



22 May 2018

Our Ref: 20051A.1GB_SEARs Request

planning consultants

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

Dear Ms McNally

**RE: Request for Secretary's Environmental Assessment Requirements
Croydon Public School – State Significant Development
39 Young Street, Croydon**

1.0 Introduction and Background

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

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

The site is located at 39 Young Street, Croydon and is the site of the existing Croydon Public School. The proposed alterations and additions to the school are designed to meet the education needs for the future population of the local area.

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

2.0 Site Description

Croydon Public School (CPS) is located in Croydon, in the Burwood Local Government Area. The school is located 350m north of the Croydon Railway Station.

A site location plan is included at **Figure 1**. The location plan shows the site in relation to the surrounding local area and surrounding road and rail network. The school is located in a predominantly residential area and is bound by Young Street to the east and Boundary Street to the south. To the west is an open space area and high density residential development. To the north and east are low density residential areas. PLC Sydney Girls School is located to the east and south-east of the site.

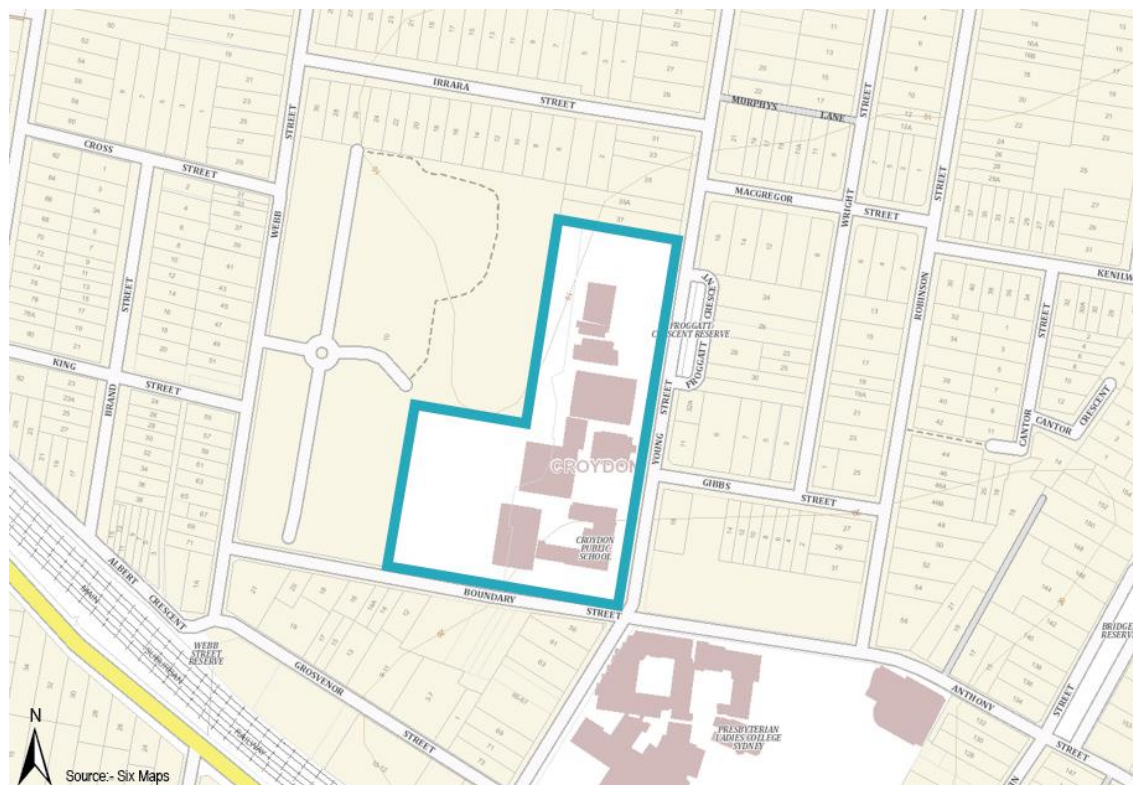


Figure 1: Site Locality Plan

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

The site comprises two lots legally described as Lots 1 and 2 DP 225904 and is 2.28 hectares in area. The site frontage to Young Street is 219m and the site frontage to Boundary Street is 138m.

