

New Primary School at Edmondson Park

Buchan Avenue, Edmondson Park
Lots 1 and 2, DP 1257105

Request for Secretary's Environmental Assessment Requirements (SEARs)

1. INTRODUCTION

This report constitutes a request for Secretary's Environmental Assessment Requirements (SEARs) to guide the development of a proposed new primary school at Edmondson Park at Buchan Avenue.

The development of the new primary school (the School) by the Department of Education (DoE) and School Infrastructure NSW (SINSW) reflects the significant need for additional public education infrastructure in Western Sydney. The area to the north of the South Western Rail Line is designated for significant residential growth and will result in a concentration of new student enrolments. To meet the future demand, SINSW is required to provide a school at this location with the modern facilities required for a contemporary teaching and learning environment.

The new School is designed to accommodate 1,000 primary school students and will include:

- A three-storey courtyard building will be sited at the northern part of the site (addressing Buchan Avenue) and will comprise:
 - 44 teaching spaces
 - 4 x SSU teaching spaces + amenities
 - Canteen
 - Library
 - Multi-purpose hall
 - Office and administration space
 - Staff and student amenities
 - 2 x preschool rooms
 - Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces
- Associated site landscaping and public domain improvements
- Digital signage
- Staff car park accessed from Faulkner Way to the west accommodating 26 parking spaces
- A drop-off and pick-up area and bus zone along Buchan Avenue to the north of the site (final location to be confirmed)
- Construction of ancillary infrastructure and utilities as required.

The layout and built form of the buildings may be subject to change as a result of design development prior to formal lodgement of the application. However, the design intent and capacity of the school will remain the same.

Early works packages may also be delivered under separate planning approvals.

Given the success of the design and educational model, the concept is based on the design of recently approved primary schools within the Sydney metropolitan area. The proposed design will be refined so it is contextually appropriate and responds directly to its site characteristics, interfaces and surrounds, as well as reflecting the educational rationale for the school.

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

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 its context
- A description of the proposed development
- An overview of the relevant planning framework and permissibility
- 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 Tonkin Zulaikha Greer Architects and provided at **Appendix A**.

2. THE SITE

2.1 Context

Edmondson Park is identified as a State Significant Precinct and is located in the South West Growth Area.

The Edmondson Park South Concept Plan was approved in August 2011 and covers an area of some 425 hectares. At that time the housing market in Western Sydney favoured detached homes. More recently this has shifted and there is now greater demand for townhouses and apartments in areas close to public transport with supporting services and shops.

In recognition of the change in the market, DPIE is currently considering an application by Landcom to modify the Concept Plan (MP10_0118 MOD5), which among other things, will increase the minimum yields in the area north of the (known as Town Centre North) from 440 to up to 3,286 dwellings.

