



# *Meriden School Alterations and Additions*

*State Significant  
Development  
Assessment  
(SSD 9692)*



March 2020

© Crown Copyright, State of NSW through its Department of Planning, Industry and Environment 2020

Cover photo

Meriden Centre For Music Photomontage facing East from Margaret Street (Source: AJ+C Architects)

Disclaimer

While every reasonable effort has been made to ensure this document is correct at time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in Meriden School Alterations and Additions Assessment Report. This material is licensed under the Creative Commons Attribution 4.0 International (CC BY 4.0). You are required to comply with the terms of CC BY 4.0 and the requirements of the Department of Planning, Industry and Environment. More information can be found at: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer>



# Glossary

Abbreviation	Definition
AA	Acoustic Assessment
AHD	Australian Height Datum
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
CEMP	Construction Environmental Management Plan
CIV	Capital Investment Value
Consent	Development Consent
Council	Strathfield Municipal Council
CPTED	Crime Prevention Through Environmental Design
DCP	Development Control Plan
Department	Department of Planning, Industry and Environment
Education SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
EESG	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former Office of Environment and Heritage)
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
GFA	Gross Floor Area
GTP	Green Travel Plan
HIS	Heritage Impact Statement
ICNG	Interim Construction Noise Guideline
FSR	Floor Space Ratio
Heritage NSW	Heritage NSW, Community Engagement, Department of Premier and Cabinet (Heritage NSW)
HCA	Heritage Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
Minister	Minister for Planning and Public Spaces
NML	Noise Management Level
NPI	Noise Policy for Industry

OSD	On Site Detention
OTAMP	Operational Transport Management Plan
PAH	Polycyclic Aromatic Hydrocarbons
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RNP	Road Noise Policy
RtS	Response to Submissions
SCDCP	Strathfield Consolidated Development Control Plan 2005
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SLEP	Strathfield Local Environmental Plan 2012
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
STP	Sustainable Travel Plan
TA	Transport Assessment
TfNSW	Transport for NSW
TfNSW (RMS)	Transport for NSW (Roads and Maritime Services)
TRH	Total recoverable hydrocarbons
TSC Act	<i>Threatened Species Conservation Act 1995</i>
WTP	Workplace Travel Plan



## Executive Summary

This report provides an assessment of a State significant development (SSD) application for alterations and additions to Meriden School Strathfield (SSD 9692). The application has been lodged by Urbis Pty Ltd on behalf of Meriden School (the Applicant). The site is located in the Strathfield Local Government Area (LGA).

The Department of Planning, Industry and Environment (the Department) identified built form, heritage, transport and access, noise, and heritage impacts as the key issues for assessment. The Department has considered the merits of the proposal in accordance with the relevant matters under section 4.15(1) and objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the principles of ecologically sustainable development (ESD) and the issues raised in submissions.

The Department is satisfied that the impacts of the proposal have been addressed in the Applicant's Environmental Impact Statement (EIS), Response to Submissions (RtS) and additional information.

The proposal, as amended by the RtS, would not result in significant adverse privacy or amenity impacts on adjoining properties and provides a considered design response to the three school campuses and their surroundings. The development would not compromise the heritage values of the locally listed heritage items of the Senior School, Prep School or the Heritage Conservation Areas that capture the Junior School. Conditions are recommended to implement the unexpected finds protocol during construction.

The new buildings incorporate suitable design measures and operational management measures to ensure noise impacts would not unreasonably impact neighbouring properties. A proposed noise barrier on the edge of the new Junior School playground and hours of use would ensure noise levels at 2 Vernon Street comply with the project noise trigger levels. Staging and appropriate mitigation measures would ensure construction noise and vibration impacts appropriately manage construction impacts on nearby dwellings.

The additional 50 students and two teachers proposed would not result in adverse traffic impacts on the local road network and at key intersections in the local area. The development would be able to accommodate the anticipated increase in car parking demand. Recommended conditions include construction and operational traffic management plans and the implementation of a Green Travel Plan during construction and operation.

Therefore, the Department recommends the proposed development be approved subject to recommended conditions of consent to ensure that the identified impacts are managed appropriately.

Meriden School is located over three campuses, including the Junior School, Lingwood Prep School (Prep School) and Senior School in Strathfield. The proposal seeks approval for alterations and

additions to each of the school campuses, including construction of a Music and Drama Centre on the Senior School, Administration and Student Centre building at the Prep School and new playground at the Junior School. The proposal also includes associated works, including demolition, landscaping and utility works.

The proposal has a Capital Investment Value (CIV) of \$24,764,223 million and would generate two new operational jobs and 178 temporary construction jobs. The proposal is SSD under clause 15, Schedule 1 of State and Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), as it is development with a CIV over \$20 million for alterations or additions to an existing school. Therefore, the Minister for Planning and Public Spaces is the consent authority.

The application was publicly exhibited between 24 July 2019 and 20 August 2019. The Department received a total of 11 submissions, including seven from public authorities and five from the public. A late submission was received from Strathfield Municipal Council (Council) following the Applicant's lodgement of its RtS and additional information. No other submissions were received in response to the RtS or additional information.

The key issues raised in the submissions included transport impacts on the local road network, operational noise impacts, built form and amenity, including overshadowing and privacy. The Applicant's RtS and additional information included further information to address the key issues raised in the submissions, including additional noise testing and amending the design of the Junior School playground to provide a taller acoustic barrier.



# Contents

<b>Glossary .....</b>	<b>iii</b>
<b>Executive Summary .....</b>	<b>v</b>
<b>1. Introduction .....</b>	<b>1</b>
1.1 Site description .....	1
1.2 Surrounding context .....	3
<b>2. Project .....</b>	<b>4</b>
2.1 Demolition / Site Preparation Works .....	5
2.2 Physical Layout and Design .....	7
2.3 Uses and Activities .....	13
2.4 Timing .....	14
2.5 Related Development .....	15
<b>3. Strategic Context .....</b>	<b>16</b>
<b>4. Statutory Context .....</b>	<b>17</b>
4.1 State Significant Development .....	17
4.2 Permissibility .....	17
4.3 Other Approvals .....	17
4.4 Mandatory Matters for Consideration .....	17
<b>5. Engagement .....</b>	<b>23</b>
5.1 Department's Engagement .....	23
5.2 Summary of Submissions .....	23
5.3 Public authority submissions .....	23
5.4 Public submissions .....	24
5.5 Response to Submissions .....	24
5.6 Council Submission .....	25
5.7 Additional Information .....	25
<b>6. Assessment .....</b>	<b>26</b>
6.1 Built Form and Urban Design .....	26
6.2 Traffic and Access .....	41

6.3	Noise.....	51
6.4	Other Issues .....	58
<b>7.</b>	<b>Evaluation .....</b>	<b>62</b>
<b>8.</b>	<b>Recommendation .....</b>	<b>63</b>
<b>9.</b>	<b>Determination .....</b>	<b>64</b>
<b>Appendices .....</b>		<b>65</b>
	Appendix A – List of Documents.....	65
	Appendix B – Statutory Considerations .....	66
	Appendix C – Recommended Instrument of Consent .....	80





# 1. Introduction

This report provides an assessment of a State significant development (SSD) application lodged by Urbis Pty Ltd on behalf of Meriden School (the Applicant) for alterations and additions to Meriden School Strathfield (SSD 9692).

## 1.1 Site description

Meriden School Strathfield (the site) is located in the Strathfield Local Government Area (LGA), approximately 12km west of the Sydney CBD, 500 metres south of the Strathfield Railway Station and immediately south of Strathfield Town Centre. The location of the site is shown in **Figure 1**.



**Figure 1** | Regional context map (Source: Nearmap, 2020)

The school is made up of three campuses and has a total area of 22,225sqm. The legal description, address and area of each campus are provided in **Table 1**.

**Table 1** | Site Description

Site Name	Legal description	Address	Existing Development	Site area
Senior School	Lot 10 DP862040	3-13 Margaret Street 10-28 Redmyre Road	Multiple school buildings	15,042sqm
Junior School	Lot 1 DP1244199	36-38 Redmyre Road	Multiple school buildings	7,571.9sqm
Lingwood Prep School	Lot 1 DP723946	16B-16 Margaret Street	Heritage building, administration building and new school buildings	3,582sqm

The Senior School has a dual frontage to Redmyre Road to the north and Margaret Street to the south. It contains multiple school buildings including the Hope Turner Building (immediately to the east of the proposed development site), Wallis Auditorium and Chapel (to the north of the development site), library, maths centre, performing arts studio, sports centre with rooftop courts, lecture theatre, swimming pool, auditorium and chapel and administration building. Landscaped areas and playing fields are located in the western part of the Senior School.

The Junior School has a frontage to Vernon Street to the west. The Junior School is accessed from Vernon Street and Margaret Street and consists of several buildings including classrooms, another library, a language centre, art centre, gymnasium and auditorium. This site also has lawn areas for sport and outdoor recreation. The existing house at 4 Vernon Street forms part of the school and is currently used as a uniform shop. A shared driveway extends down the western side of the property, separating it from 2 Vernon Street and leads to a garage at the rear.

The Prep School fronts Margaret Street to the north. It consists of a Federation style house set in a garden and tear drop driveway. The site includes two teaching and learning areas that wrap around Lingwood House. A business office is located to the north east, fronting Margaret Street.

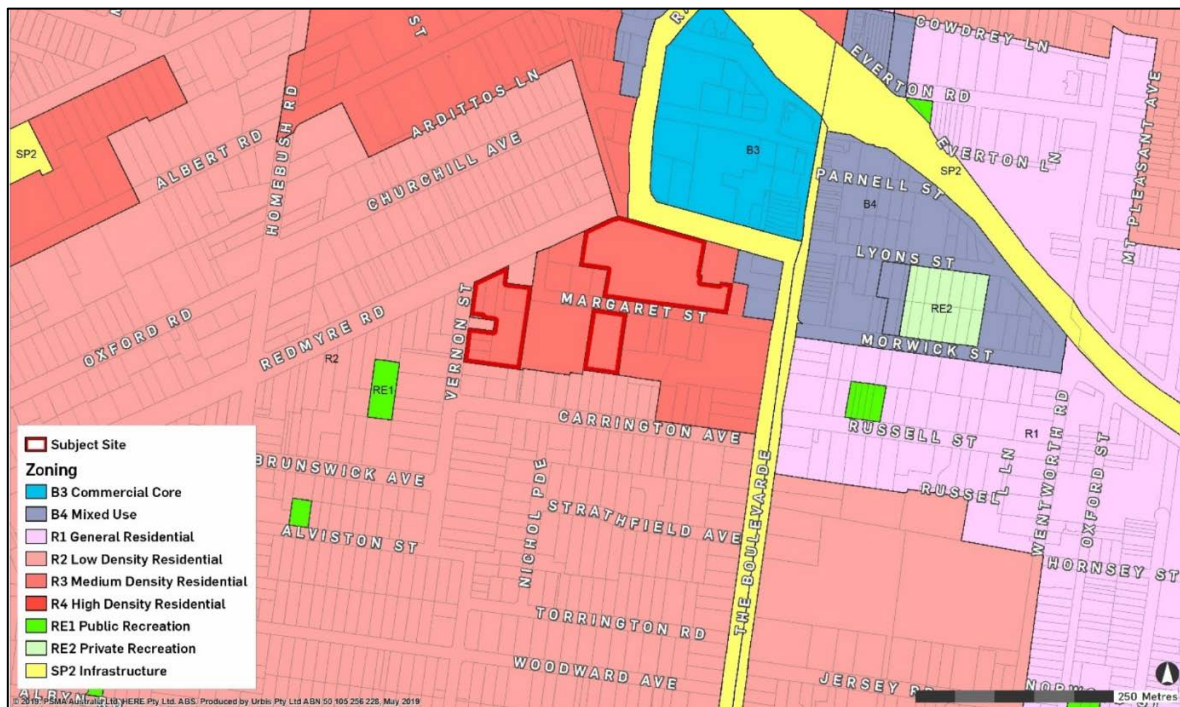
**Figure 2** shows the location and existing conditions of the site (outlined in red) with the locations of the proposed development works (see **Section 2**) outlined in yellow.



**Figure 2 | School Site Context Map – Project Areas Shown in Yellow (Source: Nearmap, 2019)**



Each of the campuses are zoned R3 Medium Density Residential under Strathfield Local Environmental Plan 2012 (SLEP) (**Figure 3**).



**Figure 3 | Zoning Context** (Source: Applicant's EIS, 2019)

Each of the three campuses are identified as containing local heritage significance:

- the Senior School is listed as a locally significant heritage item (No. 187) under the SLEP.
- the western side of the Junior School is located within two heritage conservation areas (HCA) with the existing Blackman Auditorium and house at 4 Vernon Street located within the 'C16 Vernon Street' HCA and the north-western corner of the Junior School located within the 'C14 Redmyre Road' HCA.
- the Prep School is listed as a local heritage item (No. 176 – 'Lingwood - Victorian house and garden (formerly Branxton)').

## 1.2 Surrounding context

The school is located within an established urban area surrounded by existing low and medium density residential buildings. Strathfield town centre is located to the north and contains a range of commercial and mixed use buildings. High, medium and low density residential land uses surround each of the three school sites.

Surrounding features include Strathfield Plaza to the north, three to four storey residential flat buildings to the east, low density residential and the Santa Maria Del Monte school to the south and low density residential dwellings and the St Peter and Paul Russian Orthodox Church to the west. Commercial buildings are located along Margaret Street, including the Bethany Centre medical practice and Mary Bailey Early Education Centre.



## 2. Project

The key components and features of the proposal as revised in the Response to Submissions (RtS) are provided in **Table 2**.

