



REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

SANTA SOPHIA CATHOLIC COLLEGE,
BOX HILL NORTH

NOVEMBER 2018
PREPARED FOR CATHOLIC EDUCATION DIOCESE OF PARRAMATTA



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1. INTRODUCTION

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act), this report is a request for Secretary's Environmental Assessment Requirement (SEARs). This report is prepared by Urbis Pty Ltd on behalf of Catholic Education Diocese of Parramatta (the applicant).

The SEARs request is made to guide the future development of the Santa Sophia Catholic College (Santa Sophia) located in the Gables master planned community at Box Hill North. The site is located within the future town centre, on the corner of Red Gables Road and the extension of Fontana Parade.

The entire Gables development at Box Hill North covers 330 ha and estimated 4,100 dwellings, a primary school, two sports fields, 5.5 ha town centre and 4 ha lake. This SEARS Request relates to a new K-12 Catholic school accommodating approximately 1,980 students.

Santa Sophia reflects the need for additional education infrastructure and alternative schooling options in this growing area. Santa Sophia will provide contemporary and flexible learning spaces accessible for the future population.

Santa Sophia will include approximately 15,000sqm of floor space across six levels (including lower ground). The planning and design of the school will focus on a series of purpose designed hubs:

- Community Hub – knowledge centre and cafe;
- Creative Hub – art and applied science;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Professional Hub – administrative space; and
- Research Hub – science and fitness.

The project is a new educational establishment in accordance with Clause 15 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*. As the development is a new school, it is classified as state significant development (SSD) and SEARs are therefore sought.

The purpose of this report is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

This request for SEARs report should be read in conjunction with the supporting Concept Plans prepared by BVN at **Appendix A**.