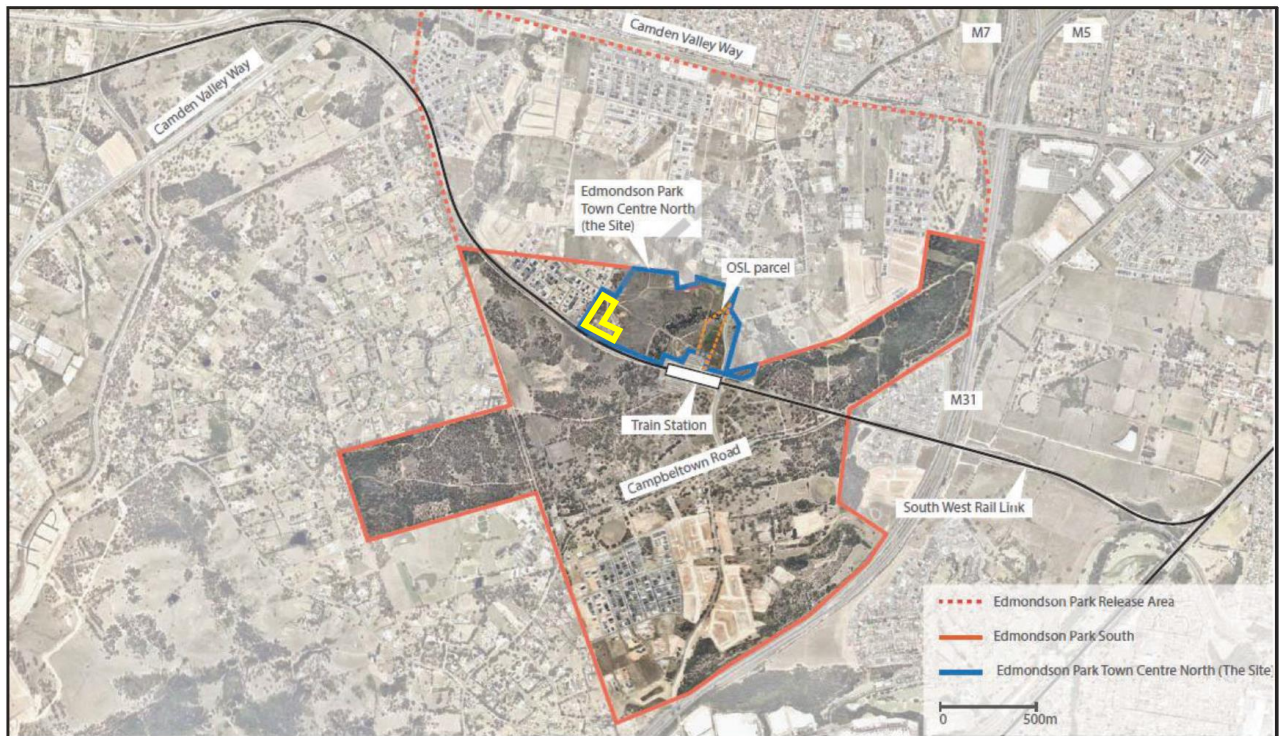


Figure 1 – Site context (proposed Primary School site shown outlined yellow)

Edmondson Park is a growing Local Centre with shops and supporting services and community facilities under construction.

Edmondson Park Station provides access to employment centres in Liverpool, Campbelltown, Parramatta and the CBD, and is expected to provide direct access to the Western Sydney Airport with the future extension of the South West Rail Line from Leppington.

2.2 Site Description and Location

The School site (see Figure 1) is located approximately 300 metres to the north west of Edmondson Park Railway Station. The site is defined by Faulkner Way, Buchan Avenue (road construction partially complete) and the South West Rail Link (south-western boundary).

The site is located in the Liverpool local government area (LGA). The applicable environmental planning instrument (EPI) is the *State Environmental Planning Policy (State Significant Precincts) 2005* (the SEPP).



Figure 2 – Site location plan (site outlined in red)

The site is zoned R1 General Residential under the provisions of the SEPP, in which educational establishments are permissible with development consent. A maximum building height standard of 15 metres and a minimum lot size of 125m² currently applies¹.

A Category 1 watercourse in the form of an ephemeral creek traverses the north western portion of the site. Advice has been obtained from the NSW Department of Primary Industries – Office of Water which confirms the nature of the watercourse. Any natural flows of water across the site can be controlled and mitigated as part of the design. A detailed engineering investigation will be included in the SSD documentation.

¹ MP10_0118 MOD 5 proposes to increase the maximum permissible building height applicable to the school site to 21 metres.

3. THE PROPOSAL

The proposal is for the construction of a new primary school at Edmondson Park with capacity for 1,000 students. Consent will be sought for:

- A three-storey courtyard building comprising:
 - 44 teaching spaces
 - 4 x SSU teaching spaces + amenities
 - Canteen
 - Library
 - Multi-purpose hall
 - Office and administration space
 - Staff and student amenities
 - 2 x pre-school rooms
 - Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces
- Associated site landscaping and public domain improvements
- Digital signage
- Staff car park accessed from Faulkner Way to the west accommodating 26 parking spaces
- A drop-off and pick-up area and bus zone along Buchan Avenue to the north of the site (final location to be confirmed)
- Construction of ancillary infrastructure and utilities as required.

