

Our ref: DA-384/2019
Your Ref: SSD-10352

Planning and Assessment
NSW Department of Planning, Industry and Environment
GPO 39
SYDNEY NSW 2001

Attention: Director – Social and Infrastructure Assessments
C/- Mr Dimitri Gotsis
By email: dimitri.gotsis@planning.nsw.gov.au

22 January 2020

Dear Director - Social and Infrastructure Assessments,

WAVERLEY COUNCIL SUBMISSION
State Significant Development Application (SSD-10352) for Moriah College Redevelopment
Queens Park Road, Queens Park
(Waverley Council Ref.: DA-384/2019)

Firstly, thank you to staff of the Planning and Assessment Division of the NSW Department of Planning, Industry and Environment ("Department") for allowing Waverley Council ("Council") to make a comprehensive submission following the closing date of the exhibition period of the State Significant Development ("SSD") Application, known as SSD-10352, for the proposed staged redevelopment of the Moriah College Campus in Queens Park.

This submission conveys Council's review outcomes, concerns and objection to the application. The primary objection to this application relates to increased traffic generation and on-street car parking demand on the surrounding road network caused by the proposal. Specifically, the proposed net increase of student enrolments of 290 students will further increase demand for drop off and pick up (DOPU) activities. In addition, the increase of staff members will contribute to the increase of traffic generation and parking demand on the surrounding road network. Consequently, increased traffic movements on the surrounding road network, into an area that is already heavily congested with school associated traffic needs to be properly considered.

This submission is organised based on the following issues and matters arising from Council's review of the proposal and the SSD application and incorporates referral comment from technical officers in various departments of Council.

1. traffic and transport
2. built form impacts arising from non-compliance with height of building development standard under Waverley Local Environmental Plan 2012 (despite clause 4.6 of the LEP not strictly applying to this development) and urban design
3. heritage impacts



4. operational and event management
5. tree management and biodiversity impacts, particularly in relation to the adjoining Eastern Suburbs Banksia Scrub, which is a critically endangered ecological community
6. land contamination
7. noise impacts
8. ecologically sustainable development measures and commitments
9. stormwater and infiltration
10. waste and recycling management
11. National Construction Code and fire safety considerations
12. impacts on the surrounding existing public domain and opportunities for improvements.

The contents of this submission follow this covering letter.

Should you require any further information, please do not hesitate to contact Ben Magistrale, Senior Development Assessment Planner on 9083 8042 or by email ben.magistrale@waverley.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink that reads "Peter Monks".

Peter Monks

**Director, Planning, Environment and Regulatory
Waverley Council**

Contact us

Phone: 9083 8000 Fax: 9387 1820

Email: info@waverley.nsw.gov.au

Web: www.waverley.nsw.gov.au

Connect with us

facebook.com/whatsonwaverley

twitter.com/waverleycouncil

www.youtube.com/user/WavCouncil

1. TRAFFIC AND TRANSPORT

- a. While the proposed centralisation of all streams of students being picked up and dropped off inside the Moriah College Campus is supported, the proposed net increase of student enrolments of 290 students will further increase demand for drop off and pick up (DOPU) activities and will consequently increase traffic movements on the surrounding road network, specifically if traffic and transport issues are not adequately addressed. Further, the increase of staff members will contribute to the increase of traffic generation and parking demand on the surrounding road network. This is the principal concern and point of objection raised by surrounding residents in their correspondence directly addressed to Council in relation to the SSD application.
- b. Public transport patronage by students and staff is currently low. Council strongly recommends Moriah College take a proactive approach to encouraging students and staff to use public transport, bicycles or walking modes to and from the school, and commit to a genuine and achievable green travel plan initiative to alleviate traffic and parking impacts arising from the proposed growth of the student population.
- c. Put simply, Council does NOT support the growth of school population unless it can be demonstrated that there will be no additional impact on traffic and parking demands on the surrounding road network as a result of the increased school population. In this regard, further initiatives must firstly be implemented and additional public transport services (such as bus services) guaranteed to reduce any net impact on the surrounding road network. This requires a genuine and strong commitment of the school to address green transport initiatives.
- d. Any increase to school population should be staged over a number of years to ensure the increase is gradual, and associated impacts and resources are adequately managed.
- e. The Transport and Accessibility Impact Assessment (TAIA) prepared by the Transport Planning Partnership indicates existing travel patterns were reviewed including a travel questionnaire distributed to staff and parents. There is no indication of the response rate or numbers surveyed making it challenging to properly assess current trends. There is an expectation that a large percentage (a minimum 80%) of school parents and staff associated with the school be surveyed to provide a more accurate assessment of trends, to inform future options of initiatives required. A revised questionnaire/study is recommended.
- f. This same TAIA report encourages the preparation of a Green Travel Plan (GTP), with various measures recommended for inclusion in such report. No actual GTP or report appears to have been submitted. Council strongly recommends that a comprehensive GTP be submitted for assessment, that provides a genuine and proactive approach by the school to addressing current and future transport initiatives, including measures to shift behaviour toward more sustainable transport modes for students, their parents and staff.
- g. The TAIA identifies the proposal will comply with the minimum number of bicycles required. Consideration should be given to providing additional bicycle parking beyond the minimum amount to assist encouragement of cycling to and from the school. Furthermore, 'learn to ride a bike' programs could be incorporated into the school programming (eg sport activities) across various age groups to assist behavioural change of students and staff to shift towards using these types of green transport modes.