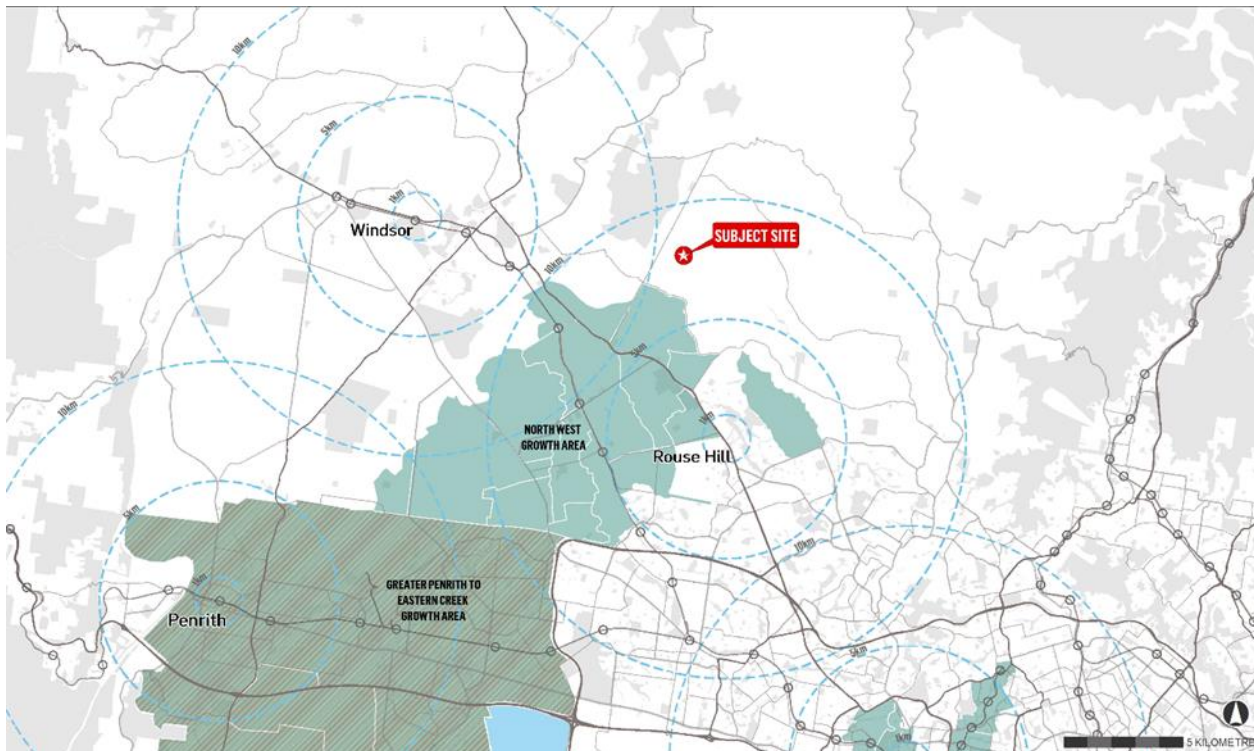
2. SITE AND LOCALITY

2.1. SITE LOCATION

The proposed Santa Sophia Catholic College site (Santa Sophia) is in Box Hill North, within the 'Gables' master planned mixed use development by Celestino. Box Hill North is approximately 48km north west of the Sydney CBD and adjacent to the Box Hill Urban Release Area, as indicated in **Figure 1** below.

The Santa Sophia site is located within the future town centre, on the corner of Red Gables Road and the extension of Fontana Parade. The Gables is a master planned community privately developed by Celestino. When complete it will consist of a town centre, retail facilities, public primary school, approximately 4,100 dwellings, recreational facilities pedestrian and cycle networks, and associated roads and infrastructure. The Gables master plan indicates that future uses adjacent to the Santa Sophia site will be sporting fields, residential and mixed uses within the town centre.

Figure 1 – Location of the site



Source: Google Earth

2.2. SITE DESCRIPTION

At the time of writing, the Santa Sophia site is located on land legally described as Lot 26 in DP255616. The area of this lot is set out in **Table 1**, below, with a total area of approximately 10,1327m².

Table 1 – Existing Lots

Lot Number	Deposited Plan	Area
Lot 26	DP255616	10,1327m ²

2.3. EXISTING SITE

The site is a greenfields site within an area that has historically been used for hobby farming, grazing and rural purposes. The Santa Sophia site contains a rural residence close to the Red Gables street frontage, and large farm dam to the north of the site.

The site's characteristics were investigated to support the rezoning (refer planning history provided below in **Section 3**). The site characteristics are summarised in **Table 2** below.

Table 2 – Site Characteristics

Characteristic	Description
Topography	Topography near the site is characterised by rolling hills with broad crests and gently undulating slopes and flats, sloping up to the south towards the ridge-top occupied by Old Pitt Town Road.
Hydrology	The site lies approximately 7 km southeast of the Hawkesbury River, and Cataract Creek (a tributary to the Hawkesbury River) is approximately 0.5 km northeast of the site. The site is predominantly unsealed and rainfall to the site is collected by numerous small creeks which flow to existing on-site farm dams.
Contamination	The Phase 2 Detailed Site Investigation undertaken for Box Hill North finds that there are no indications of gross or widespread contamination issues in the area. The DSI recommended that a RAP be prepared to address the identified impacts to render the site suitable for its intended uses. The findings of the DSI and RAP will be reviewed and its recommendations analysed in detail within the EIS.
Geology	The site is underlain by Middle Triassic Bringelly Shale, Mittagong Formation and Ashfield Shale, all part of the Wianamatta Group. The Bringelly Shale consists of shale, carbonaceous claystone, claystone, laminite, fine to medium grained lithic sandstone, rare coal and tuff. The Mittagong Formation consists of fine to medium grained quartz-lithic sandstone. The Ashfield Shale consists of dark-grey to black claystone siltstone and fine sandstone-siltstone laminite. The site is located within two soil landscape groups, the residual Lucas Heights and Blacktown Soil Landscapes.
Ecology	The site and surrounding areas have been predominantly cleared, with longstanding grazing and agricultural uses. Introduced pasture grasses, scrub and regrowth natives currently cover the site. The original vegetation would have included tree species typical of the Cumberland Plain woodland group, with various eucalypt species, spotted gum and occasional ironbarks.

Figure 2 – Aerial View



Source: Urbis

2.4. SURROUNDING THE SITE

Santa Sophia is within the Gables master planned development. The surrounding land uses in proximity to the site are detailed in **Table 3**.