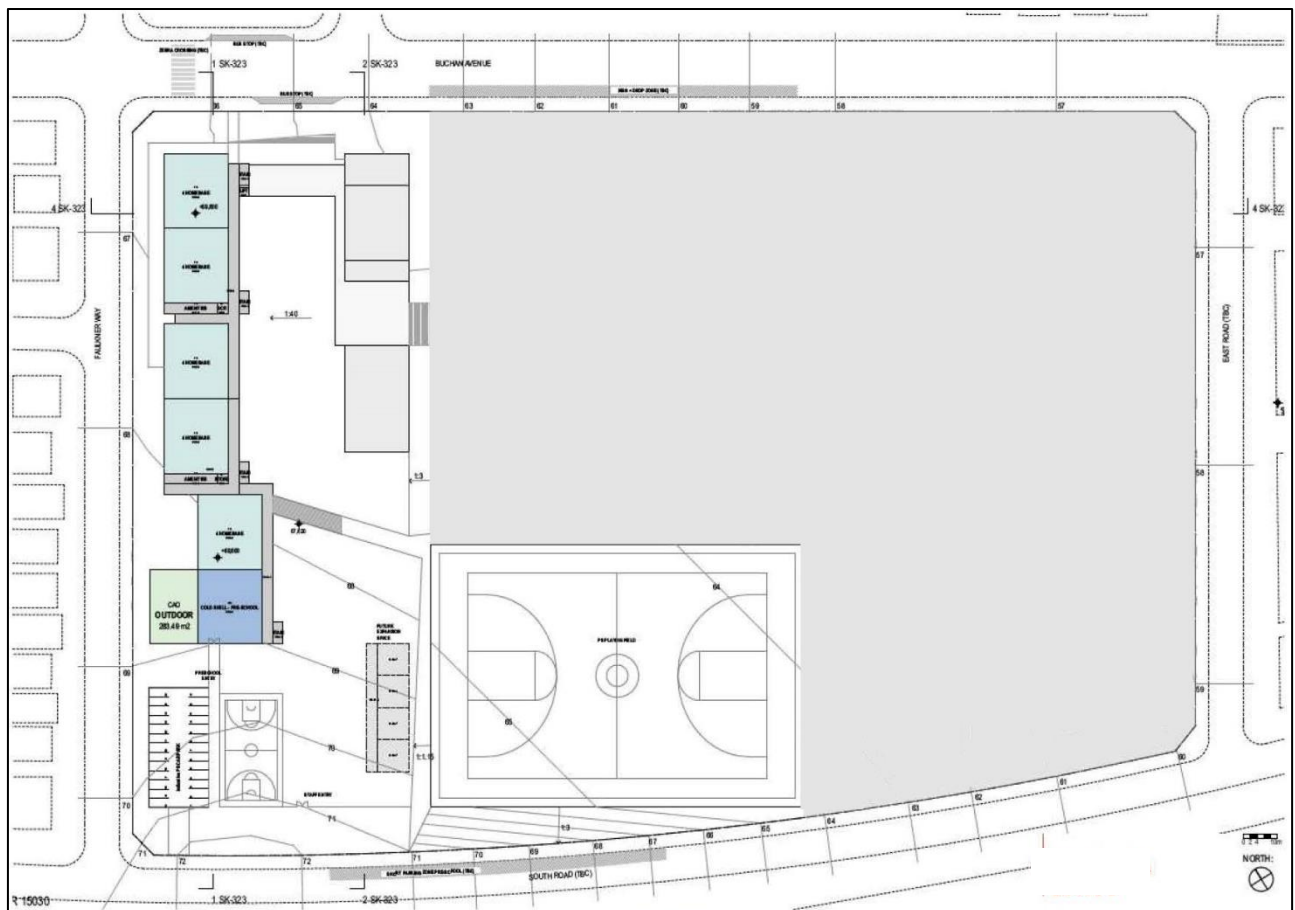


Figure 3 – Site layout

4.0 PLANNING FRAMEWORK

The relevant environmental planning instruments that apply to the proposal are as follows:

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (State Significant Precincts) 2005
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy No. 64 Advertising and Signage
- Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (No. 2 1997)
- Edmondson Park South Development Control Plan
- Liverpool Development Control Plan 2008.

4.1 Environmental Planning and Assessment Act 1979

Section 4.12 of the EP&A Act requires that a DA for SSD is to be accompanied by an Environmental Impact Statement (EIS). Therefore, as the development is nominated as SSD an EIS is required to be prepared to accompany the SSD DA. This report accompanies a request for the Secretary's Environmental Assessment Requirements (SEARs) for the EIS.

4.2 State Environmental Planning Policy (State Significant Precincts) 2005

The site is subject to the provisions of *State Environmental Planning Policy (State Significant Precincts) 2005*. Appendix 16 of the SEPP sets out the relevant provisions applicable to Edmondson Park South as summarised in the following table.