CPS opened in February 1884 and the original school building is listed as an item of local heritage significance in the Burwood Local Environmental Plan 2012 (BLEP). The site is listed as item no I170 Croydon Public School (Main 1884 building only). There are also a number of heritage items of local significance in the vicinity of the site, including the Froggatt Crescent Heritage Conservation Area.



Figure 2: Aerial photograph of the site

The existing school has 11 buildings (including 4 portable classrooms) and the facilities comprise:

- 28 classrooms/learning areas;
- School hall;
- Canteen;
- Amenities building;
- Library;
- Offices and staff administration;
- Covered Outdoor Learning Areas (COLA); and
- Sports courts and artificial turf play area.

The existing buildings on site are of varying age and construction. The heritage listed school building was constructed in 1883-1884, with the majority other buildings on site constructed during circa 1976. Building Q (classrooms) was constructed in 2007. The layout of the existing school buildings is shown in **Figure 3**.



Figure 4: Heritage listed 1884 original school building



Figure 5: Rear of heritage building



Figure 6: View of Heritage Building from Young Street



Figure 7: School hall (Building H)



Figure 8: Play space and view to Building P



Figure 9: Play area and portable classrooms



Figure 10: Rear of Building I



Figure 11: Amenities building and Building Q behind

2.1 Topography and Vegetation

The site has a sloping topography and slopes down to the northern end of the site. The levels at the southern end of the site are approximately RL 26-27m and the northern end of the site RL 16-17m. The north western and south western parts of the site have been historically filled and the site has sloping embankments to the western property boundary.

The site has numerous trees along the street frontages and site boundaries. A Tree Safety Report prepared in July 2014 identified 106 trees comprising a mix of native and exotic species. Native species identified includes Eucalyptus, Casurina, Callistemon and Corymbia Species. Exotic species includes Liquidamber, Schinus and Camphour Laural. The Casuarina trees in the western corner of the site provide screening to the residential apartment buildings adjoining the site to the west.

2.2 Existing Road Network

The site has two street frontages being Young Street and Boundary Street. Gibbs Street is a local residential road running east / west forms a T- intersection with Young Street near the main pedestrian access entry into CPS.

Young Street

Young Street is a local collector street generally running in a north / south alignment that provides access between the northern residential area of Croydon and Croydon Railway Station.

Young Street runs along the eastern frontage of CPS and is also the main access route to and from the school for vehicles and pedestrians. There are two vehicular access points into the school site from Young Street. One access is located immediately north of the marked pedestrian crossing near Gibbs Street and provides access to a small staff carpark of four parking spaces. The other vehicular access is located about 10m south of the northern school boundary and provides access to the northern end of the school property.

The Young Street road reserve is 15m wide, with a 10m wide pavement and 2.5m wide footpath on each side. The road width allows two-way traffic movements and parking to both sides. Traffic controls along the length of the school frontage consist of two marked pedestrian crossings, one near Gibbs Street and the other south of MacGregor Street. Located midway between these marked pedestrian crossings is a flat top speed hump. These two humps provide a traffic calming effect to reduce traffic speeds in Young Street.

The pedestrian access into the school is near the pedestrian crossing at Gibbs Street. The crossing at Gibbs Street is controlled by an RMS appointed School Crossing Supervisor during the morning and afternoon school zone hours (8.00am to 9.30am and 2.30pm to 4.00pm) and during this time the speed limit is reduced from 50km/h to 40km/h.

Parking restrictions have been implemented along the full length of the Young Street frontage of the school consisting of:

- 45m of 30-minute parking 8.30am to 6.00pm Monday to Friday and 8.30am to 12.30pm Saturday;
- 7m of Disabled Parking;
- 100m of No Parking 8.30am to 9.30am and 2.30pm to 3.30pm School Days;
- 6m of Australia Post parking; and
- No Stopping restrictions each side of the marked pedestrian crossings and at the Young Street / Boundary Street intersection.