Table 3 – Surrounding Land Uses

Aspect	Description
North	Immediately north of the site is currently rural and/or agricultural land. This land will also form part of the Gables master planned community and will be developed for open space and recreational purposes including a lake that will developed on the site of an existing farm dam. Further north is rural residential and grazing land.
East	Land to the east is currently occupied by rural and agricultural uses. It is identified as public open space as part of the Gables.
South	Land to the south is currently occupied by rural and agricultural uses. It is identified as sporting fields as part of the Gables development. Further south is the Box Hill urban release area.
West	Land to the west of the site is rural. This land is identified as part of the future town centre. Further west is a pocket of residential development fronting onto Gates Road and adjacent The Northern Road.

2.5. ACCESS AND TRANSPORT

Existing Road Network

The primary vehicular access to Box Hill North is provided by Boundary Road to the west and Old Pitt Town Road to the south.

The Gables is bound by Boundary Road to the west, Maguires Road to the north, Janpieter Road to the east and Old Pitt Town Road to the south.

The key roads are summarised below:

- Boundary Road – a Sub-arterial / Enhanced Collector(1) road that generally runs in a north-south direction to the west of The Gables. It provides access to Windsor Road to the South and carries one lane of traffic in both directions. Red Gables Road will connect to Boundary Road to the west of The Gables Precinct.
- Old Pitt Town Road – a Sub-arterial / Enhanced Collector(1) road that traverses in the east-west direction that forms the southern border of The Gables and provides access to Boundary Road to west and Terry Road to the east. It carries a single lane of traffic in both directions.
- Terry Road – a local road that generally runs in the north-south direction to the south of the site. It connects directly to Old Pitt Town Road and the future Fontana Road. The road eventually forms an important intersection with Windsor Road to the south. It carries a single lane of traffic in both directions. A
- Janpieter Road – a collector road that generally runs in the north-south direction and is to the east of the site. It acts as the connecting street between Maguires Road and Red Gables Road. The street carries a single lane of traffic in both directions.
- Maguires Road – a collector road which generally runs in the east-west direction that forms the northern frontage of the Gables Site and provides connections between Boundary Road and Janpieter Road. The road will provide several future northern accesses into the Gables Precinct.

The Santa Sophia site is located on the corner of the future extension of Fontana Drive and Red Gables Road. The arterial road links in the surrounding area include:

- Windsor Road to the south.
- The Northern Road to the west.

Public Transport

The road network surrounding the site is not highly served by public transport services. This is reflective of the current low travel demands of the locality. The closest regular bus service to the site is the 746 Riverstone to Rouse Hill town centre service, this runs past Old Pitt Town Road approximately 3km south of the site.

The site is located approximately 10km north of the Riverstone train station and 12km north-west of the new Cudgegong Road metro station.

The site is within Metropolitan Bus Contract Region 1. Apart from Bus Route 779 between St Marys and the Erskine Park Industrial Area running along Mamre Road past the Luddenham Road Intersection, only a daily school bus service runs along Luddenham Road.

3. PLANNING BACKGROUND

3.1. BOX HILL NORTH REZONING

Amendment No. 22 - Box Hill North Precinct to *The Hills Local Environmental Plan 2012* (HLEP 2012) - was published on the NSW Legislation website on 20 February 2015. It made the following amendments to HLEP 2012:

- rezoned the site from RU6 Rural Transition to a mix of R1 General residential, R2 Low Density Residential, R3 Medium Density Residential, E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living, B2 Local Centre and RE1 Public Recreation,
- established a maximum height of buildings for the land to a range between 10m-16m;
- establish a range of minimum lot sizes for subdivision on the land;
- applied a maximum floor space ratio of 1:1;
- provided a new minimum allotment size of 600m² in the B2 local centre zone; and
- enabled a range of additional permitted uses on the land.

3.2. DEVELOPMENT APPLICATIONS

There has been multiple development applications (DA) approved for the Box Hill North area. These relate to the earlier stages of the residential development which have proceeded to the south of the Santa Sophia site. The primary DA currently under assessment with Council is described in Table 4 below.

