) and 'Good' (a).

The assessment concluded that the operation of the key intersections as a result of the proposal is not significantly different to existing intersection operations. As such, the Proposal is supportable from a traffic impact perspective.

7.6.2. Parking

The parking assessment references the general parking guideline including:

- *RMS Guide to Traffic Generating Developments (RMS Guide).*
- *Strathfield Consolidated Development Control Plan 2005 (DCP 2005).*

It is important to note that under Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, local development control plans (DCP) are excluded when assessing SSD projects. Notwithstanding this, the Council's DCP parking rate has been considered as part of the assessment.

Meriden School currently provides 105 car parking spaces across the three School campuses. These parking spaces are reserved for staff and visitors only.

Section 3.9, *Part I, Provision of Off-Street Parking Facilities* of the DCP provides parking rates for Primary and Secondary Schools:

- Primary and Secondary Schools 1 space per 1.5 staff; plus
- 1 space per 10 pupils in Year 11 and 12.

Senior students are not allowed to drive to School unless in exceptional circumstances where permission is required, as stated in the School's Statement of Privileges and Responsibility signed by students and parents. Therefore, there is no car parking allocated to senior students and the adoption of parking requirements for additional senior students (Year 11 and 12) is not required for this Proposal.

In accordance with the DCP staff parking rate, the proposed additional 7 staff (up to) would require a maximum of 5 parking spaces. This aligns with the demand reflected under the existing car travel mode share for staff, which currently represents 69% of staff drives to school (or up to 5 staff of the additional 7 staff drive to school).

It is not proposed to provide additional parking on-site. This is consistent with State Government policies and the School's vision to reduce private vehicle trips.

State Government policies currently actively seeks to promote alternative modes of transport and reduce single-use private vehicle usage. With the overall aim to reduce congestion and emissions, improve air quality, and provide better environments for communities.

Limiting on site car parking and the implementation of Green Travel Plan (GTP) can assist in achieving these aims and objectives.

Meriden School is located in close proximity to a number of bus stops, the Strathfield Bus Interchange and Strathfield train station. The close proximity to various regular and well connected public transport options is able to assist with the reduction of single-use private vehicle usage and the implementation of the GTP.

It is noted that a GTP and a Workplace Travel Plan were developed as part of the SSDA and are required to be implemented under Condition E9 of the SSD Consent.

The GTP and a Workplace Travel Plan has been updated as part of this modification (provided in Appendix A of the Traffic and Parking Assessment Statement), which provides for a range of initiatives for private car reduction.

As detailed in the GTP, the overall aim is to reduce staff travel by private vehicles from the existing 69% to a target of 55%. As well as increasing travel by non-car modes to 40% (from the existing 28%). Ason Group noted that this level of travel behaviour change is achievable, given the School is well connected to the public transport network.

The additional staff (up to 7 staff) will be encouraged to travel by other modes of transport at the start of their employment, as consistent with the GTP and the Workplace Travel Plan to reduce the need for car parking.

With the implantation of the GTP and the private vehicle target of 55%, the 178 full time equivalent staff plus the proposed additional 7 staff is anticipated to require a total of 102 car parking spaces. This parking demand can be accommodated within the existing school car parking areas, which accommodate for 105 spaces.

With vehicular demand generated by the School to be monitored as part of the GTP, any changes to the parking demand can be addressed as part of the GTP process.

The School's approach to car parking provision aims to reduce the number of staff driving to school. This approach would reduce traffic generation and encourages the use of non-car travel, which is consistent with the aim of the GTP and State Government policies.

Given the above, the assessment concluded that the proposal will not impact on existing parking provision and is supported on car parking grounds.

7.7. STORMWATER

A Stormwater Statement and updated Civil Plans has been prepared by TTW and is enclosed at Appendix G. This report assessed the flood impact as a result of the proposed landscape changes, and a summary of the proposed concept civil engineering and stormwater management measures for the Senior School. No changes are proposed for the Junior and Prep schools.

The site is located within the Powells Creek catchment area which has been the subject of a Flood Study undertaken by Strathfield Council. The flood study confirms that the development site is not within a Flood Planning Area.

A comparison of the pre and post development surfaces areas shows the modified plan has a significant reduction in landscaped area, which will result in a higher site discharge rate if left unrestricted. In order to reduce the flow rate discharging from the site, an on-site detention tank (OSD) with an outlet control structure is required in accordance with Section 4.2 of the Strathfield Stormwater Management Code (1994).