- h. Reducing the proportion of secondary students being dropped off and/or picked up is a tangible means of alleviating growth impacts. One means of achieving this would be to provide ample locker or storage areas within the new Science, Technology, Engineering, Art and Mathematics (STEAM), Independence Learning Centre and Library buildings to ensure adequate storage for students' items and equipment. This would enable students to readily store these items and equipment at school overnight in order to discourage demand for DOPU activities by private vehicles, and in turn, encourage more students to utilise public transport and/or green travel modes, such as walking and cycling (i.e. if student's load/weight of materials being transported home each day is reduced, then there is a greater incentive to use sustainable transport modes).
- i. The applicant should investigate opportunities to improve and increase AM bus travel mode share in consultation with Council and the State Transit Authority (STA). One contributing factor identified is fewer AM bus services are available compared with the provision of PM bus services (i.e. there are 21 PM bus services and only 2 AM services). This may be in response to limited demand presently with a small numbers of students catching morning buses. If this is the reason, then the applicant should do more to implement a green initiative for sustainable transport modes with staff and student to increase this demand in light with increased AM services.
- j. Consideration should be given to providing increased shuttle bus services between the school and the Bondi Junction interchange to enable greater flexibility with students and staff using public transport.
- k. In addition to the need to reducing DOPU activities by private vehicle, Council's Infrastructure Services and Strategic Transport departments generally support the proposed road and intersection upgrades as part of the SSD application. They provide specific comment on each of the proposed upgrades as follows:
 - i. York Road pedestrian refuge to be upgraded to the NSW Roads and Maritime Services (RMS) standard refuge, including a 'zebra' pedestrian crossing. The concept of the pedestrian crossing on York Street is strongly supported, however a raised form of the crossing is not supported due to STA buses using this route to access the nearby Bondi Junction depot.
 - ii. Extension of the existing pedestrian crossing in Baronga Avenue across the layby is supported. Lighting should be reviewed for compliance with *AS1158 - Lighting for Roads and Public Spaces*. The crossing will likely be required to be refurbished or reconstructed.
 - iii. The entrance to Gate 4 of the Campus needs to be set back into the property to reduce queuing back onto York Road.
 - iv. The recommended slip lane treatment to the York Road / Baronga Avenue is supported.
 - v. The recommended 'seagull treatment' for the York Road / Queen Park Road intersection is supported. A pedestrian refuge in this location would assist community members to safely cross the wide intersection when accessing the existing pedestrian refuge or proposed Zebra Crossing on York Road to access Centennial Park.

Please note that the upgrades listed above cannot be the ultimate and sole solution to alleviating traffic and parking impacts of the proposed expansion of the Moriah College Campus on the surrounding road network. A significant emphasis on increasing public

transport patronage and/or green travel modes should be given to form a holistic approach to traffic and transport management of the proposal.

- I. In terms of specific traffic and parking impacts on surrounding residents, Council's Infrastructure Services department deems the traffic assessment provided as part of the SSD application inadequate in terms of addressing impacts on residents in Queens Park to the north and north-east of the site and their specific commentary is as follows:

Residents of north/south streets between Queens Park Road and Birrell Street already suffer from school related traffic (primarily parents) in the morning and afternoon. This includes difficulties in pedestrians crossing roads and drivers turning at intersections due to relatively fast moving school traffic and congestion. Some of the stress caused by the traffic could be alleviated by local area traffic management (LATM) measures. Council has already undertaken works in the area (e.g. Ashton Street) to ameliorate traffic impacts. Further measures could be implemented, primarily at intersections. Priority for pedestrians and cyclists should be applied in any assessment.