Table 4 – Relevant DAs

DA	Description
2051/2018/ZB	Subdivision creating four residue lots and one open space lot including new road (including the reconstruction of Red Gables Road between Valletta Drive and Janpieter Road and a future set of traffic lights at Red Gables Road/ Fontana Drive) over three stages. Currently under assessment

3.3. THE GABLES REZONING

Celestino has lodged a Planning Proposal to The Hills Shire Council for 10, 12 and 14 Red Gables Road, Box Hill (2/2019/PLP). At the Ordinary Meeting of The Hills Shire Council on 13 November 2018, Council resolved to forward the Planning Proposal to DPE for a Gateway determination.

The Planning Proposal seeks to:

- Increase the maximum Height of Buildings from 16 metres to a range of 16 metres to 27 metres; and
- Increase the maximum Floor Space Ratio from 1:1 to a range of 1:1 to 2:1.

For Santa Sophia, the rezoning would not change the existing height control but would increase the FSR from 1:1 to 2:1.

3.4. ENGAGEMENT WITH COUNCIL

On 1 November 2018, the proponent met with Council to discuss the proposed concept and seek feedback on key issues of:

- Height and FSR;
- Car parking;
- Town centre context.

Below is a summary of the meeting discussion:

- Additional height may be considered if buildings do not exceed the 27m proposed heights on immediately adjoining sites.
- Interfaces and transitions to different heights within the Town Centre should be considered.
- Additional FSR may be considered on merit.
- Car parking provision should be supported by a parking and traffic study which demonstrates how the development will satisfy anticipated demand.
- Parking provision off site in shared arrangements could be supported. Parking is being considered on the rooftop of the town centre shopping centre. There are benefits to the community with additional parking on the rooftop outside of school use.
- Town centre environment for the school is unique so student drop off and pick up in this context needs to be addressed.
- Councillor concern over provision of open space on site and “reliance” on open space within The Gables. Increased density under the Planning Proposal will result in increased demand on amenities and facilities.
- Council want to see as much open space on the site as possible. There was acknowledgment that more open space could be achieved if the height was increased.

Council's comments are being considered in the development of the proposal.

4. PROPOSED DEVELOPMENT

Santa Sophia College is proposed to accommodate approximately 1980 students in a 4/6 stream college. It will be a Kindergarten to Year 12 co-educational school. The development also proposes:

- An early learning centre for 60 students;
- Out of hours and/or vacation care facilities (OOSH);
- Sharing of school facilities with public after school hours;
- Shared use of the neighbouring community sports field; and
- Potential use of local commercial space for additional school facilities.

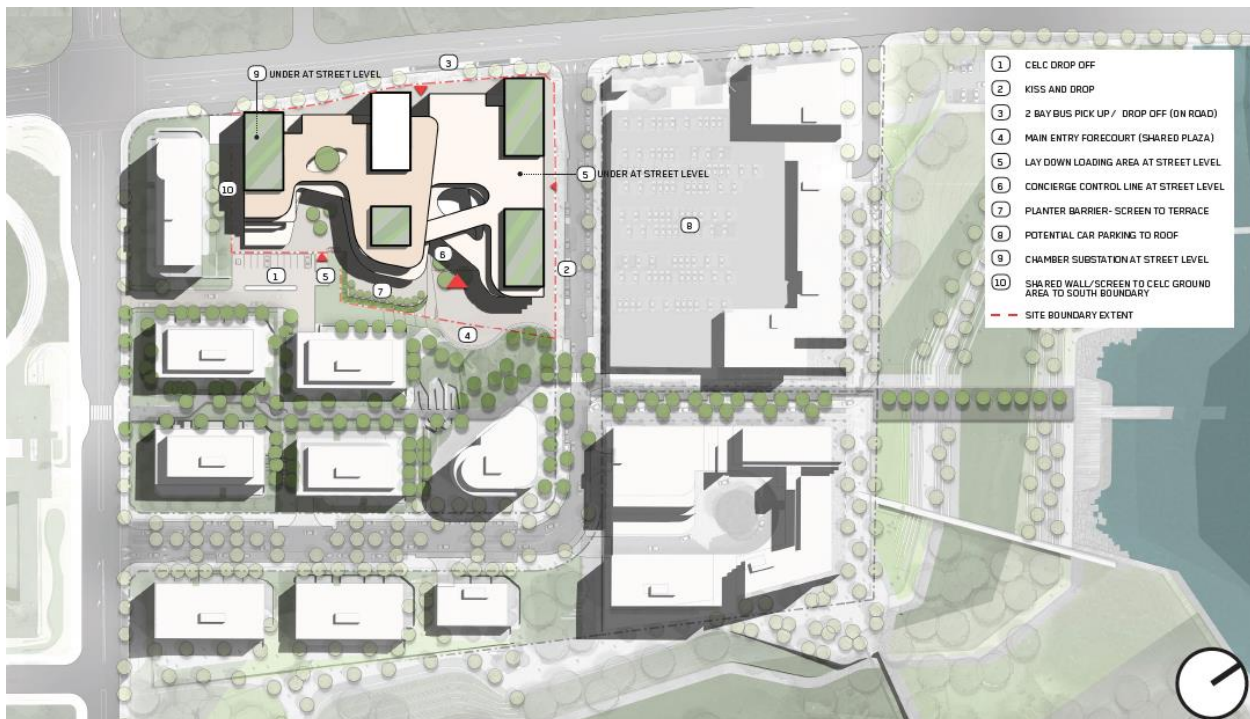
It will include approximately 15,000sqm of floor space across five/six storey building. Santa Sophia will present as three main hubs connected by terraced courtyards and garden spaces. Indicative floor plan and elevation massing diagram are provided at **Figure 6** below.