Along the eastern side of Young Street unrestricted parking is available except for the No Stopping restrictions each side of the marked pedestrian crossings and at the Young Street / Gibbs Street intersection.

Boundary Street

Boundary Street is a local residential street that runs along the southern boundary of the school between Young Street and Webb Street. The Boundary Street road reserve is 10m wide and has a 6m wide pavement between kerbs and 2m wide footpaths. Traffic flow is restricted to one-way eastbound (towards Young Street) with No Stopping restrictions along the school frontage and unrestricted parking in front of the residences on the southern side of the street.

There is a vehicle crossover on Boundary Street at the southern corner of the site and vehicle access to the main staff carpark towards the Young Street end of Boundary Road. The staff carpark accessed from Boundary Street consists of 20 spaces.

Gibbs Street

Gibbs Street provides a connection between Young Street and Wright Street as well as access to residential properties. Traffic in Young Street has priority as Gibbs Street forms the terminating leg of the T-intersection.

The Gibbs Street road reserve is 15m wide providing a 10m wide pavement between kerbs and 2.5m wide footpaths which allows two-way traffic movements and parking both sides. A 2-hour parking restriction has been implemented along the full length of Gibbs Street which operates from 8.30am to 6.00pm Monday to Friday and 8.30am to 12.30pm Saturday.

2.3 Surrounding Development

The surrounding land uses are predominantly residential uses. To the north and east is low density residential development consisting of 1-2 storey residential dwellings and PLC School buildings. To the west is the Hampton Court development at 10 Webb Street which comprises a mix of 2 storey terraces/townhouses and 8 storey apartment buildings and private open space associated with the Hampton Court development (on the site of the former Croydon Steam Brick Company brickworks). To the south is a mix of 1-2 storey low and medium housing developments on the southern side of Boundary Street.

Photographs of the surrounding area shown in **Figures 11-14**.



Figure 11: View north along Young Street



Figure 12: View of Webb Street Hampton Court apartments from the school



Figure 13: Private Open space adjoining the site to the west



Figure 14: View west along Boundary Street



Figure 15: Dwellings on Froggatt Crescent

3.0 Proposed Development

A summary of the proposed development is provided below and is supported by Conceptual Architectural Plans prepared by NBRs Architecture (**Attachment 1**). The proposed development comprises an upgrade (alterations and additions) to the existing school buildings and the construction of a new 3 storey building comprising 18 classrooms. The upgraded school will have a total of 44 classrooms, a net increase of 20 classrooms and a total student capacity of 1000 students (an increase 305 students).

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

The following works will be undertaken:

- Removal of four existing demountable (portable) classrooms and demolition of the single storey amenities block (Building D);
- Construction of a new 3 storey building comprising 18 classrooms/learning areas, amenities (toilets) and storage rooms.
- Heritage restoration works to the original school building and re-purposing of the building for use as school offices, administration and staff facilities.
- Alterations to Building A including alterations to the existing library of Level 1 and repurposing the ground floor administration area for use as a special programs area.
- Alterations and additions to Building Q including four new classrooms and new amenities.

- Alterations and additions to the existing school hall building (Building H) including a new canteen, new store rooms and enlargement of the school hall (enclosure of the existing covered walkway) and a new COLA adjacent to the hall.
- Landscaping works including a new “Town Square with paved area, tiered seating and landscaping and a new entry court to the heritage listed original school building.
- New/upgraded services infrastructure including new substation and fire hydrant booster assembly.

The concept plan included at **Attachment 1** and at **Figure 15** below locates a proposed new classroom building fronting Boundary Street, in the location of existing portable classrooms. The proposed positioning of the building allows for retention of play space and minimises impacts to existing vegetation.

The current project timeframe is to commence construction work in mid-2019 with construction to be completed by mid-2021.