In terms of the further measures identified above, should the application be approved; Council's Infrastructure Services department recommends meaningful consultation with residents to determine appropriate traffic calming measures with input from Council traffic engineers. The Department should ask the applicant to consider future LATM measures for the Queens Park residential streets to respond to projected traffic impacts on residential streets of Queens Park as a result of the proposal.

- m. In relation to walking and cycling, the introduction of the slip lane at the intersection of York Road and Baronga Avenue may conflict with pedestrian traffic, particularly students who will be walking along York Road and Baronga Avenue when catching and alighting from bus services operating along Clovelly Road. The applicant's 'Green Travel Plan' should be amended to direct students using Clovelly Road bus services to alight immediately before Avoca Street and use the footpath along Avoca Street to access the signalised crossing over Darley Road and then the shared path through Queens Park to access the school via the Baronga Avenue Gate. Whilst there is a shared path that is suitable for students to approach the Campus, there is no access from Queens Park to Baronga Avenue. The applicant should either request bicycle access from the Queens Park shared path to the Baronga Avenue zebra crossing, provide the infrastructure in coordination with Council and the Centennial Park Trust or propose an alternative route.

More broadly, the proposal should have greater consideration of pedestrian and bike movements to ensure a balanced transport solution that reflects the transport hierarchy adopted in Council's *People Movement Places* Policy. A copy of this policy document is available on Council's website.

2. BUILT FORM AND URBAN DESIGN

- a. While the proposal meets the floor space ratio development standard of 0.5:1 under Waverley Local Environmental Plan 2012 (the LEP), it seeks to vary the height of buildings development standard of 8.5m prescribed under clause 4.3 of the LEP. Despite clause 4.6 of the LEP not applying and the principal development standards under the LEP therefore not being strictly applied, the perceived building height, bulk and scale of the new four storey STEAM, Independent Learning Centre and library buildings are inconsistent with the desired future character of the site and its surrounds as envisaged by the LEP. Commentary on the visual impact of the building upon surrounding parkland, including Queens Park, is provided in this section of this submission. Ultimately, the non-compliance with the height of buildings

development standard will manifest in unreasonable visual and overshadowing impacts upon Queens Park and Centennial Park, rendering the new buildings to be inconsistent with objectives (a) and (d) of the development standard under clause 4.3(1) of the LEP, which are:

- (a) to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views,*
- (d) to ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality and positively complement and contribute to the physical definition of the street network and public space.*

b. Council's Urban Designer has reviewed the proposal and their commentary is summarised as follows:

- i. The reorientation of the main entrance and the creation of a public forecourt are supported.
- ii. The attempt to create a greater connection between the neighbouring parks and the campus is supported in general. This is achieved to a greater degree on the eastern side of the campus with the relationship to Queens Park. The relationship to Centennial Park is blocked by existing and proposed buildings and structures. The physical or visual connection to the western side requires greater resolution to achieve the initial conceptual idea underpinning the master plan.
- iii. The overall building height of the buildings is not supported as:
 - it is double the maximum height set under the LEP
 - the Campus is surrounded by open park land and significant tree plantings to the east, west and south and the buildings will appear dominant in this surrounding landscape setting
 - it will cause overshadowing of the large pocket of Fig trees in the south-west corner of Queens Park.

Council's Heritage Advisor and Urban Planning Advisor has also reviewed the SSD application and provides commentary in section 3 of this submission, which reflects the commentary given above regarding the perceived building height of the proposed buildings. In short, a fourth storey is not supported, and Council recommends it be either deleted or set back to appear recessive and less conspicuous from surrounding parklands.

- iv. The creation of two distinct forms separated by a bridge for the Stage 1A and 1B wings of the proposed buildings is supported. However, it is recommended that:
 - These two forms are articulated further to break up the facades of the buildings. An alternative solution is a stronger vertical emphasis of the façade to reduce the horizontal appearance of the building.
 - Materials with high sound absorption utilised in the informal spaces to reduce audible interference from neighbouring formal classrooms and to ensure an acceptable level of sound attenuation is achieved that is suitable for learning. The adaptable and flexible approach to the formal learning spaces is supported.