The preliminary concept is outlined in full in the Concept Plans prepared by BVN at **Appendix B**.

The planning and design of the school will focus on a series of purpose designed hubs:

- Community Hub – knowledge centre and cafe;
- Creative Hub – art and applied science;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Professional Hub – administrative space; and
- Research Hub – science and fitness.

Figure 3 – Indicative Concept



Source: BVN

Figure 4 – Indicative Massing



Source: BVN

5. PLANNING FRAMEWORK

The relevant environmental planning instruments and local planning policies that apply to the proposed development are as follows:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No.55 – Remediation of Land*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*.
- *The Hills Local Environmental Plan 2012*; and
- *The Hills Development Control Plan 2012*;

5.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Pursuant to Schedule 1 Clause 15 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purposes of a new school is declared state significant development. The proposal is for a new school and therefore is state significant.

5.2. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. Schedule 3 stipulates that development for the purposes of an 'educational establishment' with 50 or more students and with access to any road must be referred to the RTA. Accordingly, Roads and Maritime Services (RMS) will be consulted during the preparation of the EIS.

5.3. STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

The objectives of *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) include the promotion of remediation of contaminated land to reduce the risk to human health or another aspect of the environment. SEPP 55 requires the consent authority to consider whether the subject land of any rezoning or development application is contaminated. A Phase 2 Detailed Site Investigation (DSI) has been undertaken for the Box Hill North area, which finds that there are no indications of gross or widespread contamination issues on the site. A Remediation Action Plan (RAP) has also been prepared. The DSI and RAP will be reviewed and analysed as part of the EIS.

5.4. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) aims (amongst other things) to streamline the planning system for education and child care facilities.

Schedule 4 of the Education SEPP outlines the design quality principles that are to be considered in the design of a facility. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The proposal includes new built form and landscaping elements. The new built form will consider the relationship between proposed buildings and other developments planned for the town centre. An Urban Design Report and Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic

benefits for the local community by ensuring that teaching facilities are meeting contemporary educational needs, and new residential communities are adequately serviced by infrastructure. The proposal will be developed with consideration for the Government Architect of New South Wales (GANSW) Environmental Design in Schools.

- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 – health and safety:** Crime Prevention Through Environmental Design (CPTED) measures will be incorporated into the design, operation and management of the site to ensure a high level of safety and security for students and staff. CPTED will be considered in the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves construction of new classrooms and associated facilities, which will be designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics:** When constructed the proposal will have high quality external finishes. The proposal is of an appropriate scale and form for the future Gable Town Centre.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

5.5. THE HILLS LOCAL ENVIRONMENTAL PLAN 2012

The *Hills Local Environmental Plan 2012* (HLEP 2012) is the primary environmental planning instrument that applies to the site. The relevant provisions are extracted and presented in Table 6 below.