Table 1 Summary of relevant controls

Clause	Control
Land Zoning	The site is within the R1 General Residential zone. The objectives of the R1 zone are outlined below: (a) to provide for the housing needs of the community, (b) to provide for a variety of housing types and densities, (c) to enable other land uses that provide facilities or services to meet the day to day needs of residents.
Permissibility	Educational establishments are permissible with development consent in the R1 zone. Schools are also permitted with consent under clause 35(1) of <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> (Education SEPP) on the basis that the R1 General Residential zone is a "prescribed zone"
Subdivision (cl. 16)	Subdivision requires consent. No subdivision is proposed as part of the proposed development.
Height (cl.18)	A maximum height of 15 metres currently applies to the site, permitting a maximum built form of 3-4 storeys. The MOD 5 application to the Edmondson Park South Concept Plan seeks to increase the maximum building height for the site to 21m, which would permit a 4-5 storey built form.
FSR (cl. 19)	No FSR control applies to the subject site.
Demolition (cl. 23)	Demolition requires consent. No demolition of structures or buildings is required as part of the proposed development.
Bush Fire Hazard (cl 25)	Bush fire hazard reduction authorised by the <i>Rural Fires Act 1997</i> may be carried out without consent. No such works are required.
Flood Planning (cl. 26)	The site is not identified as being flood prone, although it is noted that land further to the east of the site is identified as being potentially flood affected. A Category 1 watercourse (ephemeral creek) traverses the NW portion of the site. NSW Department of Primary Industries – Office of Water has advised that it would not trigger the need for general terms of approval (integrated development) if the matter was not SSD.
Architectural Roof Features (cl. 30)	Allows for variations to the height standard to encourage interesting roofscapes. Noted, however it is unlikely that the statutory height control will be exceeded.

Clause	Control
Preservation of trees or other vegetation (cl. 31)	Requires consent or other permit for tree / vegetation removal. Noted, however the site is grassed and devoid of any trees or other vegetation.
Native vegetation areas (cl. 32)	As above.
Heritage Conservation (cl. 33)	Noted, however the site is not identified as an item of environmental heritage, nor is it located in proximity to any individually listed item or conservation area. It should also be noted that the site is within the existing UrbanGrowth / Landcom AHIP area (AHIP 1134). All Aboriginal heritage investigations and consultations are complete for this location. Confirmation will be provided as part of the EIS.
Public Utility Infrastructure (cl. 34)	The consent authority must be 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 required. The SSD documentation will include a Utilities and Services Report which will address the location and timing for installation of services infrastructure, including details of consultation with utility services authorities.
Development Control Plan (cl. 36)	A detailed assessment of the proposed development against the relevant provisions of the Edmondson Park South DCP (2012) will be included in the EIS.

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

State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) identifies development types that are of state significance, or infrastructure types that are of state or critical significance.

Under the SRD SEPP development for the purpose of a new school (regardless of the capital investment value), is state significant development.

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

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP) aims to streamline the planning system for education and child care facilities and establishes consistent State-wide assessment requirements and controls that override development standards contained within other environmental planning instruments.

Part 4 of the SEPP identifies school-specific development controls, which will be fully addressed in the EIS.

4.4.1 Clause 35 – Schools development permitted with consent

Clause 35 (1) of the SEPP provides that development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. The R1 zone is identified as a prescribed zone.

Clause 35 (6) requires the consent authority take into account the following:

- the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and
- whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

The SSD application will detail consistency of the proposed development with the relevant provisions of the ESEPP including the design quality principles for schools. The EIS will also provide details regarding any proposed shared use of facilities with the wider community.

4.4.2 Clause 42 – State significant development for the purposes of schools – application of development standards and environmental planning instruments

Clause 42 of the SEPP provides that development consent may be granted for development for the purpose of a school that is SSD even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted.

Full justification for any such departure from a development standard would be provided in the EIS.

4.4.3 Clause 57 Traffic Generating Development

Under the provisions of Clause 57 of the SEPP, the proposal is classified as 'traffic generating development' as it involves a new premises on a site that has direct vehicular or pedestrian access to any road, and will result in the educational establishment being able to accommodate 50 or more additional students.

The application will be referred to TfNSW for comment as part of the assessment process. However, the applicant will engage with TfNSW prior to lodging the SSD.

4.5 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 TfNSW. As detailed above, TfNSW will be consulted during the preparation of the EIS and prior to lodgement of the SSD.

Clause 85 of the SEPP sets out the notification requirements and relevant guidelines for development adjoining a railway corridor (including development on land separated from the corridor by a road).

Clause 87 of the SEPP requires the consent authority to take into consideration any guidelines that are issued by the Secretary with respect to (amongst other things) the development of an educational establishment adjoining a rail corridor.