- v. The new security wall is lacking detail and resolution; the alignment is demonstrated in the landscape package with no specific detail of the material, treatment or construction type. The interpretive elements are supported, however greater clarity on the type of wall is required. It is recommended that the wall is integrated into the existing landscaped retaining wall with additional vegetation to screen the wall or integrated into building to reduce the visual impact of a large security wall.

If the Department considers adopting these design change recommendations, Council would recommend the applicant be advised to prepare and submit amended plans to this effect.

3. HERITAGE

The Moriah College Campus contains a local heritage item, known as 'Former Tram Shed' and identified as Item No. I428 under Schedule 5 of the LEP, in the north-western corner and northern edge of the Campus. This item is not particularly relevant in the assessment of the SDD application given that the item is separated by considerable distances from the location of the subject proposal. The site is, however, located within the 'Remnant Bushland Landscape Conservation Area', which is labelled "C57" on the Heritage Map of the LEP. It adjoins the 'Eastern Suburbs Banksia Scrub Landscape Conservation Area', which is labelled "C40" on the Heritage Map. To the north of the site and Queens Park Road is an urban heritage conservation area, label "C14" on the Heritage Map – see **Figure 1** below. Separate commentary on the Eastern Suburbs Banksia Scrub is provided in section 5 of this submission.

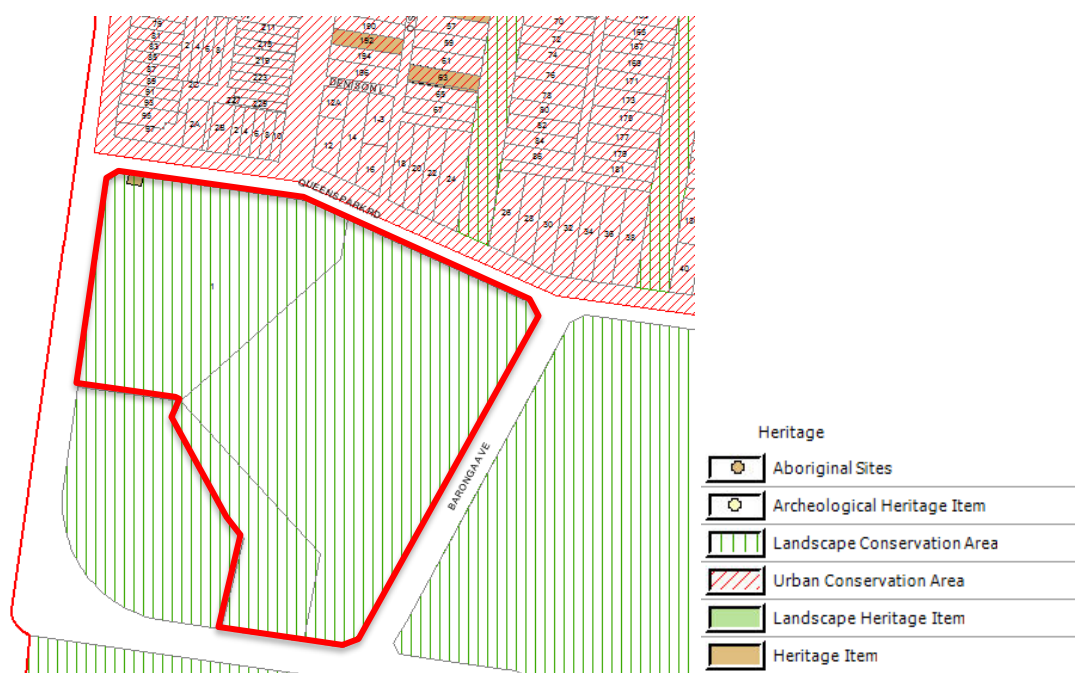


Figure 1: Extract of Heritage Map of the LEP (N.B. subject site outlined in thick red line)

Council's Heritage and Urban Planning Advisor has reviewed the SSD application and provides the following commentary in relation to the proposal's impact upon the landscape conservation areas:

- a. *The current enclosure and management of entry to the site indicates security is a major factor both in the operation of the school and the external appearance particularly at street level. Despite this, discussion of security appears limited to a brief mention in Sec. 3.6.7 of the Environmental Impact Statement (EIS). There is a clear need to provide*

further detail of security measures and to ensure these do not impact visually or functionally on the surrounding listed sites, the amenity of the general public and the established flora and fauna of the setting.