Table 5 – Relevant HLEP 2012 Provisions

Provision	Comment
Zoning and permissibility	The Santa Sophia site is zoned B2 Local Centre under HLEP 2012. “ <i>Educational establishment</i> ” is permitted with consent on the site.
Clause 4.3 Building Height	<p>The site is subject to a maximum building height of 16m. As illustrated in the Concept Plans, the proposal will be 23m (including plant) and will exceed the maximum building height.</p> <p>Pursuant to clause 42 of the ESEPP, development consent may be granted for development for a school that is State significant development even though the development would contravene a development standard imposed by this LEP. The EIS will undertake a merit assessment of the non-compliance.</p>
Clause 4.4 Floor Space Ratio	<p>The site is subject to a maximum FSR of 1:1. The proposal has an FSR of 2:1 and will exceed the maximum building height.</p> <p>The proposed FSR is consistent with a Planning Proposal lodged by Celestino for the Gables and endorsed by Council. The Planning Proposal increases the FSR on the site to 2:1.</p> <p>As above, pursuant to clause 42 of the ESEPP, the EIS will undertake a merit assessment of the non-compliance.</p>
Clause 6.1 Arrangement for Designated State Public Infrastructure	Under Clause 6.1, satisfactory arrangements for the provision of designated State public infrastructure are to be made for land in an urban release area to satisfy needs that arise from development on the land. infrastructure. The timing and delivery of essential infrastructure will be addressed in the EIS.

Provision	Comment
Clause 6.2 Urban Release Areas	Box Hill North is classified as an Urban Release Area. Under Clause 6.2 development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required. The timing and delivery of essential infrastructure will be addressed in the EIS.

5.6. THE HILLS DEVELOPMENT CONTROL PLAN 2012

Under Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, the application of Development Control Plans is excluded when assessing SSD projects. Notwithstanding this, the proposal will assess the key relevant controls of The Hills Development Control Plan 2012 (HDCP 2012).

5.7. STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposed development include:

- NSW State Priorities;
- A Metropolis of Three Cities;
- Central City District Plan;
- NSW Long Term Transport Master Plan 2012;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

The EIS will assess the proposal against these relevant strategic planning policies.

6. LIKELY IMPACTS

The following key planning impacts resulting from the proposal will be addressed within the EIS.

6.1. ARCHITECTURAL QUALITY AND URBAN DESIGN

An Urban Design Report will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on the height, scale, setbacks and building materials of any potential new development and the introduction of new open space and play areas.

The EIS will explain the design principles of the proposed development and how it addresses the surrounding locality, including how the school site transitions to different heights within the Town Centre. An external finishes and colours schedule will also be provided as part of the Architectural Plans.

6.2. ENVIRONMENTAL AMENITY

The spatial arrangement of the school buildings will consider opportunities to locate more intensive uses and activities away from future adjoining residential areas. The following impacts will be assessed:

- Solar access and overshadowing
- Acoustic impacts
- Visual impact of school.

Shadow diagrams, perspectives and an Acoustic Assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on future neighbouring properties and public domain areas.

6.3. ECOLOGICAL SUSTAINABLE DEVELOPMENT (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

6.4. FLORA AND FAUNA

A Species Impact Statement (SIS) was undertaken for the site to support the proposed rezoning of the Box Hill North area. The EIS will analyse and detail the findings of this report. A submission will be made prior to or with the EIS requesting a waiver to preparing a biodiversity development assessment report, as per cl 7.9 of the *Biodiversity Conservation Act 2016* (The Act).

6.5. BUSHFIRE

The site and surrounds are completely cleared. Bushfire Hazard Assessment should not be a requirement of the Secretary.

6.6. ABORIGINAL HERITAGE

An Aboriginal Heritage Assessment Report was prepared by Kelleher Nightingale Consulting Pty Ltd as part of the rezoning of the Box Hill North area. Subsequently, an Aboriginal Heritage Impact Permit (AHIP) was obtained for future development (AHIP C0001213). The AHIP is active over the SSD proposal area and allows for development associated with Santa Sophia. Kelleher Nightingale Consulting Pty Ltd has provided a statement confirming this (Appendix B).