The EIS will include detailed architectural plans and an Acoustic and Vibration Impact Assessment. This will address compliance with the *Development near Rail Corridors and Busy Roads – Interim Guidelines 2008*.

4.6 State Environmental Planning Policy No. 55 Remediation of Land

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a DA.

Geotechnical and contamination investigations will be undertaken at the site and addressed as part of the EIS.

The site was formerly owned by the Commonwealth Department of Defence and subsequently divested to the New South Wales Government (Landcom) for future infrastructure and residential use.

In 2012, Landcom commissioned a Member of the Department of Defence Unexploded Ordnance Panel (DUXOP) to remediate the site in preparation for development. A site audit report was prepared by a NSW EPA accredited site auditor for the property in October 2013. Prior to acquiring the site from Landcom, School Infrastructure NSW also commissioned an external contractor to conduct an environmental assessment of the site and previous report.

Both the Site Audit Statement and Environmental Assessment have concluded that the land is suitable for use as a school site.

This issue will be addressed in the EIS and copies of all relevant documentation will be included in the SDD.

4.7 State Environmental Planning Policy No. 64 Advertising and Signage

State Environmental Planning Policy No. 64 Advertising and Signage (SEPP 64) applies to all signage and advertisements, which can be displayed with or without development consent under environmental planning instruments and is visible from any public place or public reserve.

The EIS will include an assessment of all proposed signage against the Assessment Criteria set out under Schedule 1 of SEPP 64.

4.8 Sydney Regional Environmental Plan No. 20 – Hawkesbury Nepean River (No. 2 1997)

The *Sydney Regional Environmental Plan No 20 – Hawkesbury - Nepean River (No. 2 – 1997)* (SREP) aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in the regional context. The SREP applies to land in the Liverpool LGA.

Part 3 of the SREP sets out a range of development controls, however it is noted that there are no controls for educational establishments.

Notwithstanding, the proposal is not expected to have any adverse environmental impacts on an environmentally sensitive area, areas of high scenic quality, wetland areas, areas of high cultural heritage or impact on the water quality of the Hawkesbury-Nepean River.

4.9 Edmondson Park South Development Control Plan 2012

The DCP was adopted by the (then) Department of Planning & Infrastructure on 21 November 2012 and came into force on 12 December 2012. The purpose of the DCP is to support the objectives of Appendix 16 of State Environmental Planning Policy (State Significant Precincts) 2005 relating to Edmondson Park South and to facilitate the development of residential, open space, recreation, retail and commercial uses within the site.

The DCP also calls up relevant sections of Liverpool DCP 2008.

Section 3.7 of the DCP specifically relates to Schools. The relevant provisions of the DCP will be addressed in the EIS.

4.10 Strategic Planning Framework

The strategic planning policies which apply to the proposal and which will be addressed in the EIS include:

- NSW State Priorities
- The Greater Sydney Regional Plan, A Metropolis of three cities
- Future Transport Strategy 2056
- State Infrastructure Strategy 2018 – 2038 Building the Momentum
- Sydney's Cycling Future 2013
- Sydney's Walking Future 2013
- Sydney's Bus Future 2013
- Crime Prevention Through Environmental Design (CPTED) Principles
- Healthy Urban Development Checklist (NSW Health)
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017)
- Western City District Plan
- Local Strategic Planning Statement – Connected Liverpool 2040

5.0 LIKELY ENVIRONMENTAL PLANNING IMPACTS

5.1 Built Form and Urban Design

An Urban Design Report will be submitted as part of the SSD documentation. The report will explain the design principles of the proposed development and how it responds to its constraints and context as well as existing and anticipated future development in the locality. A schedule of external finishes and colours will also be provided as part of the Architectural package.

5.2 Environmental Amenity

Existing development in the vicinity of the site comprises predominantly low density residential to the west and north west, the South West Rail corridor to the south and vacant land to the north and east earmarked for the development of medium – high density residential dwellings as part of the Edmondson Park South Concept Plan.

Shadow diagrams, perspectives, and an Acoustic Assessment will be provided with the EIS. The scale and siting of the proposed school has been designed to minimise impacts on neighbouring properties and open space areas.

5.3 Biodiversity

The Edmondson Park precinct was initially part of a biodiversity certification order (under the *Threatened Species Conservation* (TSC) Act) and is also covered by a conservation agreement (under the *Environmental Protection and Biodiversity Conservation* (EPBC) Act) between NSW and the Commonwealth of Australia. The precinct also includes a Regional Park to be managed for biodiversity conservation objectives.