**Table 2** | Main Components of the Project

Aspect	Description
Project Summary	Alterations and additions to Meriden School including demolition of existing structures, tree removal, site excavation, civil works and services, construction of a new three storey Music and Drama Centre, a new two-storey Administration and Student Centre and a new outdoor play area.
Site areas	<ul style="list-style-type: none"><li>• Senior School – 15,042sqm.</li><li>• Junior School – 7,571.9sqm.</li><li>• Prep School – 3,582sqm.</li></ul>
Site preparation works	<ul style="list-style-type: none"><li>• Removal of ten trees.</li><li>• Excavation at the Senior School and Prep School to allow basement/sub-level construction.</li></ul>
Demolition	<ul style="list-style-type: none"><li>• Demolition of the existing Staff Common Room on the Senior School, existing business office on the Prep School and residential dwelling and garage at 4 Vernon Street on the Junior School.</li><li>• The existing performing arts building on the Senior School would also be demolished under a separate existing Council approval (see <b>Section 2.5</b>).</li></ul>
Built form	<ul style="list-style-type: none"><li>• Construction of a three storey Music and Drama Centre at the Senior School with two basement levels.</li><li>• Construction of a new outdoor landscape area with a pergola structure at the Junior School.</li><li>• Construction of a new two storey Administration and Student Centre at the Prep School.</li></ul>
Infrastructure and services	<ul style="list-style-type: none"><li>• Connections to existing internal water, fire, electricity and gas services.</li><li>• New fibre optic services and cabling.</li><li>• Installation of a new 12kW roof solar panel system for the Music and Drama Centre.</li><li>• New sewer connections to the Sydney Water network.</li><li>• Installation of a 30kl rainwater tank and collection system for the Senior School.</li></ul>
Uses	<ul style="list-style-type: none"><li>• Educational establishment.</li><li>• Change of use of 4 Vernon Street from residential to educational establishment.</li></ul>
Access	<ul style="list-style-type: none"><li>• The shared driveway to the single car space at 4 Vernon Street would be retained.</li></ul>

	<ul style="list-style-type: none"> <li>All other access arrangements to the three campuses remain unchanged.</li> </ul>
Public domain and landscaping	<ul style="list-style-type: none"> <li>Paving, seating and landscaping on the Senior School integrated with existing landscaping and provide a shaded plaza/walkway area.</li> <li>200sqm of new landscaped space for Junior School with outdoor furniture and boundary fencing.</li> <li>New perimeter landscaping, seating and natural turf mounds for outdoor play at the Prep School.</li> </ul>
Hours of operation	<p>Senior School:</p> <ul style="list-style-type: none"> <li>Monday to Friday: 6:45am – 6pm.</li> <li>After hour activities at the new Music and Drama Centre and existing Wallis Auditorium: <ul style="list-style-type: none"> <li>Monday to Friday: 6pm to 9:30pm.</li> <li>Saturday: 7am to 4pm.</li> <li>Closed on Sundays and public holidays.</li> </ul> </li> <li>Year 12 Student Common Room is open for individual study till 8pm for Year 12 students only from Monday to Friday.</li> </ul> <p>Junior School:</p> <ul style="list-style-type: none"> <li>Monday to Friday: 8am to 6pm.</li> <li>Out of school hours (OOSH): 7am to 6pm.</li> <li>Closed on weekends and public holidays.</li> <li>After hours activities are generally held at Blackman Auditorium: <ul style="list-style-type: none"> <li>Monday to Friday: Weekly music ensemble practice from 7:30am. Infrequent evening events (up to two to three times per term) until 7:30pm.</li> <li>Saturday: Infrequent daytime events (up to two to three times per term) from 9am to 5pm.</li> </ul> </li> </ul> <p>Prep School (Lingwood):</p> <ul style="list-style-type: none"> <li>Monday to Friday: 8am to 6pm.</li> <li>Closed on weekends and public holidays.</li> <li>No after hour activities are provided.</li> </ul>
Student and staff numbers	<ul style="list-style-type: none"> <li>50 additional students at the Senior School (taking the maximum number of allowed students at the Senior School to 950)</li> <li>Two additional staff (taking the school staff number to 244).</li> </ul>
Jobs	<ul style="list-style-type: none"> <li>178 temporary construction jobs.</li> <li>Two new teaching jobs during operation.</li> </ul>
CIV	<ul style="list-style-type: none"> <li>\$24,764,233</li> </ul>

## 2.1 Demolition / Site Preparation Works

As detailed above, the proposal seeks to demolish several structures across the school.

The Staff Common Room on the Senior School would be removed under this application. Demolition of the existing drama building was approved under DA 2014/23 (see **Section 2.5**) and is not assessed under this application.

**Figure 4** shows the two buildings (Staff Common Room to the left and existing drama centre to the right) that would be demolished to allow for the Music and Drama Centre on the Senior School.



**Figure 4** | Senior School buildings to be removed (Source: Google streetview 2020)

In addition, the residential dwelling on 4 Vernon Street is proposed to be demolished to accommodate the proposed new playground on the Junior School, and the existing business office on the Prep School would be demolished to allow for the proposed Administration and Student Centre.

**Figure 5** shows the street frontage of 4 Vernon Street and **Figure 6** shows a view looking towards the existing business office on the Prep School.



**Figure 5** | 4 Vernon Street  
(Source: Applicant's EIS, 2019)



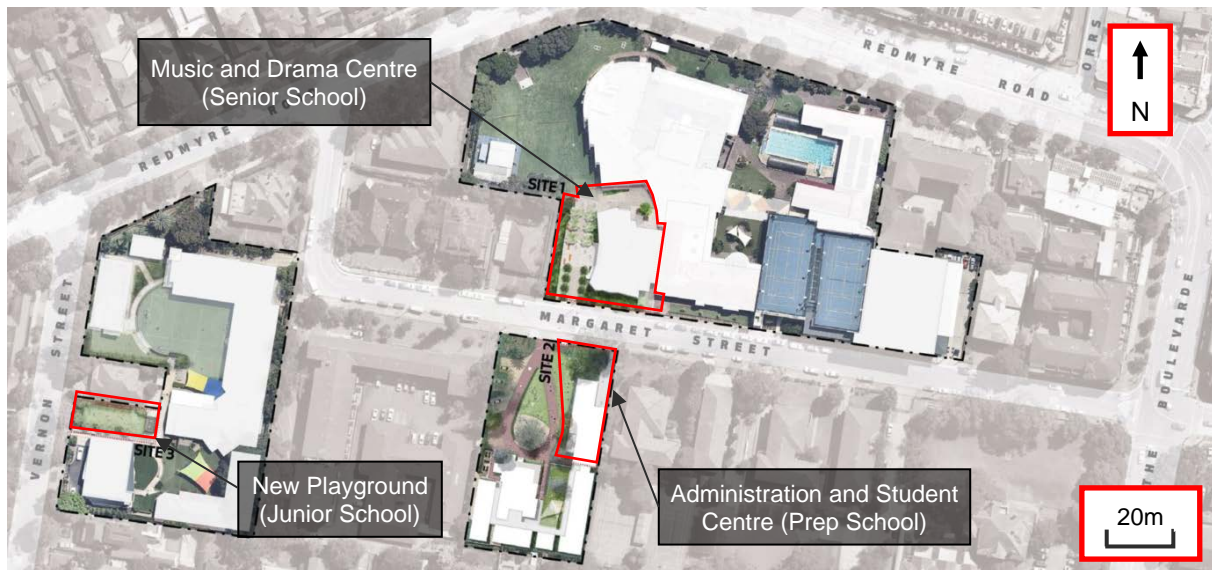
**Figure 6** | Business office on Prep School  
(Source: Google streetview 2020)

Excavation is proposed to facilitate basement and sub-floor levels. Excavation on the Senior School would range between 5.8m in the northern half of the building footprint and 4.3m in the southern half of the basement footprint. Excavations on the Prep School would extend to a depth of 2.4m to achieve the design levels. Minor excavation and fill would also be required on the Junior School as part of remediation works.



## 2.2 Physical Layout and Design

**Figure 7** shows the location of the proposed works across the three school campuses.



**Figure 7 | Proposed Project Layout (Source: Applicant's EIS, 2019)**

Further details of the works across the three school campuses are set out in in **Sections 2.2.1, 2.2.2** and **2.2.3**.

### 2.2.1 Senior School – Music and Drama Centre

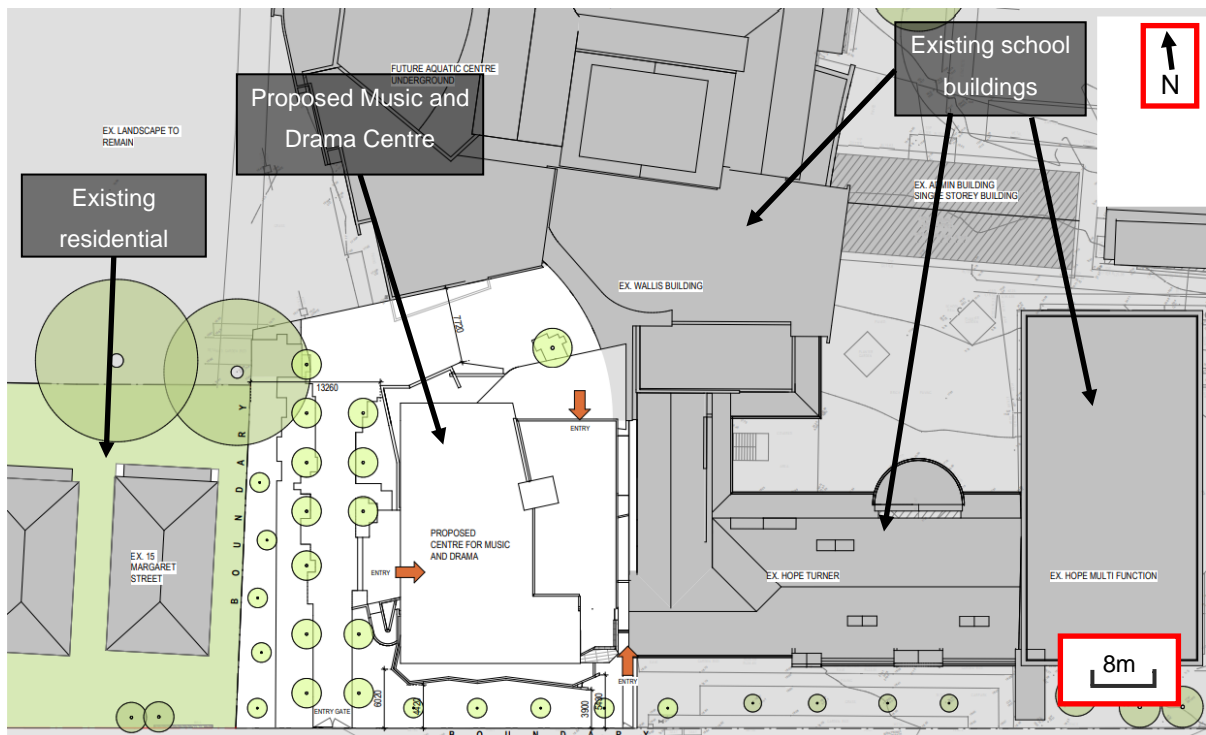
The proposed new Music and Drama Centre be located in the south-western corner of the Senior School on the northern side of Margaret Street. This would consist of a three storey structure for a new music academy, drama facilities, music teaching rooms and staff facilities. This building would also provide two basement levels that would be used for music practice and classes.

The main entrance to the new facility would lead off a paved and landscaped corridor to the west of the proposed building and includes stairs and an access ramp to an entry way and amphitheatre. A second access ramp would be located next to the fire stairs leading to Margaret Street. The building would connect to the Hope Turner Building to the east via a new entrance on the ground floor and a bridge link to an adjoining first floor balcony.

The new building would have a maximum height of 12.64m at the lift overrun and roof mounted plant. The new built form would have the following setbacks:

- front setback of 3.9m from Margaret Street.
- side setback between 14 to 15.5m from the western property boundary with 15 Margaret Street.

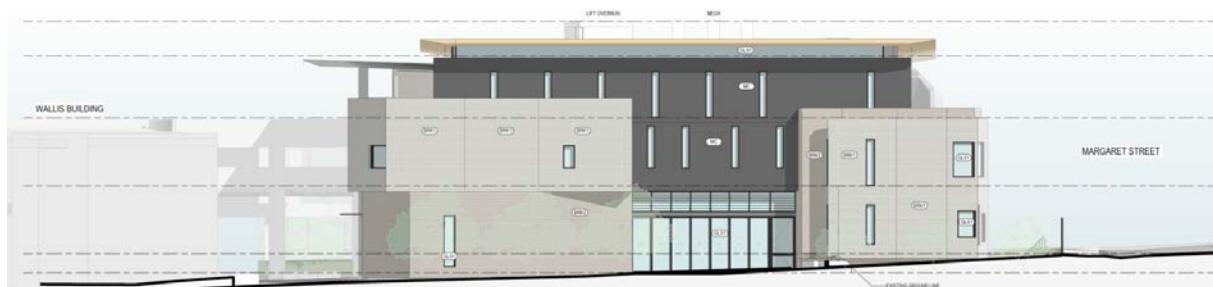
The proposed site plan and elevations of the Music and Drama Centre are shown in **Figure 8** to **Figure 11**.