Figure 15: Concept Plan

4.0 Statutory Planning Framework

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

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

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy No. 55 - Remediation of Land;*
- *State Environmental Planning Policy No. 64 - Advertising and Signage;*
- *Burwood Local Environmental Plan 2012; and*
- *Burwood Development Control Plan 2012.*

4.1 Environmental Planning and Assessment Act 1979

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

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

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

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

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

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

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

The site is zoned R2 Low Density Residential under BLEP within which educational establishments are permitted with consent. The R2 zone is also a prescribed zone under Clause 33 of the Education SEPP. Clause 35 of the Education SEPP also permits development for the purpose of an educational establishment within the R2 zone. Therefore, the proposed works are permissible with consent under the Education SEPP.

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

- Clause 35(6) which requires the preparation of a Design Statement.
- Clause 42 which overrides the need to prepare a Clause 4.6 Variation to a Development Standard request for State Significant Development for educational establishments which do not comply with an LEP development standard.
- Clause 57 of the Education SEPP which requires traffic generating development (being an enlargement or extension of existing premises that can accommodate 50 or more additional students) to be referred to NSW Road and Maritime Services (RMS) for comment as part of the assessment process.

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

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

The site has been used as a school within a low-density residential setting since the 1880s. A Preliminary Site Investigation (PSI) has been undertaken including a desktop site history assessment and soil sampling from a total of ten geotechnical boreholes. The historical assessment identified various potential sources of contamination/Areas of Environmental Concern, including fill, hazardous ground gases, use of pesticides and hazardous building materials. A detailed site investigation report will be prepared and submitted with the EIS. A hazardous material assessment will also be submitted with the EIS.

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

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

4.6 Burwood Local Environmental Plan 2012

The site is zoned R2 Low Density Residential under BLEP 2012. An extract of the BLEP zoning, FSR, building height and heritage maps are included at **Figures 16 - 19**. A building height of 8.5m and FSR of 0.55:1 applies to the site. As noted above, the original school building is also heritage listed and there are heritage items in the vicinity of the site.