The existing grassland on the school site is exotic and of no ecological significance. Furthermore, due to the NSW Biodiversity Certification and the Commonwealth Conservation Agreement, the site is essentially unconstrained by a need to undertake further assessments in relation to threatened species and endangered ecological communities.

Having regard to the above, it is the intention of DoE / SINSW to seek a waiver for a biodiversity development assessment report under section 7.9 of the *Biodiversity Conservation Act 2016*.

5.4 Ecologically Sustainable Development (ESD)

The proposal will be designed to incorporate Australian best practice ESD principles.

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

5.5 Bushfire

Construction to bushfire attack level (BAL) 12.5 is required within the 37 metre setback from the southern boundary. This is necessitated by the vegetation within the Regional Park being within 100 metres of the site, the effective slope being less than 5° and the applicable fire danger index (FDI) being 100.

A Bush Fire Assessment will form part of the SSD documentation.

5.6 Aboriginal Heritage

An Aboriginal Heritage Assessment was prepared by Kelleher Nightingale Consulting Pty Ltd dated August 2018 to accompany Landcom's application to modify the Edmondson Park South Concept Plan (MP10_0118 MOD 5). This investigation indicated that no Aboriginal heritage items, objects or areas of archaeological potential were found to exist in the Concept Plan area (including the school site). Previously identified sites within the Concept Plan Approval area have been removed by existing approved development and are no longer extant.

Noting that a detailed aboriginal heritage investigation has already been undertaken for the site, it is anticipated that the SEARs will require the submission of an Aboriginal Heritage Due Diligence report as part of the SSD documentation to identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these).

5.7 Contamination and Geotechnical

Geotechnical and contamination investigations will be undertaken and submitted as part of the SSD documentation.

5.8 Noise and Vibration

A Construction and Operational Noise Assessment 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, including the proximity to the rail corridor and higher order roads, with recommendations to mitigate these impacts.

5.9 Stormwater Management

A Stormwater Management Plan will be prepared and submitted, detailing water management strategies and water sensitive urban design measures to be incorporated into the development.

5.10 Traffic, Transport and Access

A Traffic and Transport Assessment will be provided as part of the SSD documentation. The report will address parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points.

The report will also outline a preliminary Green Travel Plan. This will aim to encourage staff, students and parents to access the site by walking, cycling or public transport.

5.11 BCA and Accessibility

The proposed school will be designed in accordance with the requirements of the BCA and will provide legible, safe and inclusive access for all. This will be addressed in the appropriate specialist reports, provided as part of the SSD documentation.

5.12 Waste Management

Both a Construction and Demolition Waste Management Plan and an Operational Waste Management Plan will be submitted as part of the SSD application and will detail proposed waste practices associated with the construction and operational phases of the School.

Where possible, all demolition, construction and operational waste will be reused or recycled.

5.13 Construction Management

A Preliminary Construction Management Plan will be prepared and provided as part of the SSD documentation to describe the proposed construction management strategies.

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

5.14 Civil Engineering & Stormwater Details

A detailed Civil Engineering package will be included in the SSD documentation. The applicant will work collaboratively with Liverpool City Council to resolve any civil engineering matters prior to and post lodgement of the SSD application.

5.15 Salinity

Previous investigations undertaken by Landcom as part of the Concept Plan indicate that parts of the site are impacted by saline soils and groundwater.

The EIS will be accompanied by a comprehensive Salinity Management Plan based on the findings of a site-specific investigation and prepared in accordance with the Western Sydney Salinity Code of Practice 2004.

5.16 Safety and Security

The EIS will outline how specific Crime Prevention through Environmental Design (CPTED) principles have been integrated into the design of the school to deter crime, manage space and create a safe environment.

5.17 Social Impacts

The social impacts resulting from the proposal are expected to be positive and are expected to include:

- Employment opportunities - the new school will create significant new direct and indirect jobs during both the construction and operational phases
- Meeting demand for educational facilities in the South West Growth Centre - the new school will alleviate pressure on surrounding schools and cater for future population growth
- Health and wellbeing - the new school will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students
- High quality design for contemporary learning - the design of the new school will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

Notwithstanding the anticipated positive impacts, a social impact assessment (SIA) will be prepared to accompany the SSD, which will identify / analyse the potential social impacts of the development.