- b. The applicant's photomontage and the visual impact assessment images taken from surrounding parklands are considered to be based on limited and selective viewing points. Site inspection supports the proposed development having far greater visual impact on surrounding parklands. The scale of the development particularly that generated by the fourth storey and the relationship of the new works to the parklands is considered substantial and should be mitigated by an amended design.*
- c. The EIS and heritage impact assessment repeatedly refer to the low scale of the development, a description not supported by the applicant's documentation.*
- d. There is great emphasis placed on the screen planting to the eastern side of the proposed development as mitigating the height of the proposed development, however the applicant's photo study shows the new works rising substantially over the tree screen and the tree screen being of limited extent to the southern end of Baronga Avenue and along York Road, the areas having the greatest impact upon views between Centennial and Queens Parks.*
- e. Apart from the designated area of Eastern Suburbs Banksia Scrub to the south of the primary school carpark, there appears little or no effort to integrate the species within the overall landscape of the School campus despite the importance of the species.*

Council's Heritage Advisor and Urban Planning Advisor has recommended ways of addressing the matter raised above in their commentary as follows:

- i. Consider reorientation of the Stage 1 four-storey building to an east- west alignment integrated with the curve of the existing campus buildings rather than an element that dominates the Baronga Avenue frontage and Baronga Avenue and York Road corner. Re-orientation would also reduce the impact on visual links between Centennial and Queens Parks both from street level and from within these parks. This would also enable retention of the low-scaled frontage to much of Baronga Avenue.
- ii. Reduce the apparent bulk of the proposed Stage 1 building by the following means:
 - A further front setback of the fourth-floor level. In the event of re-orientation not being provided, a front setback of the fourth floor would substantially reduce the bulk of the building seen from Baronga Avenue and enable the top floor to serve as a covered way over the pedestrian path from the York Street entry.
 - Increased landscape planting within the Campus and to the hard-paved forecourt fronting Baronga Avenue. The EIS states an objective is to improve links between the campus and the adjoining parklands. Hard paved forecourts do not equate to parklands do not reflect the established planting of the setting and increase the heat load on the parkland setting.
 - Eastern Suburbs Banksia Scrub planting should be extended into the overall campus rather than marginalised. This planting is invaluable to small birdlife and extension of planting areas enables movement of fauna through the Campus.

- As the campus is in the immediate context of highly significant natural and park land settings, all external security fixtures and fencing are to be reviewed as to aesthetic impact, light spill on park and road areas and intrusion on public amenity. The quality of the setting is to take precedent over security construction in all areas of interface with the public realm.
- Details of any external signage are to be included in the SSD application.

If the Department considers adopting these design change recommendations, Council would advise that the applicant prepare and submit amended plans to this effect.

4. OPERATIONAL AND EVENT MANAGEMENT

- a. The Plan of Management (PoM) submitted with the SSD application appears largely identical to that which is currently enforced and applies to all operational aspects of the existing Moriah College Campus by way of recent development consent granted to the current Early Learning Centre (ELC) at the Campus, which is known as DA-163/2017 and approved by the then Waverley Development Assessment Panel on 22 November 2017. The inclusion of a schedule of 'out of core activities' was encouraged to be included in the PoM by Council at the time of the assessment and determination of DA-163/2017 and Council welcomes that the schedule remains in the PoM associated with the SSD application and the mechanism for seeking approval through Council for additional uses and activities based on the set of criteria included in section 5 of the PoM. The PoM submitted with the SSD does not include a map of the campus and should include one to provide certainty and clarity to the public on where specific activities and events will be held within the campus.
- b. Council recommends that the constitution and terms of the Moriah College Consultative Committee set out in section 2 of the PoM be modified so that meetings are not necessarily held at the offices of Waverley Council and to remove the role of Council to mediate consensus on decisions. Council will continue to play a role in ensuring that the PoM is enforced and considering additional events and activities not currently captured in the PoM in the future.
- c. Commentary and concerns on proposed additional events, shown in the 'changes' version of the PoM, are as follows:
 - i. No. 53 Year K-2 Sausage Sizzle & Movie Night – Tuesday 4:30pm and 6:30pm. Council has previously not approved and supported screening of movies as an 'additional use' as inadequate evidence has been provided in the past that clearly demonstrates that this event/activity is considered normally ancillary to a school use and the operations of the school. Generally, the use of the school for regular screening of movies outside of school hours is not supported.
 - ii. No.55 Yom Ha'atzmaut (Israel Independence Day Celebration) Fete and Concert – "bump out: 11pm". Council has never approved any event that extends past 10pm.
 - iii. No.63 Major College Community Celebrations (i.e. College Anniversary, Open Day, Spring Fair Event Duration up to 6 hours on Sunday) "bump out: 11pm". Council has never approved any event that extends past 10pm.