**Figure 8 | Proposed site plan of Senior School (Source: Applicant's EIS, 2019)**



**Figure 9 | Southern (Margaret Street) elevation of Music and Drama Centre (Source: Applicant's EIS, 2019)**



**Figure 10 | Western elevation of Music and Drama Centre (Source: Applicant's EIS, 2019)**



**Figure 11 | Northern elevation of the Music and Drama Centre (Source: Applicant's EIS, 2019)**

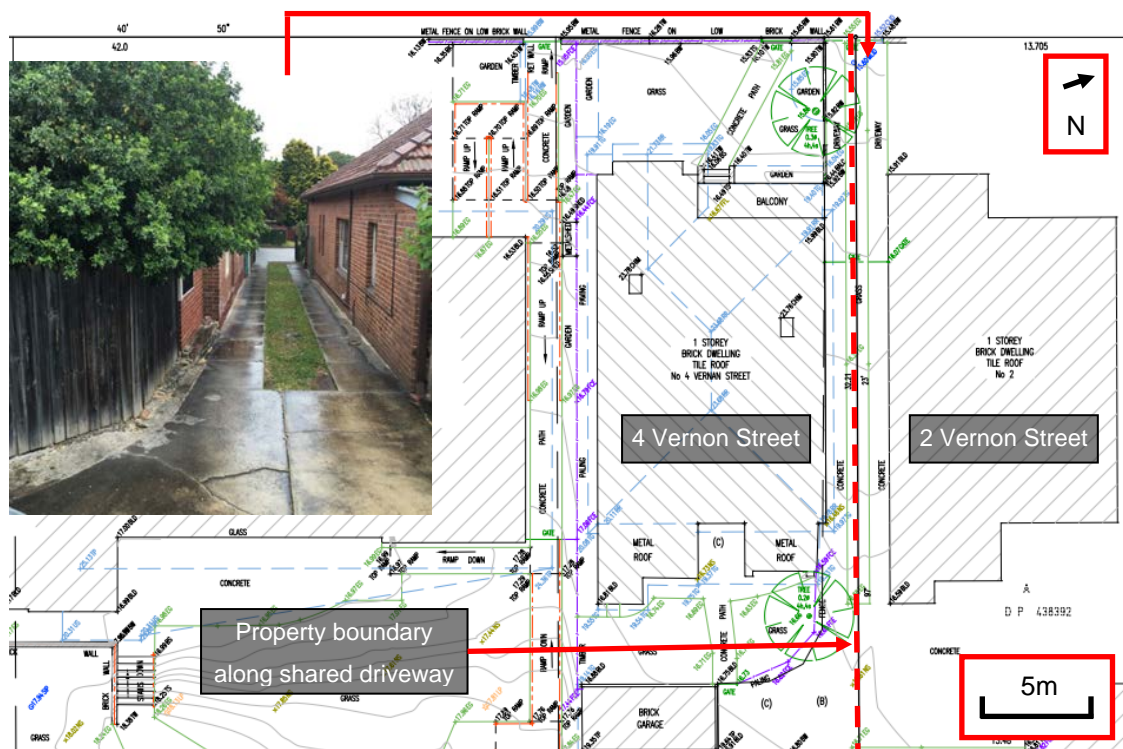


## 2.2.2 Junior School – Outdoor Play Area

The proposed new playground would be located within the area made available through the demolition of 4 Vernon Street which is immediately north of the Blackman Auditorium in the south-west corner of the site. The proposed works would provide increased outdoor landscape play space that is protected from Vernon Street and provides connectivity to the auditorium to the south and other Junior School areas to the east.

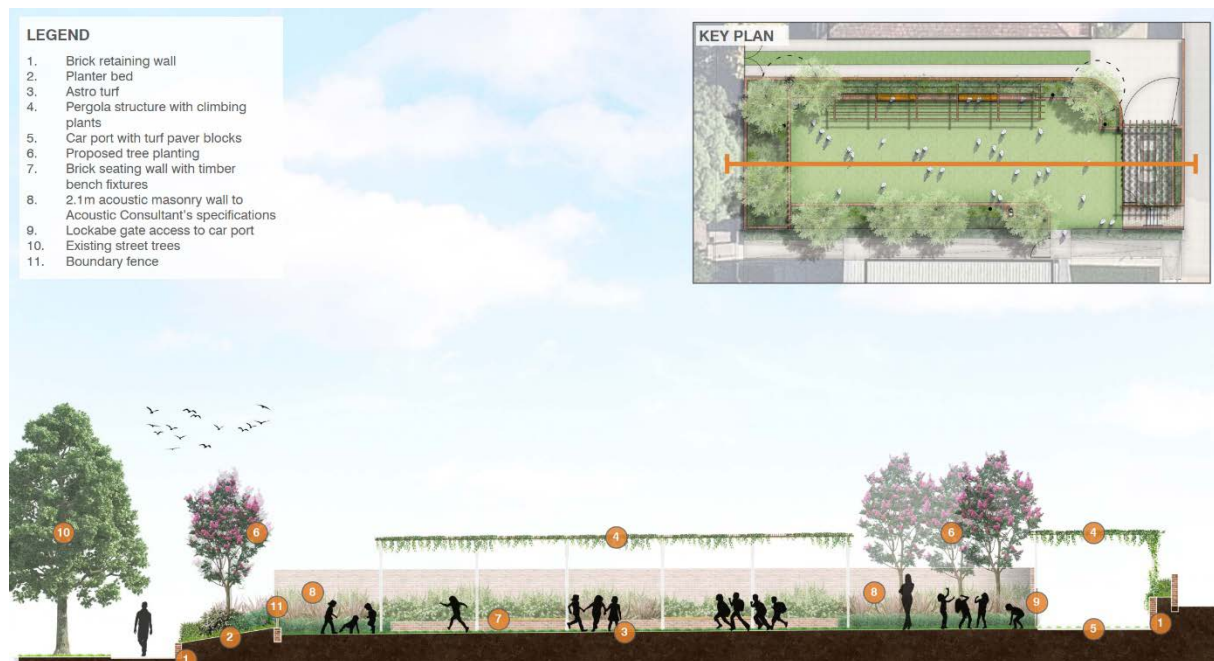
A 2.1m high noise barrier is proposed along the northern boundary of the proposed playground on the inside edge of the existing shared driveway that currently runs between 2 and 4 Vernon Street. This would be retained and would continue to be shared with the neighbouring house at 2 Vernon Street.

**Figure 12** shows the location of dwellings at 2 and 4 Vernon Street and the shared driveway.



**Figure 12** | Survey of 2 and 4 Vernon Street and street view of driveway (inset) (Source: Applicant's EIS, 2019)

The proposed landscaping would incorporate a new play space elevated above the Vernon Street frontage. A range of structures are to be provided including brick edging, a pergola, low height seating walls and planting. Minimal external lighting is proposed for the area. The proposed treatment is shown in **Figure 13** and **Figure 14**.



**Figure 13 | East-West Section of the Junior School Playground (Source: Applicant's EIS 2019)**



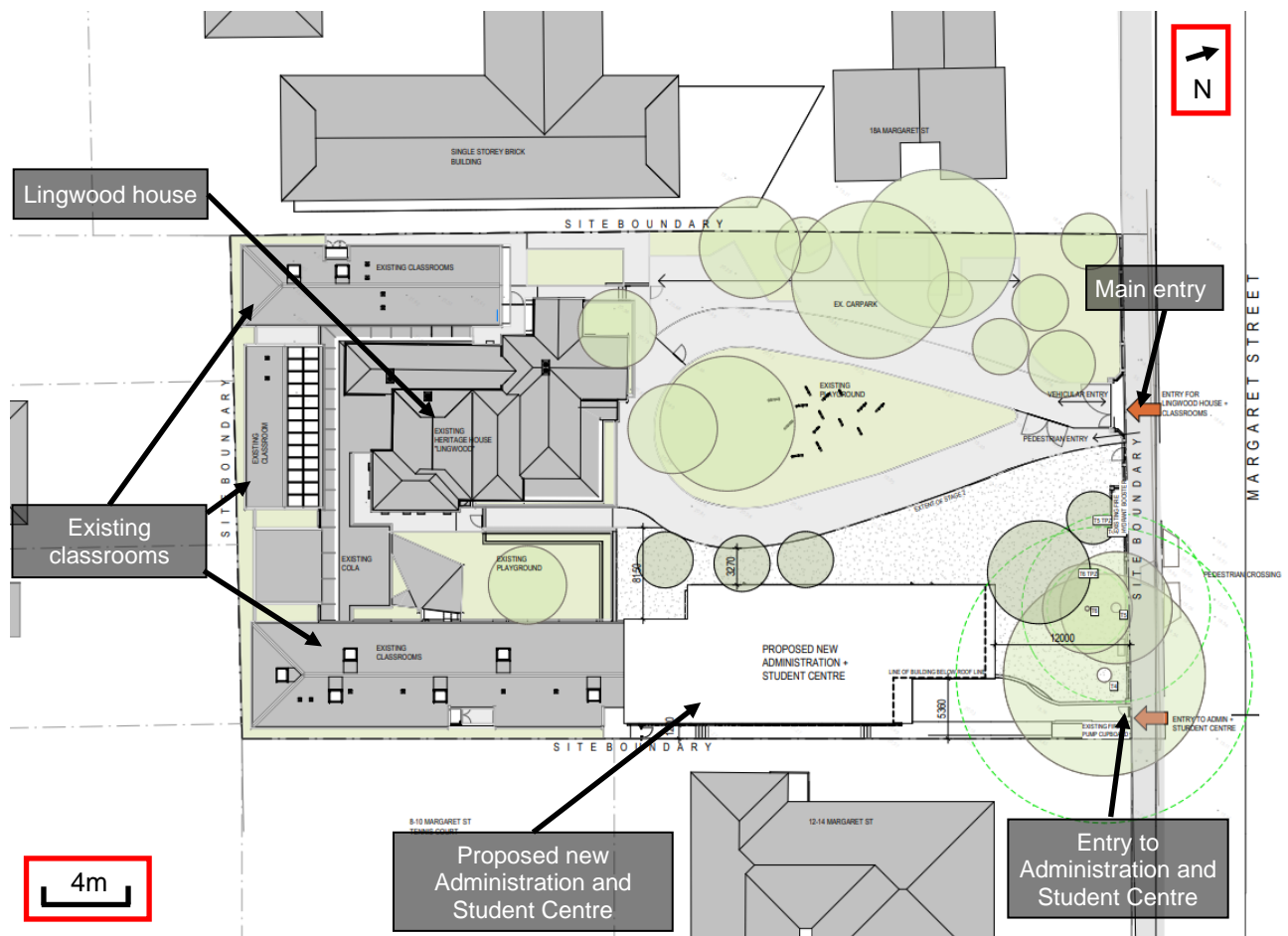
**Figure 14 | Render of proposed outdoor play area (Source: Applicant's EIS, 2019)**

### 2.2.3 Prep School – Administration and Student Centre

The proposed Administration and Student Centre at the Prep School would be located in the north eastern corner of the site, running along the eastern boundary. This would provide new administration space and student facility for senior students including locker, study, lounge and kitchen areas. It would consist of a two storey building with a maximum height of 8.32m and would have setbacks of 12m from Margaret Street and 1.2m from the eastern property boundary with 12-14 Margaret Street.

The building would connect with an existing classroom building that runs along the eastern boundary in the south eastern corner of the site. The building has been designed to utilise the gradual fall in the site to deliver a two storey building at the same height as the existing adjoining classroom building.

The site plan and the proposed elevations of the proposed building are shown in **Figure 15**, **Figure 16** and **Figure 17**.



**Figure 15 |** Proposed site plan of Prep School (Source: Applicant's EIS, 2019)



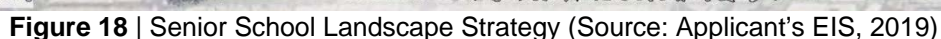
**Figure 16 |** Northern (Margaret Street) elevation of the Administration and Student Centre (Source: Applicant's EIS, 2019)



**Figure 17 |** Western elevation of the Administration and Student Centre (Source: Applicant's EIS, 2019)



The development would remove ten trees identified as having 'low retention value' across the three campuses. The proposed landscape scheme for the school includes a range of multi-functional landscape spaces. The Senior School Music and Drama Centre would include plaza and performance spaces, bench seating, planter beds and tree groves. A green roof is also proposed that would face out to Margaret Street (**Figure 18**).

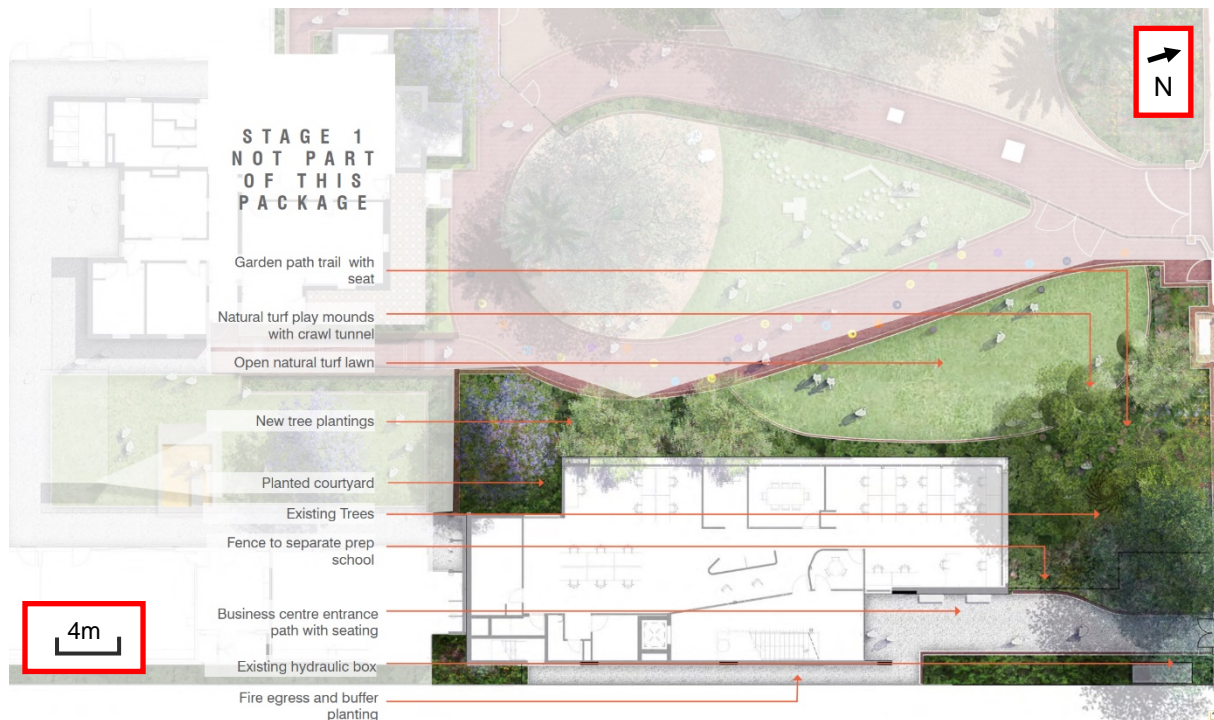


1. 2.1m acoustic masonry wall to Acoustic Consultant's specifications  
2. Planter bed  
3. Brick edge  
4. Astro turf  
5. Pergola structure with climbing plants  
6. Car port with turf paver blocks  
7. Proposed tree planting  
8. Entry into open space area  
9. Brick seating wall with timber bench fixtures  
10. Existing 1.8m fence to rear of 2 Vernon St to be made good (e.g. re-nailing fence pailings, replacement of some pailings etc.)  
11. Lockable gate access to car port  
12. Existing driveway to be maintained  
13. Trees to be removed  
14. Drinking fountain  
15. Retaining wall  
16. Boundary fence

The drawing shows a site plan with various features labeled with numbers 1 through 16. It includes a scale bar (2m) and a north arrow. The plan shows a large open area with a brick seating wall, a car port, and a boundary fence. There are also trees, a drinking fountain, and a retaining wall. The plan is oriented with North at the top.