5.18 Consultation

The following stakeholders are expected to have an interest in the proposal and will be consulted:

- DPIE
- Liverpool City Council
- Landcom
- TfNSW
- RFS
- EESG
- Sydney Water
- Ausgrid
- Community stakeholders
- Local Aboriginal Community

6. CONCLUSION

This submission:

- provides a high level assessment of a proposed new primary school at Edmondson Park;
- outlines the relevant background to, and description of, the proposed design and operation of the school; and
- identifies the key environmental considerations/issues.

SEAR's are requested to inform the preparation and content of the required EIS.

The development of this new school is the result of ongoing residential growth in the surrounding area and the need for the Department of Education to provide contemporary school facilities to meet population demand and education requirements.

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

APPENDIX A

Concept Plans

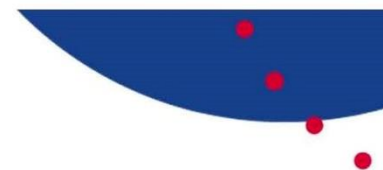
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NSW Department of Education

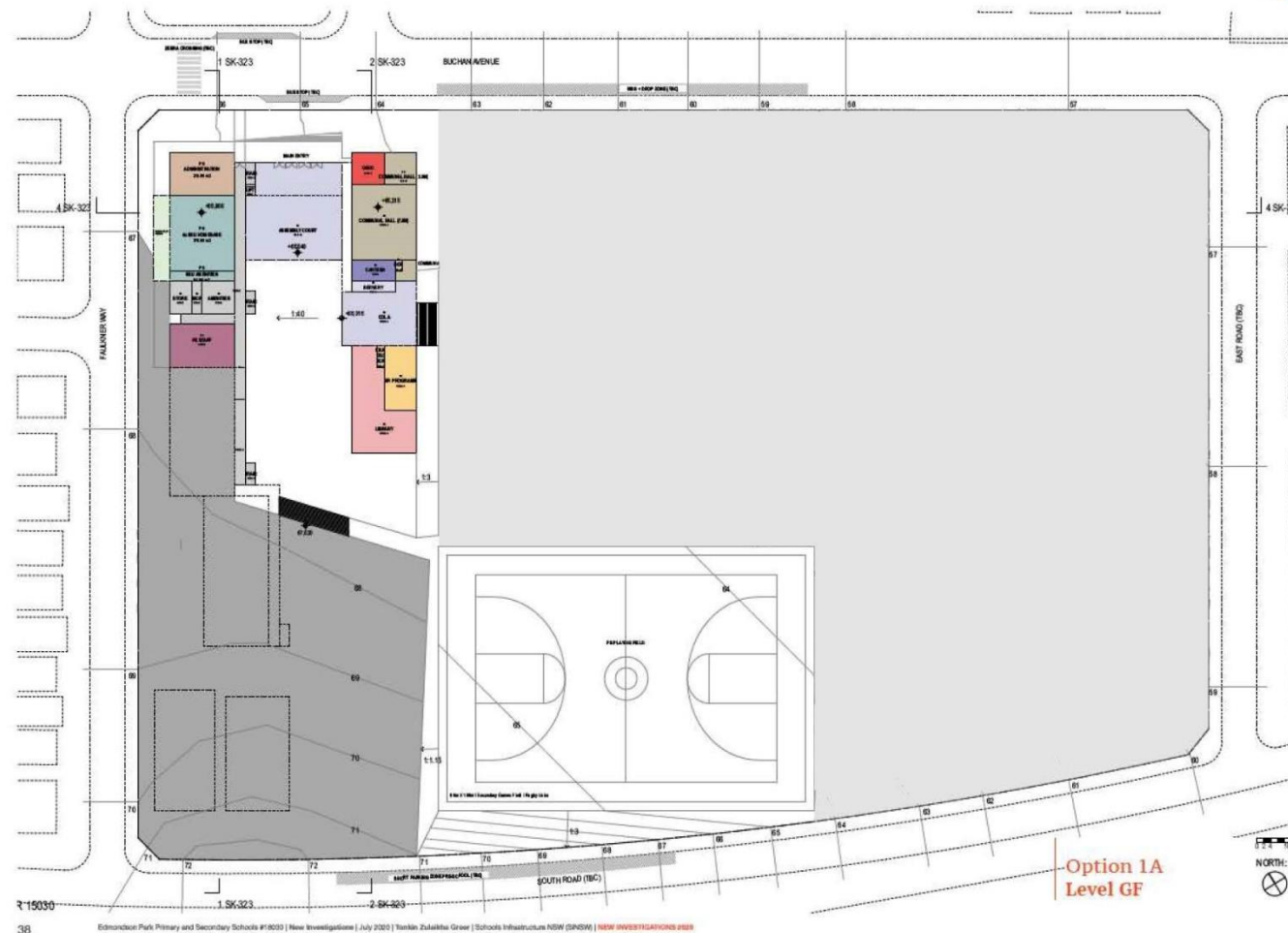
Build new Core 35 primary school



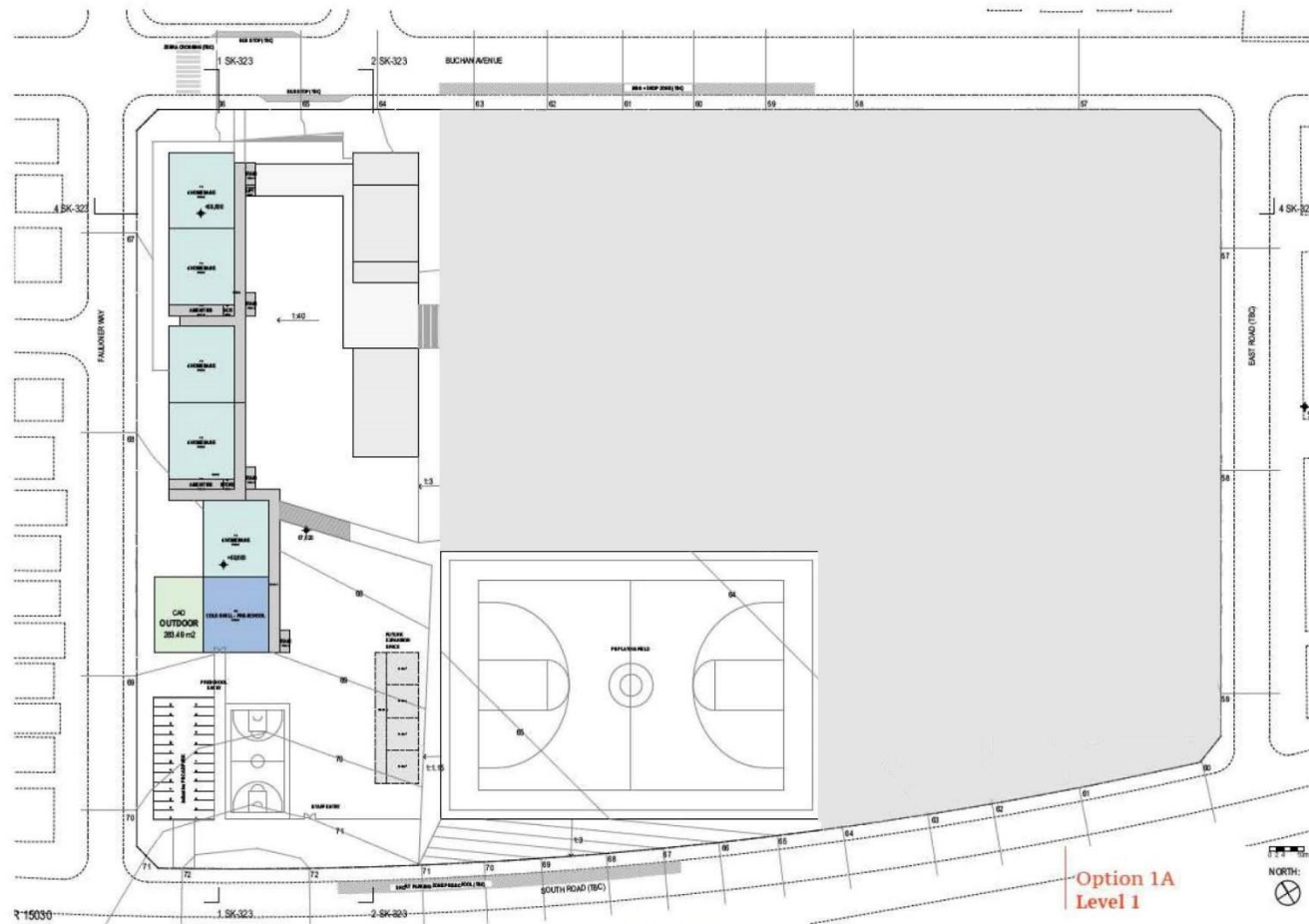
OSHC	COLA	Admin	Preschool
Community Hall	Library	Support classes	
Canteen	Special program	Staff	



Plans



Plans



Option 1A
Level 1

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Plans