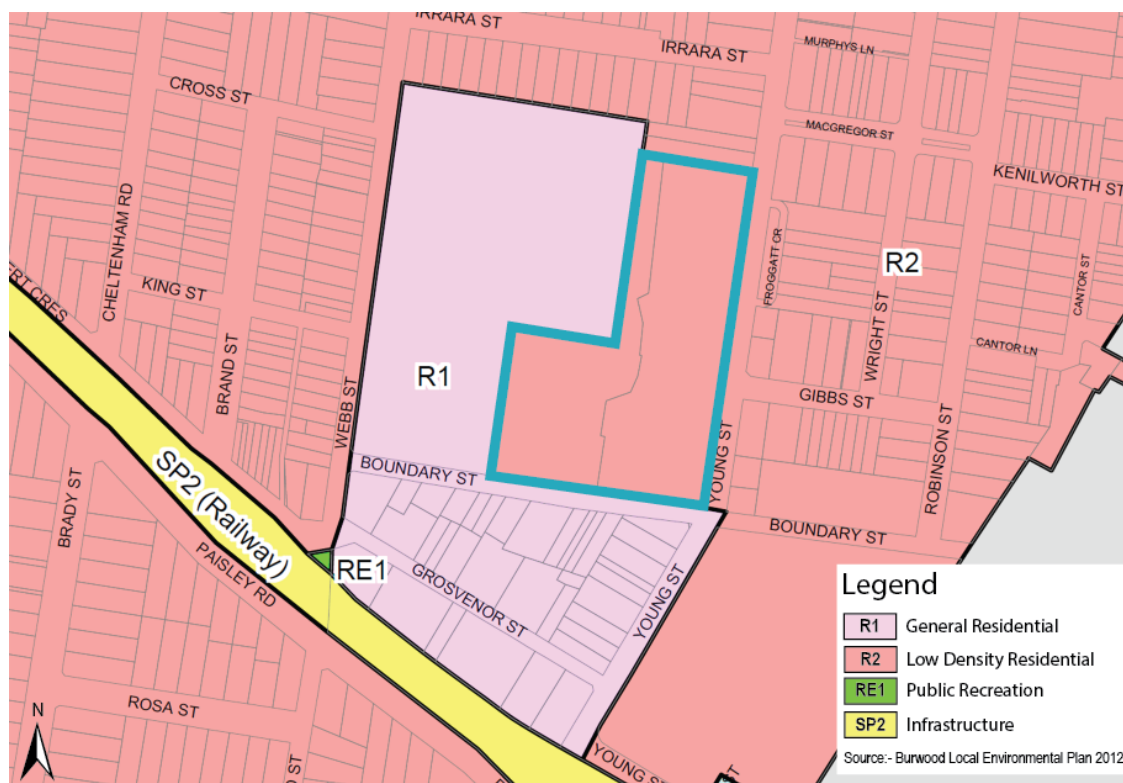


Figure 16: Zoning Map extract from BLEP

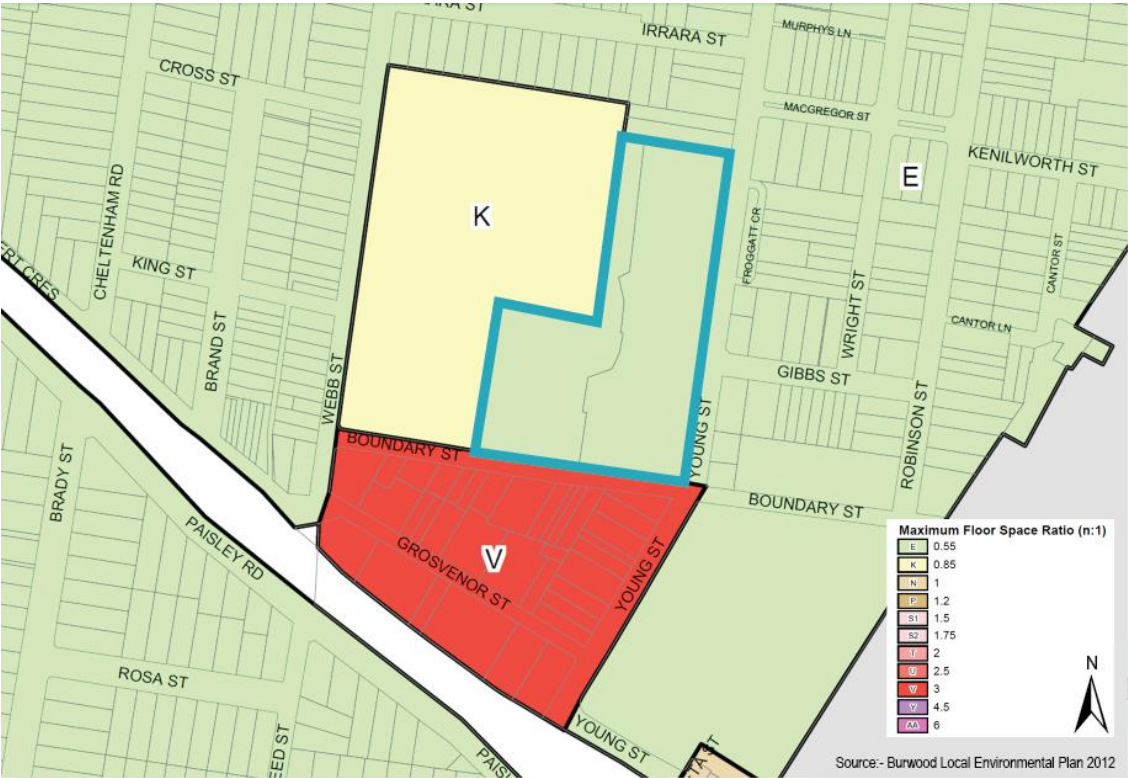


Figure 17: FSR Map extract from BLEP

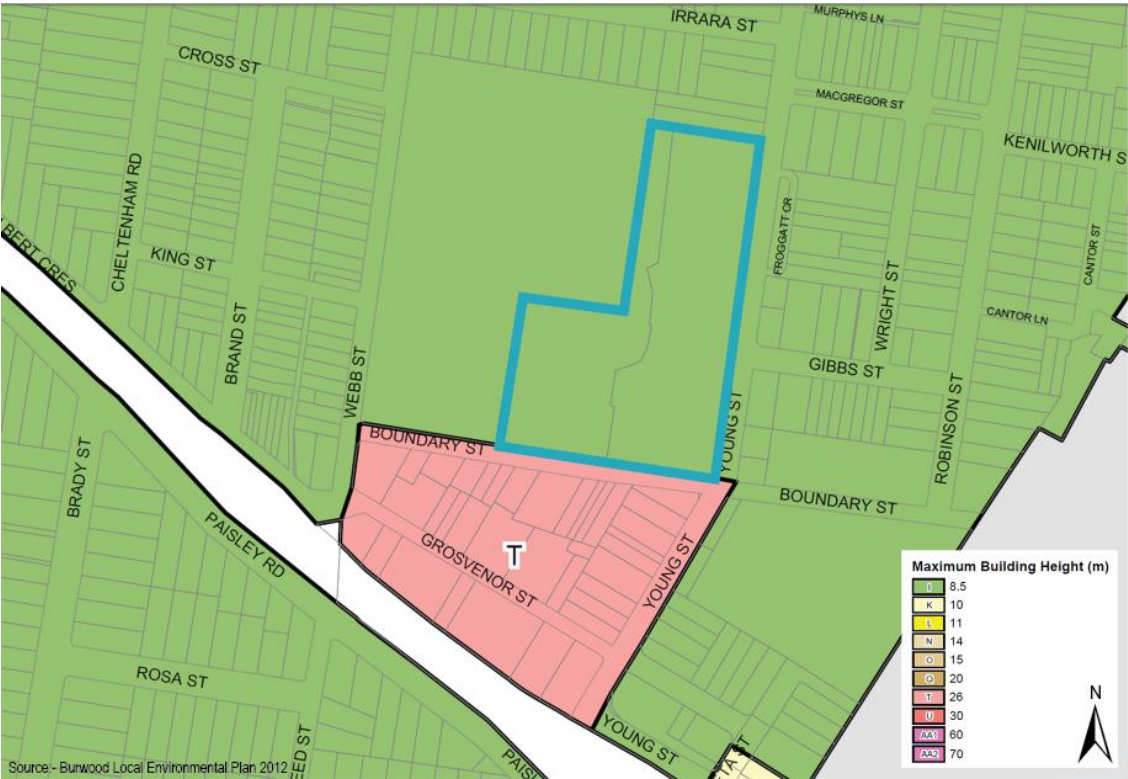


Figure 18: Building Height Map extract from BLEP

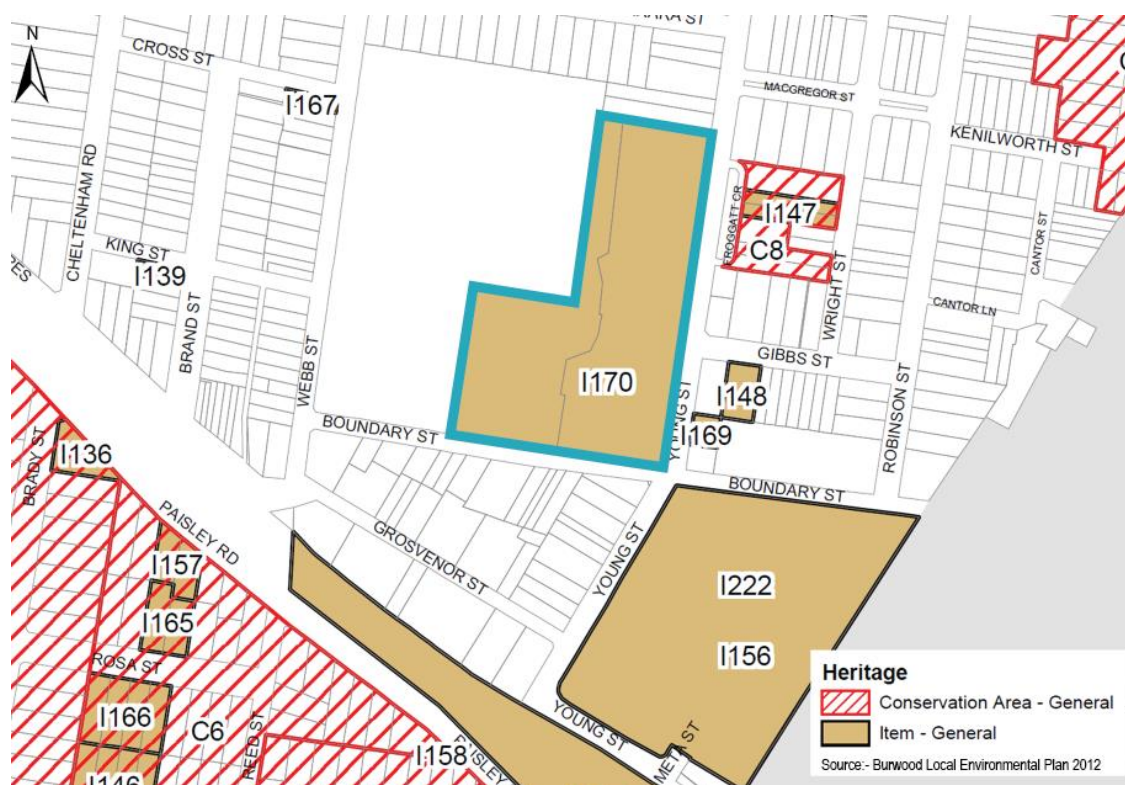


Figure 19: Heritage Map extract from BLEP

4.7 Burwood Development Control Plan 2012

The proposed development will have regard to the requirements of Burwood Development Control Plan (BDCP) which will be considered as part of the development. It is noted that DCPs do not apply to SSD, as per Clause 11 of the SEPP SRD.

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

5.0 Strategic Plans and Policies

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

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

6.0 Preliminary Impact Identification and Assessment

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

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

6.1 Traffic and Parking

The school site has two street frontages, with the main pedestrian entry from Young Street. The main car parking area is accessed from Boundary Street, with a smaller car park accessed from Young Street.

The proposal will provide an upgraded school accommodating approximately 1000 primary school students and approximately 72 staff, and therefore there will be potential additional traffic and parking impacts as a result of the school expansion. The following is noted in regard to traffic considerations:

- The existing off-street car parking spaces will be maintained. Opportunities for additional car parking spaces will be explored.