The OSD and outlet control structure must be designed for the 2, 10 and 100 year Average Rainfall Interval storms. Roof and surface run-off have been simulated using DRAINS modelling software, which shows the results for the minor 2 ARI storm and major 100 year ARI storm.

Based on the site area of 1,500m² and the result of the DRAINS model, a new 30m³ On-Site Detention (OSD) tank is proposed towards the rear of the CMD building, to facilitate stormwater discharge in accordance with Section 4.2 of the *Strathfield Stormwater Management Code* (1994).

The approved rainwater tank has also been relocated next to the OSD tank as a result of the detail design change post approval. The relocated rainwater tank and the proposed OSD tank would be placed below ground level and covered with artificial turf.

The School has also proposed to implement water quality measures to meet Green Building Council of Australia Green Star building requirements. These proposed measures include stormwater harvesting, re-use for landscape irrigation and to meet Category B pollutant reduction targets. The pollutant reduction targets are shown below:

- Total Suspended Solids (TSS) 80%
- Total Phosphorus (TP) 60%
- Total Nitrogen (TN) 45%
- Gross Pollutants 90%

A water quality model has been prepared using MUSIC modelling software. To meet the reduction targets shown above, it is recommended that a treatment filter such as the SPEL SpelFilter (SF.14-EMC) be installed in the OSD tank. Subject to the installation of the treatment filter, the site is able to meet the pollutant reduction targets.

Sediment and Erosion Control

The Sediment and Erosion Control Plan has been modified to reflect the proposed layout of the development. Refer to the Sediment and Erosion Control Plan in Appendix G.

Conclusion

To summarise the findings of the civil engineering statement, subject to the installation of the OSD tank, stormwater can be managed in accordance with Council requirements. The proposed development poses no adverse effects to existing Council stormwater management and no adverse flooding impacts to downstream developments. The implementation of water quality devices can meet reduction targets specified by Green Building Council of Australia will reduce the amount of common pollutants entering Council's receiving stormwater system.

7.8. ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

An updated Ecologically Sustainable Development (ESD) report has been prepared by Norman Disney & Young and is attached at Appendix C.

The report noted that both the CMD and the Administration and Student Centre have previously set a target of a 5 Star 'in-principle' Green Star rating. This was an aspirational target which has since been deemed commercially unfeasible by the School, particularly in these challenging economic times as a result of the COV-ID 19 pandemic. The development has since revised the target to achieving an 'in-principle' 4 Star Rating.

The proposed development have been benchmarked against a 4 Star Green Star Design & As Built v1.3 'in principle' rating. Green Star Design & As Built incorporates a mixture of initiatives in line with the intent of WELL (healthy environment for occupants), Green Star Performance (efficient building in operation), Passive House (high performing façade & mechanical systems), as well as other sustainability frameworks.

The 4 Star Green Star rating is deemed to represent an Australian Best Practise development. This is an appropriate sustainability outcome for the project and is a typical outcome for a school development of this nature.

The proposed developments aim to go beyond minimum building requirements and provide a progressive sustainability outcome for the community. The sustainability initiatives incorporated in the proposed development include:

- Passive design elements to reduce the energy demand of the building in operation and improve indoor environment quality and thermal comfort for students and staff, including a high-performance building envelope in the ASC and natural ventilation or mixed-mode ventilation in the CMD building;
- High performance glazing, efficient lighting and lighting zoning, solar PV, solar hot water, selection of appliances with high energy efficiency ratings, and solar skylights for reduced energy consumption, good daylighting and visual comfort;
- Preliminary consideration of the building designs and their resilience to climate change impacts;
- Acoustic design in both buildings to support their functions as training and teaching spaces and private staff areas, and best practice waste management principles for the demolition of the existing music centre to avoid waste to landfill; and,
- Enhanced greening (e.g. green walls and planters) to improve air quality and reduce the urban heat island effect, water efficient fixtures and fittings (high WELS ratings), and rainwater collected from the roof and stored for use on-site.

An indicative Green Star scorecard and a full list of initiatives can be found in Appendix A of the updated ESD report. This pathway and associated relevant design details will be incorporated into project contract documentation. The head contractor will ultimately be responsible for ensuring this design potential is realised, and if any credits become unsuitable throughout the course of the project, the head contractor will be required to adopt additional initiatives such that equivalence with a 4-star Green Star design standard is maintained.