Council recommends that the Department ask the applicant to remove/and or modify these events from the schedule of 'out of core activities' in the PoM so that they are consistent with the consideration criteria set out in section 5 of the PoM.

- d. DA-163/2017 for the ELC gave approval for a maximum capacity of 80 students and is enforced by condition 44 of this consent and by the current approved PoM for the whole Moriah College Campus. The PoM submitted with the SSD application states the maximum student population for the ELC has increased from 80 to 130 students, which would be at odds with the current consent. Given the ELC does not substantially form part of Stage 1 of the overall redevelopment project and the detailed design of the ELC, including indoor and outdoor areas, is unknown, the student population of 80 for the ELC should remain a maximum of 80 students. Consideration for the approval of the increase of the capacity of the ELC should be deferred for the relevant planning application for Stage 2 of the overall project.

5. TREE MANAGEMENT AND BIODIVERSITY IMPACTS

- a. Council's Tree Management Officer has reviewed the application, specifically the Arboricultural Impact Assessment and Management Plan and Landscape Plan and does not object to the proposed tree removal and works near trees proposed to be retained. Council recommends that the Department adopt a condition in any development consent to ensure trees that are retained are adequately protected during demolition and construction phases of the development.
- b. The site adjoins area that is identified as "Biodiversity" on the Terrestrial Biodiversity Map of the LEP (see **Figure 2** overleaf), which is located outside of the lots occupied by Moriah College and confined on the lot that is owned by the Centennial Park and Moore Park Trust. An assessment against the matters for consideration under subclause 6.4(3) of the LEP that deals with terrestrial biodiversity is not strictly required; however, Council's Urban Ecology Co-ordinator has reviewed the proposal in terms of its impact on the remnant 'Eastern Suburbs Banksia Scrub' on the adjoining property. The site is also adjacent to land known to contain 'Eastern Suburbs Banksia Scrub', which is listed as threatened species under Commonwealth and State legislation, against matters for consideration that are similar to those under subclause 6.4(3) of the LEP. The site is also identified as being part of land being in a 'recognised habitat' and within a 'habitat buffer' under Part B3 of Waverley Development Control Plan 2012 (the DCP) – see **Figure 3** overleaf.



Figure 2: Diversity Map of the LEP (biodiversity affected site shown in light green and site outlined in red).



Figure 3: Habitat Corridor Map in the DCP (habitat corridor area shown in dark green and site outlined in red)

Council's Urban Ecology Co-ordinator's commentary is summarised as follows:

- i. The Eastern Suburbs Banksia Scrub (ESBS) remnant at Moriah College and immediately adjacent to the College is the largest such remnant in the Waverley local government area. Its conservation is therefore vitally important.
- ii. There appears to be a lack of resourcing of vegetation management and/or the vegetation management plan (VMP) that has been implemented in the past for the site being considered 'out of date'. This VMP and the expert resourcing to manage this location need to be updated as part of this SSD application.
- iii. New landscaping should support and be connected to the remnant bushland on the Moriah property and be consistent with control (c) under section 3.1 of Part B3 of the DCP, which requires a minimum of 90% of the proposed plantings (not including turfed areas) to be indigenous or local native plants listed in Annexure B2 – 1 of the DCP.
- iv. The Landscape Plan submitted with the application does not appear to comply with the relevant DCP control given:
 - a planting schedule with proposed numbers of each species is not provided
 - it include a number of non-native, cultivars and exotic species listed in the planting schedule
 - lack of retention of deep soil.
- v. It also needs to be noted that an area of bushland just to the north of the mapped ESBS remnant, that is between the mapped remnant and the car park, is also ESBS remnant, and this area as well as the mapped remnant is protected by State and Commonwealth legislation.