**Figure 19 | Junior School landscape strategy** (Source: Applicant's RtS, 2020)

The Prep School would include new tree plantings around the Administration and Student Centre and an open natural lawn area surrounding the existing looped driveway to respond to the heritage values of Lingwood House (**Figure 19**).



**Figure 20 | Prep School Landscape Strategy** (Source: Applicant's EIS, 2019)

### 2.2.5 Site Access and Servicing

The proposal would not significantly alter the existing pedestrian and vehicular access arrangements to the three campuses.

The works at the Senior School would significantly upgrade the existing pedestrian entrance off Margaret Street through the construction of the new forecourt and landscaping.

The existing shared driveway at 4 Vernon Street at the Junior School would be retained for use but would be separated from the new adjoining outdoor play area by a 2.1m high noise barrier, raised brick wall seating and a pergola structure to prevent children accessing the area.

No changes would be made to access to the Prep School.

## 2.3 Uses and Activities

The dominant use consists of an 'educational establishment'. The application seeks to change the use of 4 Vernon Street to permit that site to be use as an educational establishment in conjunction with the remainder of the site.

The hours of operation for the different campuses are detailed below. The Applicant has advised these hours may vary to respond to changing needs of the school. All uses in the existing buildings would continue without change.

The core school hours on the Senior School would run from 6:45am to 6pm, Monday to Friday. Morning and after hours activities would be held at the new Music and Drama Centre, the Wallis Auditorium and Tennis Courts as follows:

- New Music and Drama Centre and existing Wallis Auditorium:
  - Monday to Friday: 6pm to 9:30pm (on rare exceptions to 10pm): This could include the use of the top floor of the common staff room for up to 80 people with a grand piano or string quartet.
  - Saturday: 7am to 4pm.
  - closed on Sundays and public holidays.
  - Use of the existing tennis courts would continue as:
    - Monday to Friday: 6:30am to 6:30pm.
    - Saturday: 7:30am to 4:30pm.
    - closed on Sundays and public holidays.
- The Junior School would operate from 8am to 6pm Monday to Friday. It would be closed on weekends and public holidays. After hours activities would take place in the Blackman Auditorium at the south western corner of the Junior School including:
  - music ensemble from 7:30am Monday to Friday and infrequent evening events until 7:30pm.
  - infrequent events on Saturdays between 9am and 5pm.
  - closed on Sundays and public holidays.
  - the outdoor play area would not be used for after-hours school activities.
- The Prep School would operate from 8am to 6pm Monday to Friday. It would be closed on weekends and public holidays. No after-hours activities are proposed.

## 2.4 Timing

All works are proposed to be delivered over 28 months. The Prep School and Junior School playground would be undertaken in Stage 1 delivered over 12 months. The Senior School Music and Drama Centre would be undertaken in Stage 2 delivered over 16 months.

As part of the proposal the following decanting strategy would be implemented to temporarily relocate staff and students:

- Construction Stage 1:
  - uniform store to relocate offsite to a commercial premise on Lyons Street, Strathfield.
  - business services to relocate into Senior School Staff Common Room.
- Construction Stage 2:
  - business services would relocate back to the new Prep School building.
  - IT would relocate to the new Prep School building.
  - music staff to relocate to Senior School Staff Common Room.

- music academy to relocate to the existing demountable on Selbourne lawn (currently used for teaching space).
- year 12 common room in the Wallis Building would be used as a temporary music classroom space.

## 2.5 Related Development

Two local development applications apply to the site and relate to proposed works:

- DA 2014/23: approved by Strathfield Municipal Council (Council) on 16 September 2014 involving the demolition of the existing drama building at the Senior School, partial demolition of the of the eastern side of the Turner/Hope/Science Building and the adjacent tennis courts, construction of a three-storey sports facility with four sports courts, fitness room, change rooms, amenities, staff facilities and teaching spaces above one level of basement parking for 60 vehicles. The Applicant has advised the demolition of the drama building is not sought under the current SSD application and would be pursued under the existing development consent.
- DA 2017/159: approved by Council on 19 March 2018 for demolition, construction of a covered play area and alterations and additions for the Prep School.





### 3. Strategic Context

The application would deliver improved educational infrastructure to meet the communities' changing needs close to the local centre of Strathfield. Relocated and consolidated administration services would make existing spaces in the school for additional classrooms and learning spaces. The works would provide students with new outdoor and landscaped areas and a new student centre to cater to growing student demand. Enhanced school facilities, including the Music and Drama centre, aim to build upon the strengths of the schools' curriculum to achieve its strategic plan 2017-2019.

The Department considers the proposal is appropriate for the site given it is consistent with the:

- Greater Sydney Regional Plan, A Metropolis of Three Cities, as it proposes upgraded and expanded facilities to meet the growing needs of Sydney.
- NSW Future Transport Strategy 2056, as it would provide improved educational facilities near Strathfield Station.
- vision outlined in the Greater Sydney Commission's Eastern City District Plan, as it would provide enhanced school infrastructure located near existing public transport services.
- it would provide a direct investment in the region of \$24 million, support 178 jobs during construction and up to two new operational teaching jobs.





## 4. Statutory Context

### 4.1 State Significant Development

The proposal is SSD under section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as the development is for the purpose of alterations and additions to an existing school with a CIV of over \$20 million under clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

The Minister for Planning and Public Spaces (the Minister) is the consent authority under section 4.5 of the EP&A Act.

In accordance with the Minister for Planning's delegation to determine SSD applications, signed 9 March 2020, the Executive Director, Infrastructure Assessments may determine this application as:

- the relevant Council has not made an objection.
- there are less than 50 public submissions in the nature of objection.
- a political disclosure statement has not been made.

### 4.2 Permissibility

The site is zoned R3 Medium Density Residential under the SLEP. Educational establishments are permitted in 'prescribed zones' under the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP), which includes the R3 Medium Density Residential zone. Therefore, the Minister or a delegate may determine the carrying out of the development.

### 4.3 Other Approvals

Under section 4.41 of the EP&A Act, a number of other approvals are integrated into the SSD approval process, and consequently are not required to be separately obtained for the proposal.

Under section 4.42 of the EP&A Act, a number of further approvals are required, but must be substantially consistent with any development consent for the proposal (e.g. approvals for any works under the *Roads Act 1993*).

The Department has consulted with the relevant public authorities responsible for integrated and other approvals, considered their advice in its assessment of the project, and included suitable conditions in the recommended conditions of consent (see **Appendix C**).

### 4.4 Mandatory Matters for Consideration

#### 4.4.1 Environmental planning instruments

Under section 4.15 of the EP&A Act, the consent authority is required to take into consideration any environmental planning instrument (EPI) that is of relevance to the development the subject of the

development application. Therefore, the assessment report must include a copy of, or reference to, the provisions of any EPIs that substantially govern the project and that have been taken into account in the assessment of the project.

The Department has undertaken a detailed assessment of these EPIs in **Appendix B** and is satisfied the application is consistent with the requirements of the EPIs.

#### 4.4.2 Objects of the EP&A Act

The objects of the EP&A Act are the underpinning principles upon which the assessment is conducted. The statutory powers in the EP&A Act (such as the power to grant consent/ approval) are to be understood as powers to advance the objects of the legislation, and limits on those powers are set by reference to those objects. Therefore, in making an assessment, the objects should be considered to the extent they are relevant. A response to the objects is provided at **Table 3**.

**Table 3** | Response to the objects of section 1.3 of the EP&A Act

Objects of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	The proposal would deliver enhanced educational infrastructure and facilities to an existing school in an established urban area. The proposal is located on land suitable zoned for educational purposes near the Strathfield town centre. The alterations and additions would provide social, cultural and economic benefits to the community.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposal includes measures to deliver ecologically sustainable development (ESD).
(c) to promote the orderly and economic use and development of land,	The proposal would provide improved educational infrastructure within an existing school near public transport and the Strathfield town centre.  The development would also provide economic benefits through job creation during construction and operation.
(d) to promote the delivery and maintenance of affordable housing,	The proposal would not result in the loss of any existing affordable housing provisions in the locality.

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The proposal would not result in the loss of any threatened or vulnerable species, populations, communities or significant habitats.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposal consists of alterations and additional to an existing school. No significant impacts to built and cultural heritage, including Aboriginal cultural heritage, are considered likely as a result of the proposal. See <b>Section 6</b> for more detail.
(g) to promote good design and amenity of the built environment,	The proposal has been designed to respond to the existing adjacent residential buildings, existing entry points to the school and linkages to open space across the school. The proposal incorporates ESD design elements.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Applicant has prepared management plans to ensure the works are carried out in accordance with relevant legislation, guidelines, policies and procedures, including the Building Code of Australia (BCA).
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department publicly exhibited the proposal ( <b>Section 5.1</b> ), which included consultation with Council and other public authorities and consideration of their responses ( <b>Sections 5.2</b> ).
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The Department publicly exhibited the proposal as outlined in <b>Section 5.1</b> , which included notifying adjoining landowners, placing a notice in newspapers and displaying the proposal on the Department's website and at Council during the exhibition period.

#### 4.4.3 Ecologically sustainable development

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- the precautionary principle.
- inter-generational equity.

- conservation of biological diversity and ecological integrity.
- improved valuation, pricing and incentive mechanisms.

The development proposes ESD initiatives and sustainability measures, including:

- passive design elements including a high-performance building envelope in the Administration and Student Centre and natural ventilation or mechanically assisted ventilation in the Music and Drama Centre.
- high performance glazing.
- LED light fittings.
- roof mounted photovoltaic system and solar hot water.
- efficient appliances, fixtures and fittings.
- rainwater harvesting and re-use on-site.

The Applicant is targeting a 5-Star Green Star 'in-principle' outcome for the Music and Drama Centre at the Senior School and Administration and Student Centre at the Prep School which exceeds the 4-Star Green Star rating.

The Department has considered the proposed development in relation to the ESD principles. The precautionary and inter-generational equity principles have been applied in the decision making process via a thorough and rigorous assessment of the environmental impacts of the proposal.

The proposal is consistent with ESD principles as described in section 6.4 and Appendix K of the Applicant's EIS, which has been prepared in accordance with the requirements of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).

The Department has recommended a condition that requires the Applicant to register for a minimum 5-star Green Star rating with the Green Building Council Australia, or an alternative certificate process as agreed by the Planning Secretary, prior to the commencement of building works.

Overall, the proposal is consistent with ESD principles and the Department is satisfied the proposed sustainability initiatives would encourage ESD, in accordance with the objects of the EP&A Act.

#### **4.4.4 Environmental Planning and Assessment Regulation 2000**

Subject to any other references to compliance with the EP&A Regulation cited in this report, the requirements for Notification (Part 6, Division 6) and Fees (Part 15, Division 1AA) have been complied with.

#### **4.4.5 Planning Secretary's Environmental Assessment Requirements**

The EIS is compliant with the Planning Secretary's Environmental Assessment Requirements (SEARs) and is sufficient to enable an adequate consideration and assessment of the proposal for determination purposes.

#### 4.4.6 Section 4.15(1) matters for consideration

**Table 4** identifies the matters for consideration under section 4.15 of the EP&A Act that apply to SSD in accordance with section 4.40 of the EP&A Act. The table represents a summary for which additional information and consideration is provided for in **Section 6** (Assessment) and relevant appendices or other sections of this report and EIS, referenced in the table.

**Table 4 |** Section 4.15(1) matters for consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument	Satisfactorily complies. The Department's consideration of the relevant EPIs is provided in <b>Appendix B</b> of this report.
(a)(ii) any proposed instrument	The Department's consideration of the draft EPIs is provided in <b>Appendix B</b> of this report.
(a)(iii) any development control plan (DCP)	Under clause 11 of the SRD SEPP, DCPs do not apply to SSD. Notwithstanding, consideration has been given to relevant DCPs at <b>Appendix B</b> .
(a)(iia) any planning agreement	Not applicable.
(a)(iv) the regulations Refer Division 8 of the EP&A Regulation	The application satisfactorily meets the relevant requirements of the EP&A Regulation, including the procedures relating to applications (Part 6 of the EP&A Regulation), public participation procedures for SSD and Schedule 2 of the EP&A Regulation relating to EIS.
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Likely impacts are proposed to be appropriately mitigated or conditioned - refer to <b>Section 6</b> of this report.
(c) the suitability of the site for the development	The site is suitable for the development as discussed in <b>Sections 3 and 4</b> of this report.
(d) any submissions	Consideration has been given to the submissions received during the exhibition period. See <b>Sections 5</b> of this report.
(e) the public interest	Refer to <b>Section 6</b> .

#### 4.4.7 Biodiversity Conservation Act 2016

Under section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act), SSD applications are "to be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values".

On 3 April 2019 the Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage) (EESG) determined that the proposed development would be not likely to have any significant impact on biodiversity values and that a biodiversity development assessment report (BDAR) is not required. The Department supported EESG's decision and on 16 April 2019 determined that the application is not required to be accompanied by a BDAR under section 7.9(2) of the BC Act.



## 5. Engagement

### 5.1 Department's Engagement

In accordance with Schedule 1 of the EP&A Act, the Department publicly exhibited the application from 24 July 2019 to 20 August 2019 (28 days). The application was exhibited at the Department's offices and on its website, at the NSW Service centre and at Council's offices.

The Department placed a public exhibition notice in the Inner West Courier and notified adjoining landholders and relevant State and local government authorities in writing.

The Department has considered the comments raised in the public authority and public submissions during the assessment of the application and/or by way of recommended conditions in the instrument of consent at **Appendix C**.

### 5.2 Summary of Submissions

The Department received 11 submissions during the exhibition period. Six were from public authorities and five from the general public. No submission was received from Council. **Table 5** to **Table 7** below provide a summary of the issues raised in the submissions, and copies of the submissions may be viewed at **Appendix A**.

### 5.3 Public authority submissions

A summary of the key issues raised in the public authority submissions is provided below.

**Table 5** | Summary of public authority submissions

#### Environment Protection Authority (EPA)

The EPA advised the proposal does not require an Environmental Protection Licence and the EPA is not the regulatory authority for the development.

#### Environment, Energy and Science Group (EESG)

EESG did not raise any concerns with respect to biodiversity and floodplain risk management. It also advised that it was unable to provide comments in relation to Aboriginal cultural heritage which would require considered by the consent authority.