- Opportunities for additional on-street or off-street pick-up and set-down area will be explored.
- No school bus service currently operates at the school. A school bus service will be investigated to service the increased student population.
- Pedestrian activity in the vicinity of the site will be surveyed and pedestrian needs will be considered.
- A secondary pedestrian access into the site from Boundary Street will be investigated.
- Vehicle movements associated with the school will have a morning and afternoon peak, the function of which will be examined in close detail as part of the EIS.
- The proposal will increase the usage of Young Street and Boundary Street and traffic movements on these streets and surrounding streets will be assessed, including key intersections.
- A Traffic Impact Assessment will be provided as part of the EIS.

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

6.2 Built Form, Student Amenity and Residential Amenity

The site is subject to maximum building height control of 8.5m. The proposed new building will be 3 storeys. Any variations to the 8.5m building will be documented and discussed in the EIS. The proposed new building will be orientated to the Boundary Street frontage and will generally present as a two-storey building height to Boundary Street due to the site topography.

The closest residential properties to the proposed new building are on the southern side of Boundary Street, and to the west of the site. The concept design has sought to position the buildings in consideration of the immediate interface with the surrounding residential properties.

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

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

- The main pedestrian school entry will be from Young Street, with the original heritage listed school building to be the school office and administration use.
- The new school building will be sited to minimise impacts on existing buildings and vegetation and to maximise the opportunities for play space.
- The alterations to the existing buildings will be designed to meet a high level of functionality and encourage social interaction between students while providing areas dedicated to specific activities and groups.
- Buildings will generally be 2-3 storeys in height in order to minimise building footprints and maximise play spaces.
- All buildings and spaces will be of a high level of design quality.
- High quality finishes and materials will be used to ensure the longevity of the development.
- The existing sports courts are proposed to be retained.
- The siting and building design will have regard to the principles of Crime Prevention Through Environmental Design (CPTED), which will be addressed in detail within the EIS.
- The proposal will seek to minimise amenity impacts to adjoining neighbours by providing appropriate building setbacks from adjoining dwellings and street frontages.
- The amenity of classrooms and teaching spaces, as well as the amenity of surrounding residential properties will meet appropriate acoustic guidelines and performance requirements.