In response to Council's Urban Ecology Co-ordinator's commentary, the following would be recommended as a request for information:

- An amended landscape plan that has a plant schedule with quantum of plants and comprised of a minimum of 90% of the proposed plantings (not including turfed areas) are to be indigenous or local native plants listed in Annexure B2 - 1. Invasive plants including *Lampranthus spectabilis* and *Thunbergia grandiflora* should be omitted from the plans.
- An updated vegetation management plan (VMP) to the satisfaction of Council's Urban Ecology Co-ordinator, who can be contacted to find out details of the requirements for the updated VMP. Contact details are:
Sue Stevens, Urban Ecology Coordinator
Ph: 9083 8226 | Email: sue.stevens@waverley.nsw.gov.au

Alternatively, these documents could be required to be submitted prior to the relevant construction certificate being issued for the development, should the application be approved.

6. LAND CONTAMINATION

Council's Environmental Health department has reviewed the SSD application, specifically the Preliminary Site Investigation report has been carried by JBS&G Pty Ltd (report no 57079/123915) and dated 10 October 2019. The report recommends that a detailed soil

assessment be undertaken at the site in accordance with the recommended NSW Environment Protection Authority (EPA) sampling density to confirm the characterisation of potential contamination and to support management of materials during redevelopment. The report also states *“no contamination which would prelude the redevelopment of the site has been identified”*.

The report, however, does not conclusively state that the site is suitable for the proposed use in its current state and as further sampling is required this section, recommends that an NSW EPA Accredited Site Auditor be engaged to provide the following prior to the granting of development consent:

- (i) A Site Audit Statement clearly stating that the site is/or will be suitable for the intended use.

Or

- (ii) A letter/interim advice stating that the recommendations are practical and will result in the site being made suitable for the intended use.

Council strongly recommends the Department ask for the above information prior to determining the SSD application. Alternatively, a deferred commencement consent option is available to require the applicant to submit the above prior to activating any development consent.

7. NOISE IMPACTS

Council’s Environmental Health department has reviewed the Noise and Vibration Assessment Report (known in this section of the submission as the “Report”) and provides the following commentary:

- a. The Report identifies mechanical plant from the proposal as a possible noise source but states that given plant selection has not occurred at this stage then a detailed acoustic assessment cannot be carried out. Therefore, should the application be approved, a detailed acoustic report addressing this matter should be submitted to Council for approval prior to the issue of the relevant construction certificate for the development.
- b. Noise from the public address and school bell system cannot be considered in the Report as the specific products for these devices/facilities have yet to be selected. This is an area where Council has received complaints in the past and an acoustic assessment is recommended to be carried out examining the public address and school bell system. This acoustic assessment can be done prior to the issue of the relevant construction certificate for the development, should the application be approved.
- c. The Report concludes that based on the assumptions made, noise emissions from the lecture theatre in the Campus will achieve compliance with applicable standards. Should the application be approved, compliance testing should be required and a report submitted to Council prior to the issue of the relevant occupation certificate for the development.
- d. The Report includes a preliminary construction noise and vibration plan, which highlights some expected noise exceedances and proposes general control elements. However, prior to the commencement of work, a detailed construction noise management plan, outlining times for respite periods and scheduling/restricting very noisy activities, would be required

to the satisfaction of Council. Council can recommend specific requirements for this document in a condition of consent, should the application be approved.

8. ECOLOGICALLY SUSTAINABLE DEVELOPMENT MEASURES AND COMMITMENTS

While the application is accompanied by an Ecologically Sustainable Development (ESD) or Sustainability Report, the application should include an energy assessment report that commits to demonstrate that the project will deliver a development with greenhouse gas emissions that are 30% less than those of a reference building. Please refer to section 2.5 of Part B2 of Waverley Development Control Plan 2012 for further information. Otherwise, a condition of consent could be imposed to require an energy assessment report prior to the relevant construction certificate being issued for the development.

9. STORMWATER AND INFILTRATION

Council's Infrastructure Services department has reviewed the stormwater plans and finds these satisfactory in relation to Waverley Council's *Water Management Technical Manual July 2014*. Council recommends the Department include an advisory note on any development consent to require the applicant to seek certification from a suitably qualified hydraulics engineer prior to the issue of an occupation certificate that the stormwater system shown on the plans has been constructed in accordance with the approved stormwater management plans and to best engineering practice.