#### Transport for New South Wales (TfNSW)

TfNSW provided the following comments:

- all buildings are to sit within the freehold property along Redmyre Road.
- a Traffic and Parking Management Plan is required to address pick up/drop off, traffic management, bus access, pedestrian movement to school entrances and parent and student behaviour during drop off and pick up.

- a construction traffic management plan is required detailing routes, vehicle numbers, access points, vehicle lengths and traffic control.

#### Ausgrid

Ausgrid did not provide any comments in relation to the proposal.

#### Heritage NSW, Community Engagement, Department of Premier and Cabinet (Heritage NSW)

Heritage NSW did not object to the proposal and provided the following comments:

- the site is not listed on the State Heritage Register. As the archaeological assessment indicated the potential and significance of the area is low, no further heritage comments are required.
- advice should be sought from Council regarding local heritage matters.

#### Sydney Water

Sydney Water recommended conditions to determine any impacts on existing Sydney Water assets and to obtain a Section 73 Compliance Certificate for the development.

## 5.4 Public submissions

Five submissions were received from the community, with four of these objecting to the proposed development. **Table 6** provides a summary of the matters raised in the community submissions.

**Table 6 | Summary of Community Submissions**

#### Community issues raised

- Traffic control and structural capacity of the proposed buildings for future expansion.
- Overshadowing and noise impacts of the Music and Drama Centre.
- Lack of details for construction methodology, excavation depth and detail and structural impact on adjacent properties from foundation construction, drainage and piling.
- Confirmation if the design of the school would allow for additional floors in the future for future expansion.
- Privacy and overshadowing impacts of the Music and Drama Centre.
- Noise, dust and traffic impacts associated with construction activities.
- Heritage impacts from the demolition of 4 Vernon Street.
- Noise impacts at 2 Vernon Street from school operations. Noise testing should be undertaken to confirm the effectiveness of the proposed noise barrier.
- The change of use of 4 Vernon Street may lead to future development on the school site.
- Adverse traffic management and congestion impacts from additional students at Margaret and Vernon Streets.
- The existing drop-off and pick-up arrangements contribute to local road congestion. The removal of the student valet would improve congestion.

## 5.5 Response to Submissions

The Applicant lodged a RtS on 29 November 2019 in response to the Department's request and submissions received. The RtS is available at **Appendix A**. The RtS included:

- an updated Transport Assessment (TA).
- a traffic and parking management plan.



- a construction traffic and pedestrian management plan.
- an updated construction and operational noise assessment.
- updated landscape plans for the Junior School.

The RtS and updated TA clarified the existing and proposed student numbers at the school, confirming that the additional 50 students proposed would be accommodated within the Senior School. The RtS also amended the proposal by increasing the proposed noise barrier at the Junior School in height from 1.8m to 2.1m, in consideration of the findings of the updated noise assessment.

Sydney Water and TfNSW advised that they had no comments to make in relation to the RtS.

## 5.6 Council Submission

A late submission was received from Strathfield Council after the lodgement of the Applicant's RtS.

**Table 7** provides a summary of the matters raised in Council's submission.

**Table 7** | Summary of Council's Submission

Council
<ul style="list-style-type: none"> <li>• Council advised that the Applicant's TA only considered the impact of the proposed increase in student numbers compared to the current approved numbers on the Senior School and overall current school capacity rather than the actual current enrolment. Council advised that the TA had consequently underestimated the transport impact associated with the proposal.</li> <li>• Council recommended the following conditions should the development be approved:             <ul style="list-style-type: none"> <li>○ the Applicant be required to submit a schedule of materials for the Centre for Music and Drama that incorporates a multi coloured brick wall facing the street that reflects the brickwork of the neighbouring building (Hope House) for approval by Council's Heritage Advisor prior to the issue of a construction certificate.</li> <li>○ the Applicant prepare archival recording of the buildings to be demolished fronting Margaret Street and 4 Vernon Street to Council's satisfaction.</li> </ul> </li> </ul>

## 5.7 Additional Information

On 13 January 2020, the Applicant provided a response to a request for additional information on the fence treatments along the northern and eastern boundaries of 2 Vernon Street with the Junior School. The response included a further revised noise assessment and updated landscape plans.

On 2 March 2020, the Applicant provided additional information in response to Council's late submission and its comments raised. These responses provided justification for the schedule of materials proposed for the Senior School Centre for Music and Drama building included in the EIS and further justification for its findings outlined in its traffic assessment.

On 4 March 2020, the Applicant provided additional information advising that a modification was approved by Council on 14 January 2020 to the existing local development consent granted for works at the Prep School. This modification reduced the number of additional parking spaces to be provided on the Prep School from eight to seven. As a consequence, the surplus number of parking spaces on site as identified in the TA had been reduced from 23 to 22.



## 6. Assessment

The Department has considered the EIS, the issues raised in submissions and the Applicant's RtS in its assessment of the proposal. The Department considers the key issues associated with the proposal are:

- built form, urban design and heritage.
- traffic and access.
- noise.

Each of these issues is discussed in the following sections of this report. Other issues were taken into consideration during the assessment of the application and are discussed at **Section 6.4**.

### 6.1 Built Form Urban Design and Heritage

New proposed buildings comprise a three storey Music and Drama Centre on the Senior School with two basement levels and a two storey Administration and Student Centre on the Prep School.

#### 6.1.1 Proposed built form - Senior School

The Applicant advises that the Music and Drama Centre has been designed to reflect the proportions of existing buildings on the Senior School while also providing contemporary design elements that meet the performance requirements of the school. The building would have a dominant two storey exposed brown and off white brick façade, with window openings that mirror the proportions of the adjacent Hope Turner Building. The third storey would incorporate an asymmetrical built form with a grey panelled anchor point to differentiate it from the existing school buildings that leads to a metal clad slanted roof capping glazed windows. Images of the proposed building are shown in **Figure 21** and **Figure 22**.

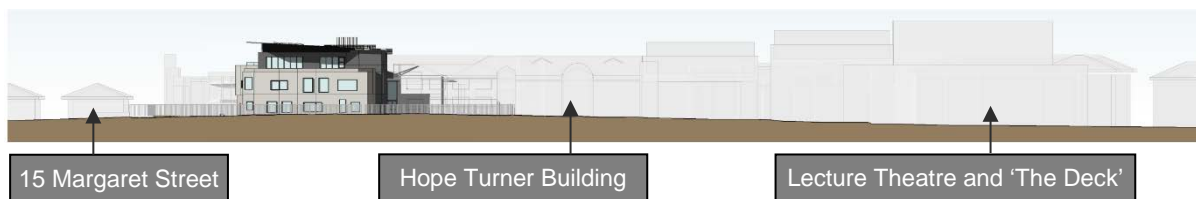


**Figure 21** | Photomontage of Music and Drama Centre looking north west down Margaret Street  
(Source: Applicant's EIS, 2019)



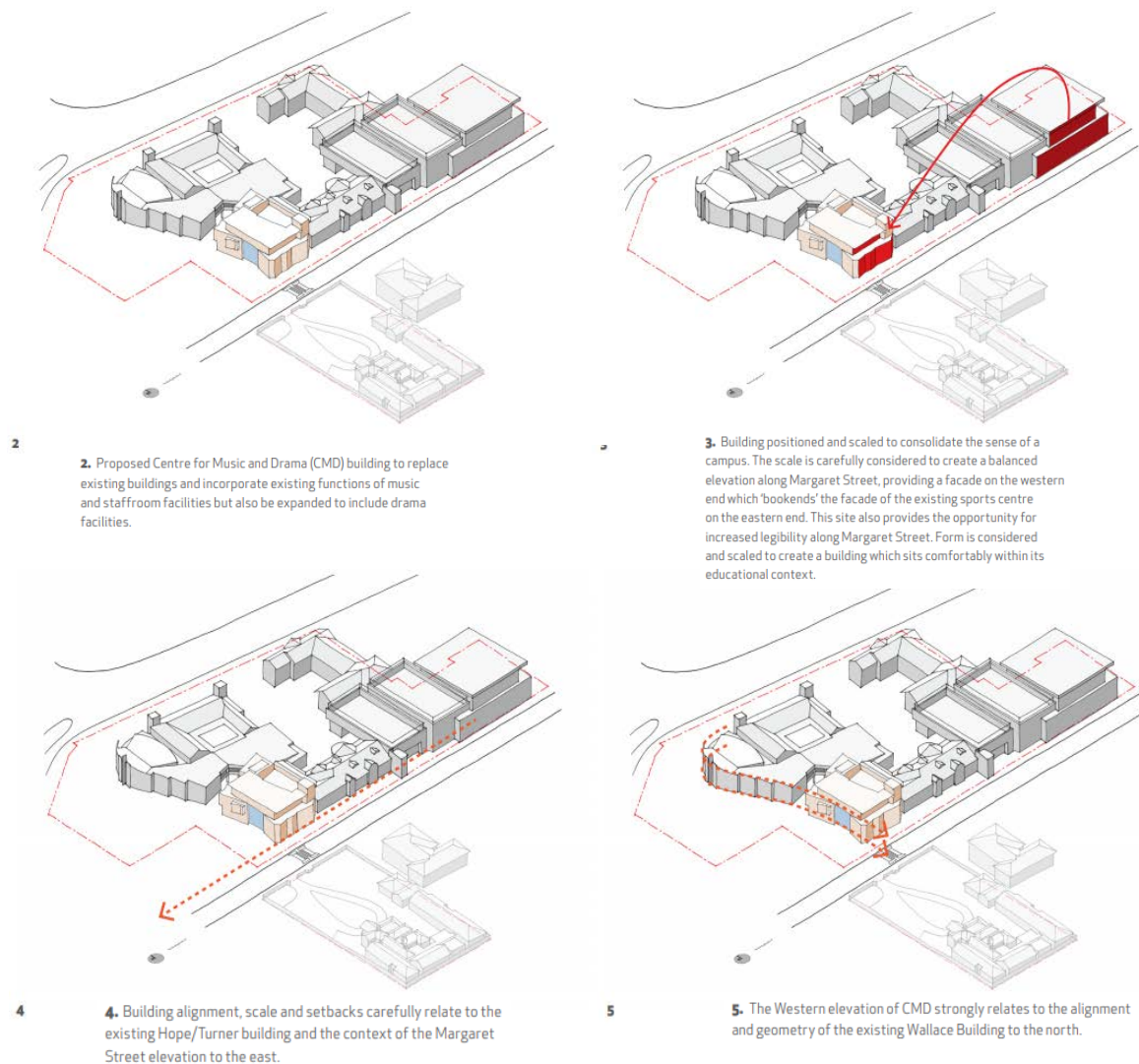
**Figure 22** | Photo Montage of Music and Drama Centre looking north east up Margaret Street  
(Source: Applicant's EIS 2019)

The structure would present as a bookend along Margaret Street to consolidate the mass of the Senior School while considering the scale of existing built form provided by the Hope Turner Building and the Lecture Theatre building (see **Figure 23**). Articulated elevations, setbacks, varying materials, overhangs and eaves respond to the site's context to create a streetscape that blends with the varied buildings along Margaret Street, such as 17 Margaret Street.



**Figure 23** | Relative Heights along Margaret Street (Source: Applicant's EIS, 2019)

The form of the proposed building also seeks to generally follow the building line and western elevation of the Wallis Auditorium to create a fluid open space connection through to Margaret Street and the Prep School and playground to the south. A diagram depicting the Applicant's design considerations is shown in **Figure 24**.



**Figure 24 | Music and Drama Centre Design Considerations (Source: Applicant's EIS, 2019)**

### 6.1.2 Proposed built form - Prep School

The proposed Administration and Student Centre would consist of a narrow, two storey structure with an entrance on its western elevation that is setback into the site. It would also be located behind mature trees and incorporate a contemporary interpretation of a gable roof in response to the heritage values of Lingwood House.

The building would have extensive reflective glazing lined by coloured, operable vertical louvres along its northern and western elevations. Colour-back glass has been adopted where glazing is below 1.2m to consider privacy impacts on adjacent properties. Louvres would be coloured in muted tones. Horizontally orientated extruded box windows would break up the repetitive vertical elements on both levels. Precast concrete walls are proposed along the eastern elevation.

An image of the proposed building is shown in **Figure 25**.





**Figure 25** | North-West Perspective of the Administration and Student Centre from Margaret Street  
(Source: Applicant's EIS, 2019)

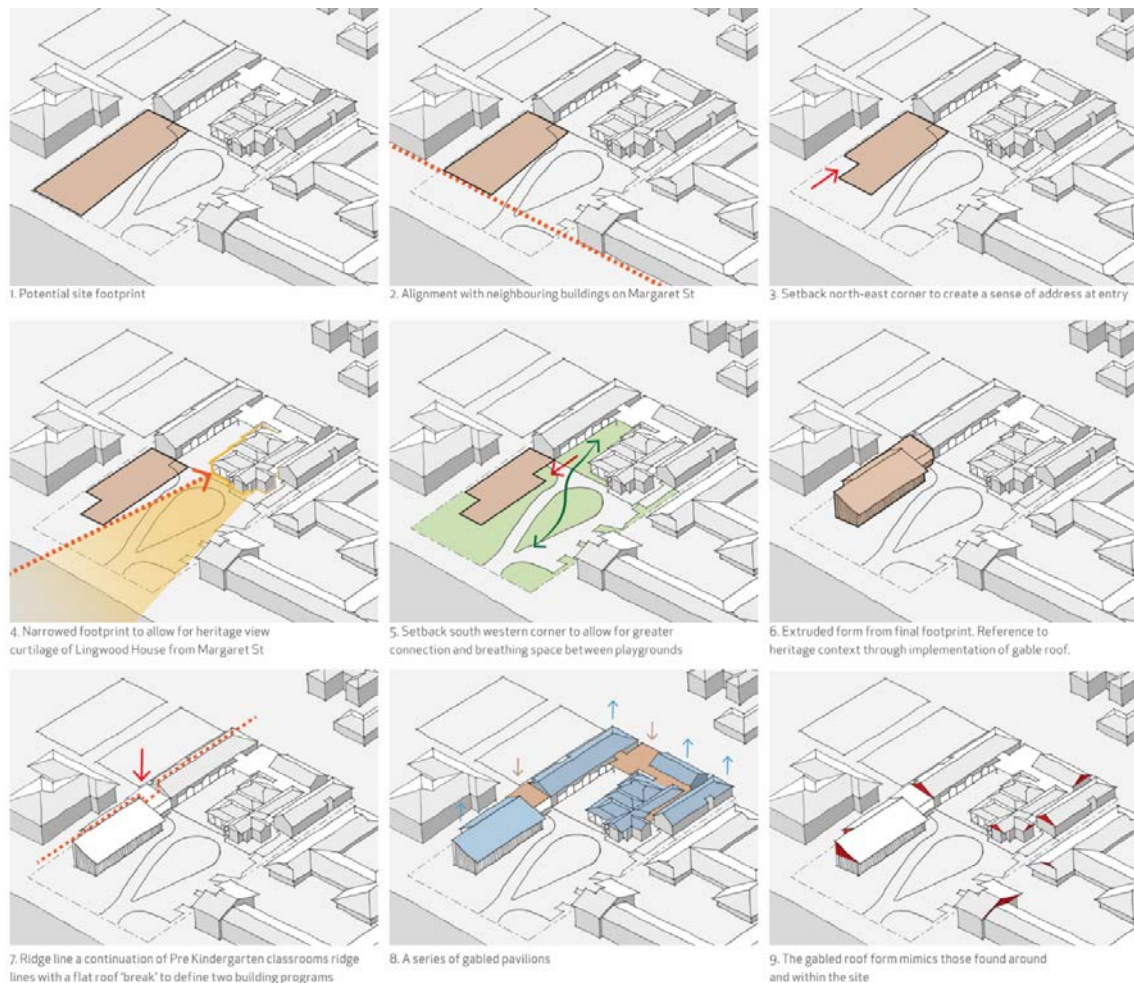
The Applicant advises that the building has been designed and located in consideration of the heritage values of Lingwood House, the existing residential dwelling at 12-14 Margaret Street and the character of development on southern side of Margaret Street consists of two to three storey high structures with pitched roofs.