Utilising Green Star benchmarking methods is considered an appropriate design response. To ensure that the sustainability design initiatives are implemented throughout the design and construction phases, the following ESD pathways are proposed:

- Green Star pathway to be coordinated by the ESD Consultant and workshopped with all relevant project stakeholders
- Sustainability initiatives to be implemented into the contract documentation via:
 - Integration into the building design
 - Inclusion in project specifications, including a dedicated ESD Specification
- Regular ESD peer review 'checkpoints' to be carried out throughout the construction phase by the ESD Consultant
- Final post-completion peer review and sign-off against the Green Star requirements by ESD Consultant.

The ESD principles adopted will contribute to the conservation of resources and future resilience, across the whole life cycle of the project; from construction, through to the operation phase.

7.9. SUITABILITY OF THE SITE

The suitability of the site for development has been established through the approval of SSD 9692. The proposed amendments do not fundamentally alter the nature of the development, such that it would become unsuitable for the Site, as:

- The site is entirely suitable for the development of the proposal as it continues the use of the Strathfield Meriden School as an educational establishment as identified within Schedule 1 of the SRD SEPP.
- The Senior School campus is capable of accommodating the additional senior students with no significant additional adverse impacts on surrounding residential properties and road network.

- No physical changes are proposed to the approved buildings and the changes to the landscape design as a result of the retained staff building will ensure that existing residential amenity and privacy to adjacent properties fronting Margert Street will be maintained.
- The site is well serviced by public transport.

Accordingly, the site is considered entirely suitable for the development for education purpose and the Senior School can accommodate the proposed increase in students.

7.10. PUBLIC INTEREST

The proposal is in the public interest in that:

- The development is permissible with consent and has been prepared having regard to the objectives of the Education SEPP.
- The proposed development has had regard to relevant applicable statutory planning policies and generally complies with the objectives of the development controls for the site.
- The proposal will not have any unacceptable impacts on adjoining or surrounding properties or the public domain in terms of traffic, noise and environmental impacts.
- The proposal will continue to provide a high-quality educational environment for staff and students.
- The proposal will continue to contribute positively to energy efficiency and environmental sustainability. The design has incorporated many ESD features to reduce energy consumption during the life of the proposed development.

8. CONCLUSION

The proposed modifications relates to retaining an existing building onsite and housekeeping amendments. In summary the proposed modifications are considered appropriate as:

- The site is zoned R3 Medium Density which is identified as a 'prescribed zone' under Clause 33 Part 4 of the Education SEPP. Clause 35(1) of the Education SEPP permits development for the purpose of a school to be development with consent within a prescribed zone.
- The modification does not alter approved building height or building footprint for both CMD and the Administration and Student Centre building. Therefore, will not result in additional amenity impact and will not alter streetscape presentation.
- New landscape treatment is provided in front of the staff building, which includes a staggered lawn fronting Margert Street and additional trees to retain the proposed landscape outlook along the streetscape. The revised landscape design assist in integrating the approved CMD building and the reinstated staff building while retaining the landscape and design intent of the proposal.
- The increase in students will not have any unacceptable impacts on adjoining or surrounding properties or the public domain in terms of traffic, noise and environmental impact.
- The proposal will continue to contribute positively to energy efficiency and environmental sustainability. The design has incorporated many ESD features to reduce energy consumption during the life of the proposed development. The proposed 4 star Green Star rating reflects best practice and achieve the minimum sustainability targets for schools.
- The development resulting from the proposed modifications are "substantially the same" as the approved development.

As demonstrated within this report and the attached documentation, the modified scheme is considered to be acceptable under the relevant considerations of Section 4.15 of the EP&A Act, and as such it is recommended that approval be granted to the proposal as modified.

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APPENDIX A

ARCHITECTURAL DRAWINGS

APPENDIX B LANDSCAPE DRAWINGS

APPENDIX C

ESD STATEMENT

APPENDIX D

HERITAGE STATEMENT

APPENDIX E

ACOUSTIC STATEMENT

APPENDIX F

TRAFFIC AND PARKING REPORT

APPENDIX G

STORMWATER STATEMENT AND CIVIL PLAN

APPENDIX H

ARCHITECT STATEMENT - DESIGN INTENT