6.3 Heritage

European Heritage

As noted above, Croydon Public School opened in February 1884 and the original school building is listed as an item of local heritage significance in the BLEP (BLEP). There are also a number of heritage items of local significance in the vicinity of the site, including the Froggatt Crescent Heritage Conservation Area.

A Heritage Impact Statement will be prepared and submitted with the EIS.

Aboriginal Heritage

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

Cultural Heritage Connections concluded that:

- *"On the basis of the documented disturbance it is concluded that the project area has low archaeological potential. It has been subject to deep cutting and filling in the western portion. The remainder of the site contains buildings and hard surfaces and has also been shown to contain fill over sub soils and degrading shale. There does not appear to be any original A horizon soils remaining.*
- *The extent of the disturbance to the ground surface is considered likely to have removed any pre-existing traces of past Aboriginal occupation.*

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

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

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

6.4 Flora and Fauna

The site contains scattered trees and vegetation, with the majority of the larger mature trees along the street frontages and property boundary. Trees and shrubs are also planted around the school buildings.

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

A Tree Safety Report prepared in July 2014 identified 106 trees on the site. The report recommended some trees to be removed, pruning of others and ongoing tree management. An updated tree survey and tree assessment will be undertaken and tree protection or removal requirements will be determined during the detailed design phase.

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

- *The study area is not located on lands mapped as Sensitive Biodiversity Values Land – an offset is not required*
- *Although the size of the lot is 2.246 ha, the minimum lot size is 400 m². The threshold for clearing above which the BAM and offsets scheme apply is 0.25 ha (2,500 m²) or more. No native vegetation occurs within the study site, thus the estimated clearing of native vegetation is less than the threshold – offsetting is not required.*

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

The EIS will also include a landscaping plan for the site, which will detail new and replacement planting. A Preliminary Landscape Plan has been prepared and is included at **Attachment 2**.

6.5 Service Infrastructure

New/upgraded services infrastructure will include a new substation and fire hydrant booster assembly. The EIS will include details of other necessary infrastructure services upgrades that may be required.

6.6 Site Contamination

As discussed above a Detailed Site Investigation will be undertaken and submitted with the EIS. If required a Remediation Action Plan will be prepared.

6.7 Environmental Sustainability

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

6.8 Waste Management

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

6.9 Construction Works

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

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

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

6.10 Bushfire

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

7.0 Justification

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

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

8.0 Consultation

A briefing meeting was held with Burwood Council on 12 March 2018 and NSW Government Architect on 13 March 2018. School Infrastructure NSW is holding Information sessions, which commenced in March 2018 and will be held at the following:

- Monday, 26 March 2018 at Croydon Public School, 8:15am-9:15am
- Thursday, 12 April 2018 at the Post Office (1 The Strand, Croydon), 2:30pm-3:30pm

- Monday, 7 May 2018 at the Post Office (1 The Strand, Croydon), 3:30pm-4:30pm
- Thursday, 24 May 2018 at Croydon Public School, 8:15am-9:15am
- Monday, 4 June 2018 at the Post Office (1 The Strand, Croydon), 3:30pm-4:30pm
- Thursday, 21 June 2018 at Croydon Public School, 2:30pm-3:30pm

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

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

9.0 Conclusion

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

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

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

The DoE requests that the Secretary of the DPE issue the SEARs for the proposed CPS redevelopment to facilitate the preparation of the EIS to accompany the DA.



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

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink that reads 'Genevieve Beard.' The signature is written in a cursive, flowing style.

**GENEVIEVE BEARD
PROJECT PLANNER**

gbeard@dfpplanning.com.au

Reviewed:

A handwritten signature in black ink, likely belonging to the reviewer. The signature is written in a cursive, flowing style.

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