Partial excavation of the site would allow the sheet metal roof to sit within the same height plane as the existing classroom building to the south. The roof line provides a transition between the site and the broader streetscape and strikes a balance between that of 12-14 Margaret Street and the gable roof form of Lingwood House. A powder coated fence would screen the roof mounted plant and equipment area facing 12-14 Margaret Street and would not be readily seen from the street or from within the Prep School.

**Figure 26** shows the street elevation along Margaret Street with the proposed new building and **Figure 27** shows a diagram depicting the Applicant's design considerations.



**Figure 26** | Lingwood Prep School Street Elevation (Source: Applicant's EIS, 2019)



**Figure 27 | Design Considerations for the Prep School (Source: Applicant's EIS, 2019)**

Partial excavation of the site would allow the sheet metal roof to sit within the same height plane as the existing classroom building to the south. The roof line provides a transition between the site and the broader streetscape and strikes a balance between that of 12-14 Margaret Street and the gable roof form of Lingwood House. A powder coated fence would screen the roof mounted plant and equipment area facing 12-14 Margaret Street and would not be readily seen from the street or from within the Prep School.

### 6.1.3 Building height

The entire school has an 11m height limit under SLEP. The Administration and Student Centre building on the Prep School site is proposed to be 8.32m in height and complies with the height control. No works are proposed on the Junior School that are subject to the height of building control.

The new Music and Drama Centre on the Senior School would be 12.64m high, 1.64m above the building height limit. The height breaches arise from the lift overrun, overall roof slab, roof plant areas and part of the pitched roof and overhang facing Margaret Street. The extent of the non-compliance is shown by the top red line in **Figure 28** and **Figure 29**.



**Figure 28** | Proposed East West Section and Height Breaches (Applicant's EIS, 2019)



**Figure 29** | Proposed North to South Section and Height Breaches (Applicant's EIS, 2019)

Public submissions raised concerns regarding overshadowing from the new building. This potential amenity impact is detailed below at **Section 6.1.4**.

The Department notes that clause 42 of the Education SEPP allows a consent authority to approve a development despite it contravening a development standard. Whilst a formal clause 4.6 variation request was not submitted with the application, the Applicant provided information to demonstrate why a variation from the standard is appropriate. The Applicant advised that the additional height is required to maximise the use of available land on the Senior School and considers that the non-compliance is acceptable as:

- the area of the height non-compliance relates to small area of the roof and the lift overrun, which provides equitable access for all students and staff.
- the building design and setting considers the existing buildings along Margaret Street and is aligned to the existing building setbacks.

- the upper level of the building would be setback further from Margaret Street to minimise perceived bulk and landscaping areas to the west and on the upper level would help to minimise the perceived bulk of the building while also providing privacy.
- the building height exceedance would not impact the privacy of neighbouring residential dwellings.
- minimal window openings are proposed on the western elevation. The separation distance to 15 Margaret Street would be approximately 16m, which would provide sufficient buffer for acoustic and visual privacy to the residential dwelling.
- the building's height would not cause any additional overshadowing impacts on residential properties.
- there are no iconic views across the site.
- compliance in this circumstance would not improve the outcome and would impact on the ability to deliver needed education infrastructure and design excellence.

The Department has considered the Applicant's reasons for the height breach and is satisfied that the non-compliance with the SLEP building height limit is acceptable and would be mitigated through the proposed design that sets the building elements that extend above 11m back within the floor plate of the proposed building. The proposal would also involve the removal of the existing built form immediately adjacent to 15 Margaret Street and replaced with new built form that achieves a greater setback to the western side boundary.

It is also noted that existing buildings within Senior School breach the height limit that are not readily perceivable from the street of public or private open space. The proposed design would also ensure the height breach would not be readily apparent from Margaret Street in the context of the existing varied buildings along the northern side of the street.

#### 6.1.4 Bulk and scale

All three school campuses are subject to a maximum Floor Space Ratio of 1:2:1 under the SLEP.

The proposed Music and Drama Centre would increase the gross floor area (GFA) on the Senior School by 1,188sqm and increase its FSR from 0.66:1 to 0.76:1. The Administration and Student Centre on the Prep School would increase the GFA by 460sqm and increase the FSR from 0.25:1 to 0.38:1. Consequently, the additional building works and GFA on the Senior School and Prep School would comply with the maximum FSR. No additional buildings are proposed on the Junior School that would contribute towards the FSR and site coverage. Overall, the proposal complies with FSR requirements.

Public submissions raised concern regarding overshadowing and privacy impacts from the proposed development, including:

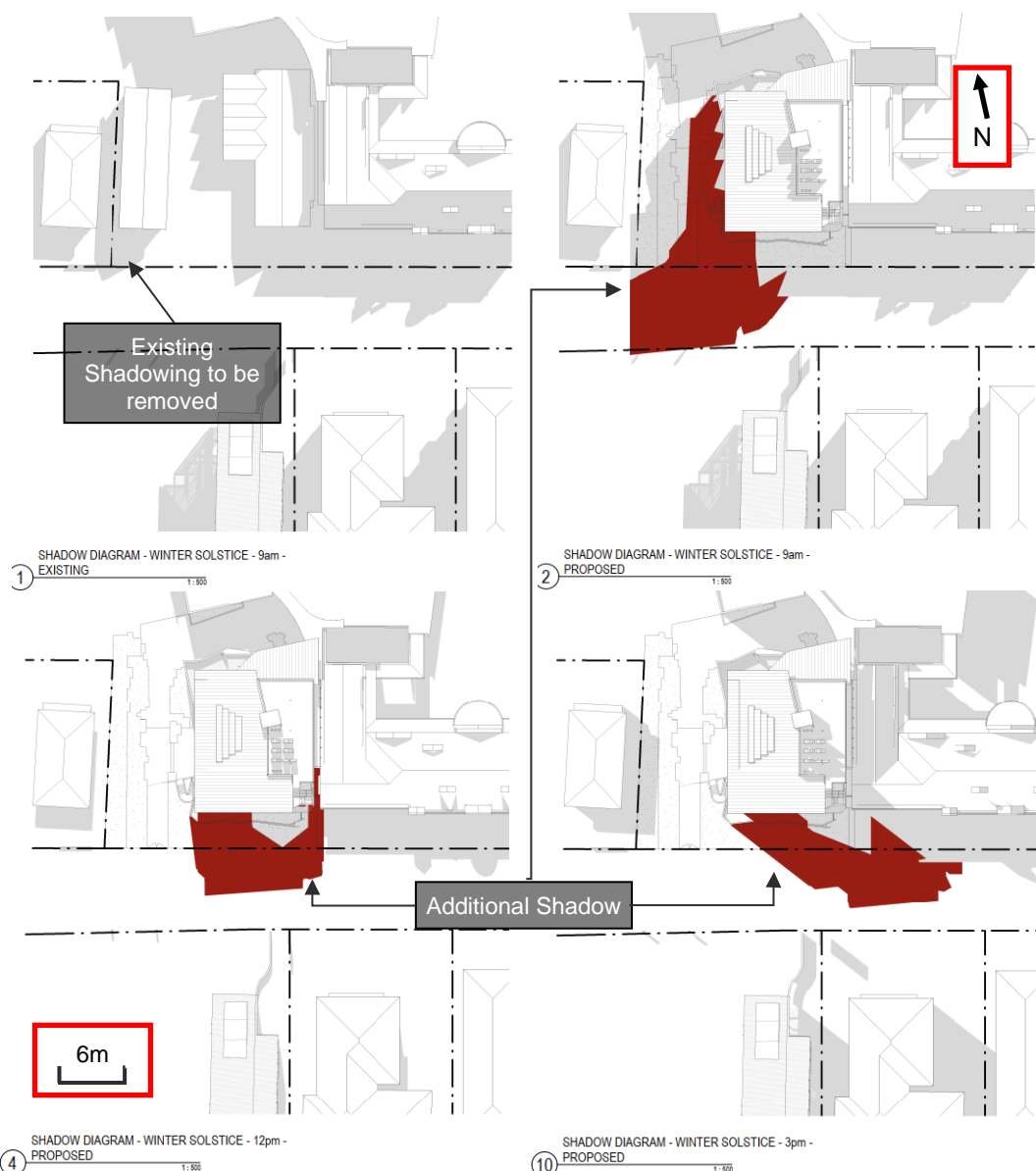
- concerns from the owner / occupier of 15 Margaret Street immediately to the west of the Senior School in relation to overshadowing.
- concerns relating privacy from the owner / occupier of 2 Vernon Street immediately to the north of the proposed Junior School playground.



#### 6.1.4.1 Overshadowing

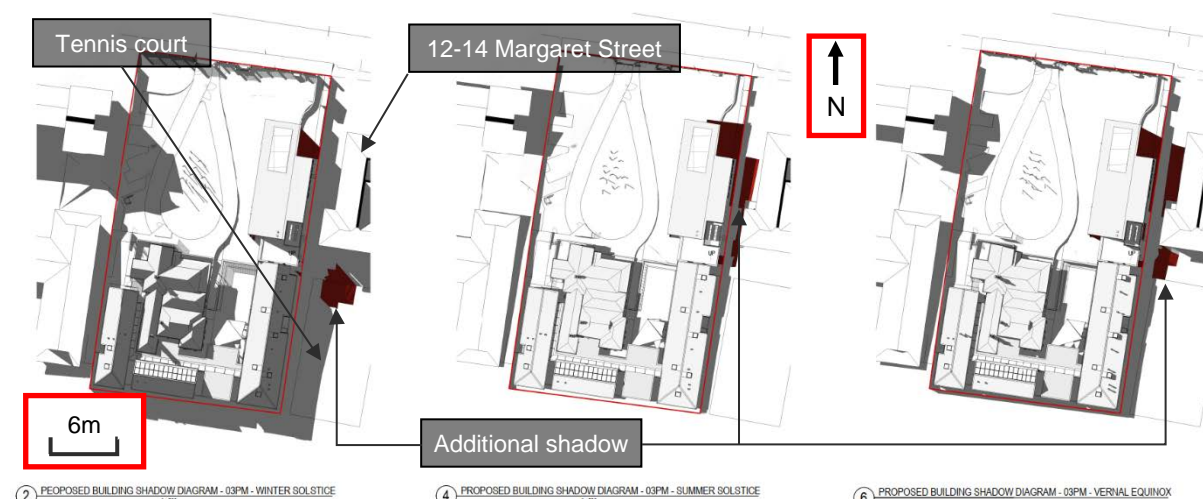
The Applicant's EIS included an assessment of the overshadowing impacts of the proposed development.

The existing Staff Common Room which is located along the western boundary of the Senior School (and is to be demolished as part of the development) casts a shadow along the full length of the eastern elevation of the dwelling at 15 Margaret Street to the west of the Senior School at 9am during the winter solstice (see **Figure 30** – top left diagram). The Applicant's shadow analysis for the proposed Music and Drama Centre (to be built immediately to the east of the Staff Common Room with a 16m setback from the western property boundary) shows that the new shadows would fall within the boundaries of the site or within the Margaret Street road reserve (see **Figure 30** – top right and bottom diagrams). As such, the proposed works at Senior School reduce overshadowing to dwellings on neighbouring properties (mainly 15 Margaret Street) in the winter solstice.

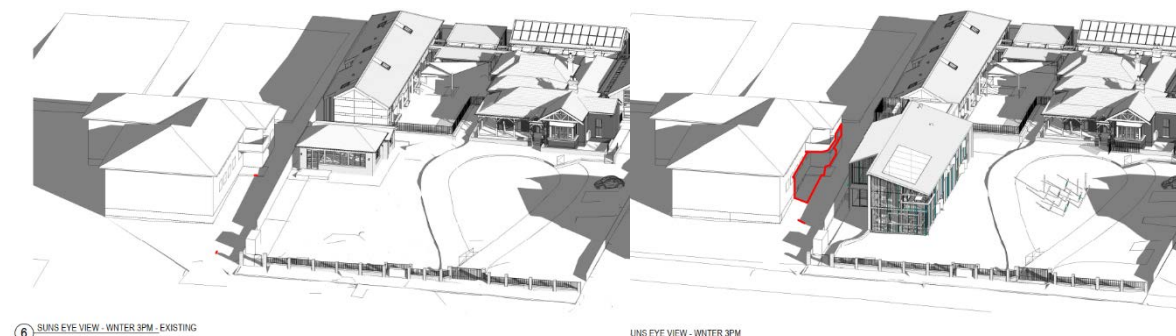


**Figure 30** | Existing (top left) and proposed shadows in the winter solstice at the Senior School (red) (Applicant's EIS, 2019)

Existing fences and mature trees along the eastern boundary of the Prep School contribute to current overshadowing on the Prep School and to the land to the east of the site at 12-14 Margaret Street. The new Administration and Student Centre proposed along the eastern boundary of the Prep School would increase overshadowing over the ground floor and private open space of 12-14 Margaret Street, as well as an adjoining tennis court, throughout the year. The greatest increase in overshadowing would occur at 3pm at the vernal (March) equinox (see **Figure 31**). The extent of this shadow on the ground floor of 12-14 Margaret Street is shown in **Figure 32**.