10. WASTE AND RECYCLING MANAGEMENT

Council's Sustainable Waste Officer has reviewed the application and considers the Operational, Construction and Demolition Waste Management Plan (hereafter known as a "SWRMP") submitted with the application insufficient for the following reasons:

- a. More justification surrounding the quantity and sizes of bins proposed is required.
- b. The information about the number and size of bins in the SWRMP is contradictory, only 240L and 66L bins are detailed throughout most of the document however under Section 2.5 Waste Management Storage 660L bins are referenced without explanation.
- c. The number of bins proposed need to be shown on the plans, with the transport route for collection clearly highlighted.
- d. The proposed location of bins around the school should also be shown on the architectural plans and detailed in the SWRMP.
- e. Anticipated waste and recycling generation rates for any on-site cafés or canteens should be detailed in the SWRMP and referenced separately under Section 2. Waste Management.
- f. The proposed collection of waste requires more detail, and the method of collection should be assessed against section 1.4. 2.2 of Part B1 of the Waverley Development Control Plan 2012 regarding additional controls relating to on site waste collection.

In addition to the above and to ensure waste is managed to reduce the amount of waste and recyclables to landfill, the treatment of organic waste in a composting or worm farming system should be considered. The school should also provide means for the separation and collection of other prominent problem waste streams, including:

- batteries
- printer Cartridges
- electronic waste (e-waste)
- soft plastic packaging.

Council recommends that the Department ask for an updated SWRMP and adopting Council's Site Waste and Recycling Management Plan (SWRMP) template, prior to determining the application in order to address the reasons above as to why Council has deemed the submitted Waste Management Plan insufficient. Otherwise, a condition of consent could be imposed in any development consent that requires the applicant to address these matters prior the relevant construction certificate being released for the development.

11. NATIONAL CONSTRUCTION CODE AND FIRE SAFETY CONSIDERATIONS

Given the proposal involves the construction of new buildings, fire safety upgrades under clause 94 of the *Environmental Planning and Assessment Regulation 2000* would be non-applicable. Council expects all new buildings to accord with the National Construction Code and ensure adequate fire safety provisions have been incorporated into the design of the proposal. Any development consent should include a condition or an advisory note to ensure essential fire safety measures and services have been and will be incorporated.

12. IMPACTS ON THE SURROUNDING EXISTING PUBLIC DOMAIN AND OPPORTUNITIES FOR IMPROVEMENTS

Council's Public Domain Engineer within the Infrastructure Services department of Council has reviewed the SSD development and stresses the importance of ameliorating impacts on the surrounding existing public domain and infrastructure, which includes footpaths, kerb and gutter, pavements, street plantings, street lighting, and stormwater drainage, as a result of the proposed expansion of the Moriah College Campus. The expansion provides an opportunity to improve the immediate public domain surrounding Moriah College Campus and have recommended the following improvements:

a. Road Pavement:

The renewal and reconstruction of asphalt pavement along Baronga Avenue and York Road given increased bus and vehicle flows around the school due to the proposal.

b. Footpath:

Currently, there is no footpath link for pedestrians between York Street and Baronga Avenue. The increased pedestrian activity as a result of the proposal warrants a safer path. Therefore, the concrete footpath at Gate 4 should be extended to link with the footpath on Baronga Avenue. The footpath on Baronga should be demolished and reconstructed to remove trip hazards and improve accessibility for students and parents.

c. Kerb and Gutter:

The kerb and gutter on Baronga Avenue have deteriorated in recent years. Sections of the existing kerb and gutter require replacement. New kerb and gutter adjacent to the extended footpath between Gate 4 and Baronga Avenue are required.

d. Street Trees and Landscape:

Landscape and update of the street plantings of native species on the frontage at the corner intersection of York Road and Baronga Avenue will be required.

e. Boronga Avenue slope adjacent to the property boundary:

Engineered slope stabilisation on the Baronga Avenue frontage is needed to control future soil erosion. This will involve replenishing the existing better block retaining wall traversing the Baronga Avenue waiting bay. The current wall and slope on Baronga Avenue will be burdened by the additional building masses above the wall, hence the slope stabilisation is required to ensure the public space adjacent to the development boundary will be safe for public access.

f. Street lighting:

New street lighting serviced by unmetered underground power is required. The new lighting shall be designed and installed to Australian Standard AS1158:2010 – Lighting for Roads and Public Spaces.

Concept engineering drawings could be submitted prior to the SSD application being determined and referred to Council's Public Domain Engineer for their review. Otherwise, a condition of consent could be imposed in any development consent to require civil engineering drawings to be prepared and submitted to the satisfaction of Council's Infrastructure Services department prior to the relevant construction certificate being released for the development.

- END OF SUBMISSION -