As Aboriginal Heritage has previously been addressed, and an AHIP has been obtained, an Aboriginal Cultural Heritage Assessment Report (ACHAR) should not be a requirement of the Secretary. We request that the SEARs not require an ACHAR.

6.7. CONTAMINATION AND GEOTECHNICAL

In July 2013, JBS&G prepared the Draft Preliminary Site Investigation (PSI) report for the Box Hill North area, including the site. Based on the results of the investigation, it was concluded that there was potential for surface and subsurface contamination to be present resulting from current and previous use of the area for agricultural purposes.

The PSI identified Areas/Activities of Environmental Concern (AECs) across the site. Consequently, a detailed site investigation (DSI) was completed by JBS&G which identified heavy metal, hydrocarbon and asbestos impacts to the soils at the area. Aesthetic impacts associated with asbestos and building rubble were also identified at the site. Concentrations of contaminants of potential concern (COPCs) were not reported within the groundwater samples collected and analysed at the site. It was recommended that a RAP be prepared to address the identified impacts to render the area suitable for its proposed land uses. In relation to the Santa Sophia site, the RAP identified that removal of localised occurrences of glass in the fill material materials and investigation of the dam would render the site suitable for its intended uses. Celestino is undertaking remediation in accordance with the RAP.

The findings of the DSI and RAP will be reviewed, and its recommendations analysed in detail within the EIS.

6.8. TRANSPORT AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment report will be provided as part of the EIS. The provision of parking is expected to be a key issue for consideration, especially given that the school is considering providing parking in an off-site location. The report will consider parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points.

As the school site is located within the future town centre, the design of the proposed vehicular access points and pick up and drop off arrangements for private vehicles and buses will be carefully considered.

The report will also outline a Sustainable Travel Plan for the proposed development. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport where possible.

6.9. NOISE AND VIBRATION

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the School, and recommendations to mitigate these impacts.

6.10. STORMWATER MANAGEMENT AND FLOODING

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

6.11. BUILDING CODE OF AUSTRALIA AND ACCESS

The proposed school will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

6.12. WASTE

A Construction Waste Management Plan will be prepared to accompany the EIS. The Plan will detail all likely waste streams to be generated during construction and outline proposed measures to dispose of the waste offsite.

An Operational Waste Management Plan will also be submitted as part of the EIS and detail proposed waste servicing arrangements, loading zones and ongoing waste management practices to be employed at the site. All demolition, construction and operational waste will be reused or recycled where possible.

6.13. CONSTRUCTION MANAGEMENT

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction; and
- Waste management.

A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

6.14. STORMWATER MANAGEMENT

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

6.15. CIVIL ENGINEERING DETAIL

Civil engineering matters will be addressed in relevant Civil Engineering Plans.

6.16. SOCIAL AND ECONOMIC IMPACTS

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- Significant new direct and indirect jobs will be created during both construction and operational phases;
- The school will cater for future population growth;
- The school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students; and
- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

6.17. SAFETY AND SECURITY

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the School to deter crime, manage space and create a safe environment.

6.18. CONSULTATION

Preliminary community consultation has been undertaken, including discussions with Council and contact with the NSW Government Architect to initiate the State Design Review (SDR) Process. Further consultation will be undertaken in preparing the EIS. It is anticipated that the following groups will have an interest in the proposal and will be consulted with:

- Department of Planning and Environment (DPE);
- Department of Education (DoE);
- NSW Government Architect (GANSW);
- The Hills Shire Council;

- Roads and Maritime Services (RMS);
- Transport for NSW (TfNSW);
- Utilities / service providers;
- Community stakeholders.

7. CONCLUSION

This report provides support to the Request for SEARs for the Santa Sophia Catholic College School at Box Hill North. It has been prepared by Urbis Pty Ltd on behalf of Catholic Education Office Diocese of Parramatta (the applicant).

The Santa Sophia College site will be developed for a K-12 school accommodating 1,980 students. The Santa Sophia Catholic College will support the Gables master planned community and future population by providing contemporary and flexible learning spaces that facilitate innovation and learning. The school will support the growth of the Box Hill North area and will provide essential infrastructure for this new community.

All relevant impacts will be assessed in the EIS, as guided by the SEARs.

DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CONCEPT DESIGN

APPENDIX B

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