**Figure 31** | Proposed shadows in the winter solstice at the Senior School (red) (Applicant's EIS, 2019)



**Figure 32** | Existing shadows (Left) and New shadows (Right – Red Outline) at 12-14 Margaret Street in Winter (Applicant's EIS, 2019)

The Department recognises that the proposal would result in some additional overshadowing to 12-14 Margaret Street. However, the Department considers that the additional shadows would be unlikely to impact the internal amenity of the ground floor of the dwelling on the site during the afternoons. The affected windows would still enjoy in excess of the minimum two hours required in the Apartment Design Guide (Department of Planning and Environment, 2015). In addition, the private open space of the property would maintain excellent solar access even during the 3pm Winter Solstice, with the majority of additional overshadowing falling on the existing tennis courts to the rear of the property.

No shadow diagrams were provided for the proposed works at the Junior School which does not include any new buildings but does include the construction of a 2.1m noise barrier along the northern boundary of the proposed playground. However, given the location of the proposed noise barrier to the

south of the adjoining residential property, no additional overshadowing impacts would be generated on the windows or private open space at 2 Vernon Street.

Overall, the Department considers the overshadowing impacts of the development would be acceptable and would not adversely impact the amenity of surrounding residential properties.

#### 6.1.4.2 Privacy

The Applicant considered the potential impacts of the proposal on the privacy of adjoining properties in the EIS. The Applicant concluded that the proposal would have acceptable impacts as the:

- proposed Music and Drama Centre on the Senior School would not impact the privacy of the adjoining property to the west (15 Margaret Street) as the proposed building would be setback 16m from the western boundary of the site, and there would be significant planting within the setback that would screen views.
- proposed Administration and Student Centre on the Prep School would not impact the privacy of the adjoining property to the east (12-14 Margaret Street) as the proposed building would not contain any windows within the eastern elevation of the building facing the property.
- acoustic fence along the boundary of the proposed playground on the Junior School and pergola with climbing plants would protect the privacy of the property to the north (2 Vernon Avenue).

The Department has considered the information provided by the Applicant and concerns raised in the submissions. The Department accepts that the privacy impacts of the proposal would be minimal as:

- the Music and Drama Centre on the Senior School has been designed to minimise opportunities for overlooking to 15 Margaret Street to the west through the:
  - incorporation of a limited number of windows western elevation, with these windows being smaller, generally vertically orientated and focused along the middle of the first floor and along the second floor (see **Figure 10**).
  - third floor outdoor deck being oriented primarily to the north of the building.
  - incorporation of a 16m setback and landscaping buffer to provide soft screening that would develop over time.
- the Administration and Student Centre on the Prep School would not incorporate any windows along its eastern elevation facing onto 12-14 Margaret Street.
- the 2.1m high acoustic barrier along northern boundary of the proposed playground on the Junior School would limit any views into 2 Vernon Street.

The Department notes the privacy concerns raised in relation to 2 Vernon Street adjacent to the Junior School, which partly arise from existing school operations and the varied condition of the existing boundary fencing. In this regard, the Department notes that the existing boundary fencing comprises a combination of timber paling fencing of poor condition, low open chainmesh fencing and transparent corrugated polycarbonate sheets.

Whilst the Department acknowledges that the proposed playground on the Junior School would be located along the southern boundary of 2 Vernon Street, and a new 2.1m high acoustic barrier would be built along that boundary that would protect the privacy of 2 Vernon Street, the Department considers that the further enclosure of 2 Vernon Street by active areas of the Junior School warrants improvement to fencing along the remaining boundaries of the property to mitigate cumulative privacy impacts.

Consequently, the Department has recommended a condition requiring the Applicant to:

- refurbish existing sections of fencing along the eastern and northern boundaries of 2 Vernon Street where the fencing comprises a minimum 1.8 metre high timber fence.
- construct new 1.8 metre high timber paling fencing along the eastern and northern boundaries of 2 Vernon Street where a 1.8 metre high timber paling fence does not already exist.

### 6.1.5 Heritage

The EIS includes a Heritage Impact Statement (HIS) in accordance with the SLEP to assess the impacts of the proposed development on locally listed heritage items that contain the Senior and Prep Schools and the two HCAs that cover parts of the Junior School. Several other heritage items are in the vicinity of Meriden School and include:

- Uniting Church Strathfield at 13 Carrington Avenue, Strathfield (I114).
- “Lauriston” - Federation house, Santa Maria Del Monte School at 49 The Boulevarde, Strathfield (I202).
- “Brunyarra” - Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevarde, Strathfield (I203).
- Russian Orthodox Church at 3-5 Vernon Street, Strathfield (I209).

The whole Senior School campus is listed as a local heritage item (I187) under SLEP. Since the school's establishment along Redmyre Road in 1909, several buildings have been added, demolished and modified within its boundary as the school grew to cater for the demands of students. Several new buildings were delivered on the site since the 1970's and it now contains several buildings from the early 20<sup>th</sup> Century to the early 2000's.

The majority of buildings on the Senior School that possess heritage significance are located along the Redmyre Road frontage, including the Wallis Building. The new Music and Drama Centre is proposed to front Margaret street which has a varied frontage due to the multi-purpose education buildings and residential dwelling designs along its northern frontage. The HIS concludes that the existing staff common room that is to be demolished as part of the proposal does not need to be retained on heritage grounds. The staff common room is shown in **Figure 33**.



**Figure 33** | Existing staff common room on the Senior School (Source: Applicant's EIS, 2019)

Lingwood House on the Prep School is a substantially intact example of a late Victorian Era villa that retains elements of its Gardenesque Style front garden and tear-drop driveway. The property has been associated with educational use since 1942 and was historically used by Presbyterian Ladies College before being purchased by the Applicant in the late 1990s. Several new classrooms and buildings have been constructed along the eastern and southern boundaries of Lingwood house under local development consent (DA 2017/159). The existing business centre that would be demolished as part of the proposal is a mid-century building that does not possess heritage significance. The business centre is shown in **Figure 34**.



**Figure 34** | Existing business centre on the Prep School (Source: Applicant's EIS, 2019)

The Junior School fronting Vernon Street was originally developed with a range of Federation and Inter-War style residential dwellings. As with the Senior School, several new developments have taken place on the campus resulting in an architecturally varied streetscape with the dominant typology being Victorian villas. The most recent addition is the Blackman Auditorium which removed two previous Federation style dwellings.

The western half of the Junior School is located with the Redmyre Road Conservation Area (C14) and the Vernon Street Conservation Area (C16). No listed heritage items are contained within the Junior School. The house and garage at 4 Vernon Street, which is proposed to be demolished to allow for the



proposed playground, fall in the Vernon Street HCA. The building has been modified to serve as the uniform shop (see **Figure 35**).



**Figure 35** | Exterior of 4 Vernon Street (left) and internal uniform shop modifications (right)  
(Source: Applicant's EIS, 2019)

The HIS argues that the dwelling does not meet the threshold test for heritage listing as it is a typical Federation dwelling that retains a small number of original features and does not exhibit technical excellence or achievement architecturally. The HIS notes that whilst it provides some representative value, its contribution to the overall Vernon Street HCA is limited.

Following exhibition of the EIS, Heritage NSW advised the site does not contain any items on the State Heritage Register. Consequently, Heritage NSW did not make any comments in relation to the proposal and advised that advice should be sought from the local Council in relation to heritage considerations.

One public submission received during exhibition cited heritage impacts from the demolition of 4 Vernon Street and the loss of integrity of the Vernon Street HCA.

In its late submission following submission of the RtS, Council raised no objections to the proposal or demolition of existing built form, but recommended conditions of consent requiring:

- the submission of a schedule of materials and finishes for the approval by Council that provides for a multi coloured brick wall facing Margaret Street that reflects the brickwork of the neighbouring buildings (i.e. Hope House).
- submission of an archival recording of buildings fronting Margaret Street and 4 Vernon Street prior to their demolition.

The Applicant provided a response to Council's recommended condition in relation to the materials of the proposed Music and Drama Centre. The Applicant argued that providing a replicated or reproduced architectural treatment to that of an adjoining heritage item as recommended by Council (i.e. a varied brickwork façade treatment) is not considered best practice. The Applicant further argued that the lighter brickwork tone proposed would appropriately reflect the contemporary nature of the proposed building whilst respecting the materials and character of the adjoining heritage item.

The Department has considered the finding of the HIS and comments made in the public and public authority submissions. The Department's assessment of proposed new built form on the Senior School and Prep Schools is at **Section 6.1**.

The Department is satisfied the design response on the Senior School is appropriate in the context of the varied and contemporary built forms that already exist along both sides of Margaret Street. The Department notes Council's recommendation in relation to the proposed materials for the Music and Drama Centre. The Department concurs with the Applicant's response in that providing a replicated or reproduced architectural treatment to that of an adjoining heritage item (i.e. a varied brickwork façade treatment) is not considered best practice.

The lighter brickwork tone proposed by the Applicant within the contemporary design of the new Music and Drama School would be generally consistent with the lighter material tones utilised in new, more contemporary additions to the Senior School campus along Margaret Street. The material selection would also serve to reinforce the bookending of the Senior School by contemporary development discussed in **Section 6.1.1**.

See **Figure 36** for an image of the proposed Music and Drama Centre to the west of the Hope Turner Building and **Figure 37** for an image of the existing contemporary development to the east of the Hope Turner Building.



**Figure 36** | Proposed Music and Drama Centre in context of the Hope Turner Building (Source: Applicant's EIS, 2019)



**Figure 37** | Hope Turner Building in context of adjoining contemporary development (Source: Google Streetview 2020)

On this basis of the above comments, the Department is satisfied that the proposed materials and finishes of the new Music and Drama School are satisfactory and would not unreasonably detract from

the heritage significance of existing elements of the Senior Campus or the heritage values of nearby HCAs given its separation from these areas and the presence of intervening buildings.

The Department is also satisfied the design of the new Student and Administration Centre on the Prep School would be appropriately set back and articulated to be read as a separate, recessive extension to the recently built classrooms on the site. This, combined with the retention of the traditional landscape setting, would ensure sight lines from Margaret Street and surrounding vantage points are retained and the heritage values of Lingwood House emphasised and maintained. The low profile design of the Student and Administration Centre would also limit the potential impacts on surrounding HCAs and off-site heritage items.

Having regard to the Junior School, the Department recognises the development would remove a local example of a Federation style dwelling. However, the Department notes that it is not an exemplary example of this architectural style and that Council has not raised objections to the proposal. The Department also considers the impact of the new outdoor play space on the integrity of the HCA is acceptable and is satisfied the proposed development would not detract from the heritage values of other heritage items near the site.

The Department has recommended a condition that requires photographic archival recording of buildings to be demolished to be undertaken prior to the commencement of demolition works as proposed in the HIS and recommended by Council.

### 6.1.6 Landscaping and urban design

The proposal incorporates perimeter and internal landscape elements to soften the appearance of the development and provide outdoor play and seating areas to students and staff. Works generally consist of:

- new landscaping and paving works on the Senior School as part of the entry statement/walkway space and Margaret Street frontage to the Music and Drama Centre.
- 200sqm of new outdoor space on the Junior School.
- buffer plantings for the new Administration and Student Centre on the Prep School.

The Department considers the landscaping and paving works across the site would soften the interface of the new Music and Drama Centre along the Margaret Street frontage on the Senior School and provide a buffer to 15 Margaret Street. The Department also considers the landscaping on the Junior School would contribute to the landscape setting of the area and perimeter landscaping and retention of mature trees at the Prep School is an appropriate response to the interface with 12-14 Margaret Street.

The Department has recommended conditions requiring the Applicant to:

- implement the tree protection measures recommended in the arborist report.
- carry out the landscaping works as shown in the proposed plans provided in the EIS and as amended by the RtS.



## 6.2 Traffic and Access

The EIS included a Transport Assessment (TA) which provides an assessment of the proposal's impact on traffic and parking in the locality. The Applicant's RtS included an updated TA that included additional information in relation to traffic management and an assessment of the potential 50 additional students expected to attend the Senior School.

### 6.2.1 Operational Traffic

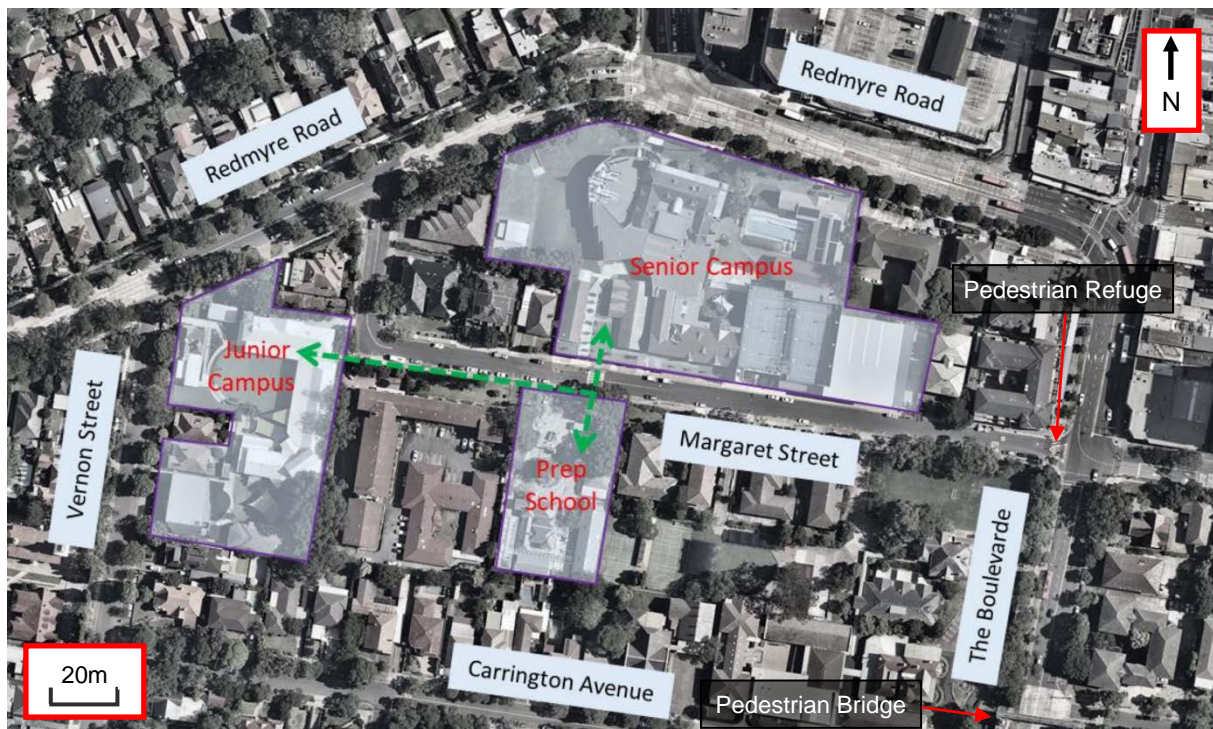
The site benefits from several existing public transport services from bus routes and multiple train services from Strathfield Station, within 400m of the site. Meriden School is mainly serviced by Margaret Street which is a local road running from east to west and connects The Boulevard and Morwick Street to the east and Redmyre Road to the west. Margaret Street has restricted drop-off and pick-up times between 8am to 9:30am and 2:30pm to 4pm on school days.

The Senior School and part of the Junior School also front Redmyre Road, which changes in classification from a sub-arterial road fronting the Senior School to a collector road fronting the Junior School. Vernon Street is a local two lane road that runs north-south along the Junior School with parking on both sides. **Figure 38** shows the local road network and hierarchy.



**Figure 38** | Site context and surrounding road network (Source: Applicant's EIS, 2019)

Existing footpaths provide pedestrian access to the surrounding area and Strathfield town centre. Signalised intersections are located at Redmyre Road/Raw Square, Redmyre Road/The Boulevard and The Boulevard/Morwick Street/Margaret Street. A zebra crossing connects the Senior and Prep Schools, which is supervised during school drop-off and pick-up periods. A pedestrian refuge is located at the entrance of Margaret Street. A pedestrian bridge also crosses The Boulevard between Russell Street and Carrington Avenue (see **Figure 39**).



**Figure 39 | Pedestrian Routes and Infrastructure** (Source: Applicant's EIS, 2019)

The school has a current population of 1,254 students, comprising 424 students in the Junior School (Pre-K to Year 6) and 830 students in the Senior School (Year 7 to Year 12). The Applicant states the school could support a total student population of 1,500 with its current facilities. The Senior School has a cap of 900 students imposed under Condition 7 of DA 2014/023 issued by Council. The Prep and Junior Schools do not have a student cap.

The proposed development would allow 50 more students on the Senior School, bringing the total potential student population capacity across the school to 1,550. The school has 242 teachers consisting of 156 full-time and 86 part time. The proposed development would result in an additional two teachers at the school.

#### 6.2.1.1 Intersection Performance

The Applicant's revised TA assessed the likely impact of the proposal on the performance of key nearby intersections (see **Figure 40**) by comparing the existing and future level of service (LoS) of the intersections with and without the proposed development.

In this assessment, the TA predicted the additional number of car trips expected as a result of the development having regard to the proposed additional student and staff numbers, and travel mode share and percentage of trips within the AM and PM peaks identified in travel surveys. In the case of staff trips, the TA adopted a worst case scenario assuming that the two additional staff to be employed would arrive in private vehicles at the same time as the students. Overall, the TA estimated the development would generate:

- 27 additional trips in the AM peak, consisting of 16 arrivals and 11 departures.
- 22 additional trips in the PM peak, consisting of 9 arrivals and 13 departures.





**Figure 40** | Intersections analysed (Source: Applicant's EIS, 2019)

The SIDRA analysis concluded in the short term (at 2019) that the proposed development would not impact the LoS at the key nearby intersections and that the existing local road network would continue to function at a satisfactory level during the AM and PM peaks. All intersections were found to operate at a LoS of C (satisfactory) or better as shown in **Table 8**.

**Table 8** | Intersection Performance in 2019 plus proposed development

Intersection	Scenario	Period	Deg. Of Saturation	Avg Delay	Level of Service
Raw Square / Redmyre Road	Baseline	AM	0.723	29.0	C
	Baseline	PM	0.618	26.7	C
	With development	AM	0.726	29.1	C
	With development	PM	0.625	26.5	C
The Boulevard / Morwick Road / Margaret Street	Baseline	AM	0.560	13.7	B
	With development	PM	0.616	15.0	B
	Baseline	AM	0.560	13.7	B
	With development	PM	0.616	15.0	B
Margaret Street / Redmyre Road	Baseline	AM	0.356	14.5	A
	With development	PM	0.182	8.7	B
	Baseline	AM	0.366	14.9	A
	With development	PM	0.304	9.0	B

In the longer term (at 2029), incorporating a 3% background growth rate in traffic volumes, the analysis found that the LoS's at the modelled intersections are predicted to worsen in the AM peak periods and would operate at:

- LoS E – operating at capacity at Raw Square/Redmyre Road (down from LoS C).
- LoS C – satisfactory at The Boulevard/Morwick Road/Margaret Street (down from LoS B).

- LoS D – operating near capacity at Margaret Street/Redmyre Road (down from LoS A).

However, the analysis found that there would be no change in LoS between the baseline (i.e. as a result of natural growth) or with the additional traffic generated by the proposed development. The results of this assessment are outlined in **Table 9**.

**Table 9 | Intersection Performance in 2029**

Intersection	Scenario	Period	Deg. Of Saturation	Avg Delay	Level of Service
Raw Square / Redmyre Road	Baseline	AM	1.010	60.5	E
	Baseline	PM	0.858	32.5	C
	With development	AM	1.016	62.1	E
	With development	PM	0.866	32.9	C
The Boulevard / Morwick Road / Margaret Street	Baseline	AM	1.149	26.9	C
	Baseline	PM	1.084	23.4	C
	With development	AM	1.149	27.0	C
	With development	PM	1.084	23.4	C
Margaret Street / Redmyre Road	Baseline	AM	0.667	30.9	D
	Baseline	PM	0.306	13.6	B
	With development	AM	0.688	32.5	D
	With development	PM	0.316	13.8	B

Council questioned the conclusions made in the Applicant's TA in its late submission. Council argued that the TA had underestimated the traffic impact of the proposal by considering the impact of the proposed increase in student numbers compared to the current approved numbers on the Senior School and overall current school capacity (50 additional students) rather than the actual current enrolment (296 additional students).

The Department has considered Council's comments and notes:

- that no works are proposed on the Prep and Junior and School campuses that would increase student capacities beyond that which could currently be catered for.
- the traffic impacts of the existing capacity of the school would have been considered as part of previous planning approvals for the school.
- the TA found that the majority of the intersections would perform well, with capacity to accommodate additional traffic generated by an increase in student numbers that could be accommodated within the existing facilities at the school and without of the upgrades proposed in this application.
- only the works associated with the new Music and Drama Centre on the Senior School would afford an increase in enrolments from the current approved maximum of 900 to 950 students.
- only the Senior School campus is subject to a cap of 900 students.

On that basis, the Department is satisfied that the Applicant has duly considered the potential traffic generation of the proposal, which is ultimately derived from the increased capacity of the Senior School. The TA has concluded that the impact of the additional traffic generated by the proposal is

expected to be marginal and the proposal is supportable from a traffic impact perspective. The Department notes that while an increased average delay is projected at Raw Square/Redmyre Road and Margaret Street/Redmyre Road surrounding intersections under a 2029 plus development scenario, the increase is marginal and less than two seconds.

The Department has considered the findings of the TA and comments made in the submissions. The Department is satisfied the development, and potential 50 additional students on the Senior School would not adversely impact the performance of the local road network. The Department agrees with the conclusions made in the TA that the individual impact of the school would be minor and the changes to the LoS would result from the overall background growth in the existing road network.

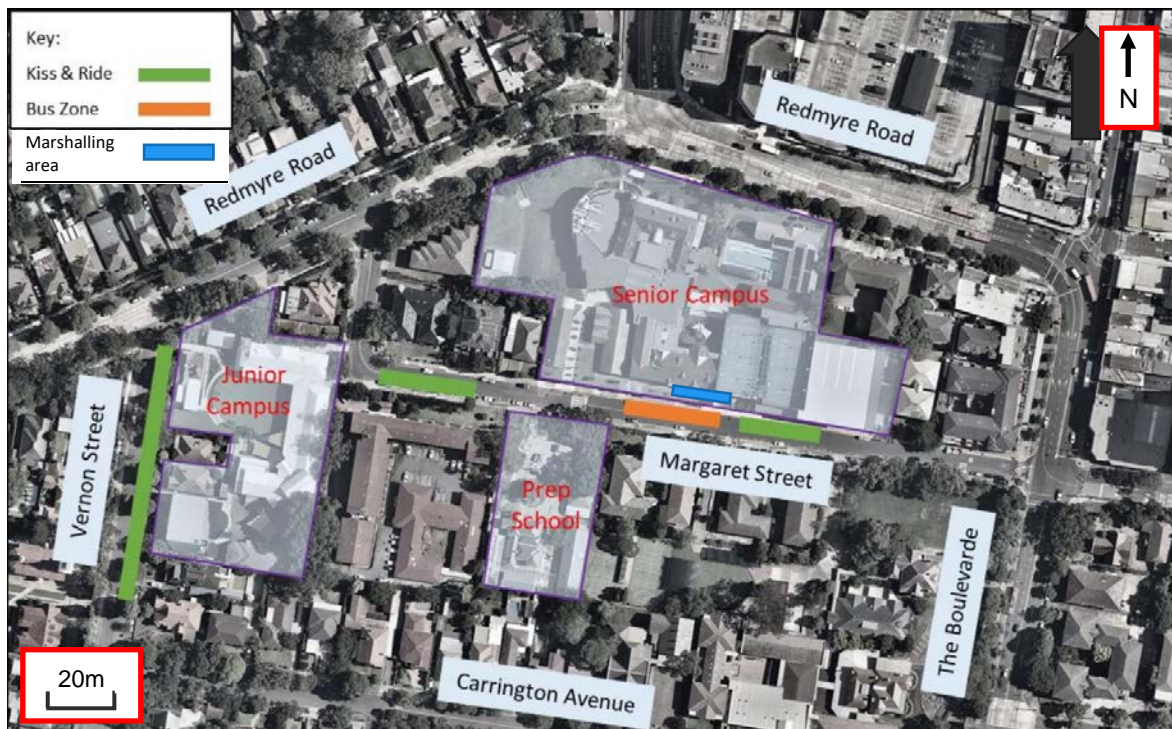
The Department has recommended a condition that restricts the maximum number of senior student population to 950 at the Senior School (subject to minor fluctuations by 20 students throughout the year) to ensure the scope of the assessed development remains consistent with the predicted traffic impacts. Given the existence of an existing cap on student numbers at the Senior School, the Department has also recommended a condition that requires the student cap condition of the existing consent be deleted.

To manage the impacts of access and parking arrangements at the school, the Department has also recommended a condition that requires the Applicant to prepare and implement an Operational Transport Management Plan (OTAMP).

#### *6.2.1.2 Student Pick up and Drop Off*

The Applicant advises that the existing student drop-off and pick-up arrangements would be maintained due to the minor increase in student numbers. Buses run by Meriden School arrive between 8am and 8:20am in the morning and between 3:20pm and 3:30pm every weekday. Buses first drop senior students off along Margaret Street before turning onto Vernon Street and dropping Junior School students along the kiss and ride area. In the afternoon, students are directed to and from a designated marshalling area to the north of the Senior School bus area (see **Figure 41**). Street signs identify drop-off and pick-up areas and restrict long term parking during school days.





**Figure 41 |** Student pick up and drop off arrangements (Source: Applicant's EIS, 2019)

Up to four buses are parked in the pick-up space to collect the first group of children. These buses then depart by 3:20pm to make room for a second fleet of buses to keep waiting times along Margaret Street to a minimum. Afternoon kiss and ride pick-ups are directed from within the school mainly for Prep School and Junior School students. Students wait in the school boundaries for staff stationed at the roadside to communicate back to the school grounds via radio when their lift arrives at the kiss and ride zone. Prep School and Junior School afternoon pick-up times are staggered to reduce the peak afternoon traffic around the site.

Concerns regarding the retention of the drop-off and pick-up arrangements were raised in the public submissions. These noted that the proposal would contribute to local traffic congestion during drop-off and pick-up periods and suggested that the drop-off and pick-up areas be removed to reduce peak school traffic which would require parents and students to park away from the school and walk to the respective school campus. TfNSW recommended management plans to detail pedestrian and vehicle management measures.

The TA noted that vehicle queues often spill into Redmyre Road and The Boulevard and can block through traffic flows. The arrival of the 3:20pm school bus can cause a two to three minute standstill as they wait for earlier buses to be loaded and depart. The TA advised that traffic queues only occur in the 15 minute period after a school day finishes (between 3:05pm and 3:20pm) with queues completely cleared by 3:30pm. Given the marginal impact of the 50 additional students, the Applicant considers that no significant changes to the existing drop-off and pick-up arrangements are necessary.

The Department has considered the concerns raised in the public submissions, advice provided by the Applicant and recommendations of TfNSW (see **Section 5.3**). Whilst the Department recognises queuing currently occurs during peak drop-off and pick-up times the period of impact is short and would not worsen because of the proposed development. In addition, the Department considers that

the removal of the existing drop-off and pick-up arrangements would adversely impact local parking in the surrounding local road network, and increase the risk of pedestrian and vehicle conflicts at nearly road crossings.

To ensure that drop-off and pick-up impacts are appropriately managed, as detailed above the Department has recommended a condition that requires the Applicant to prepare and implement a OTAMP for the school.

## 6.2.2 Construction Traffic and Access

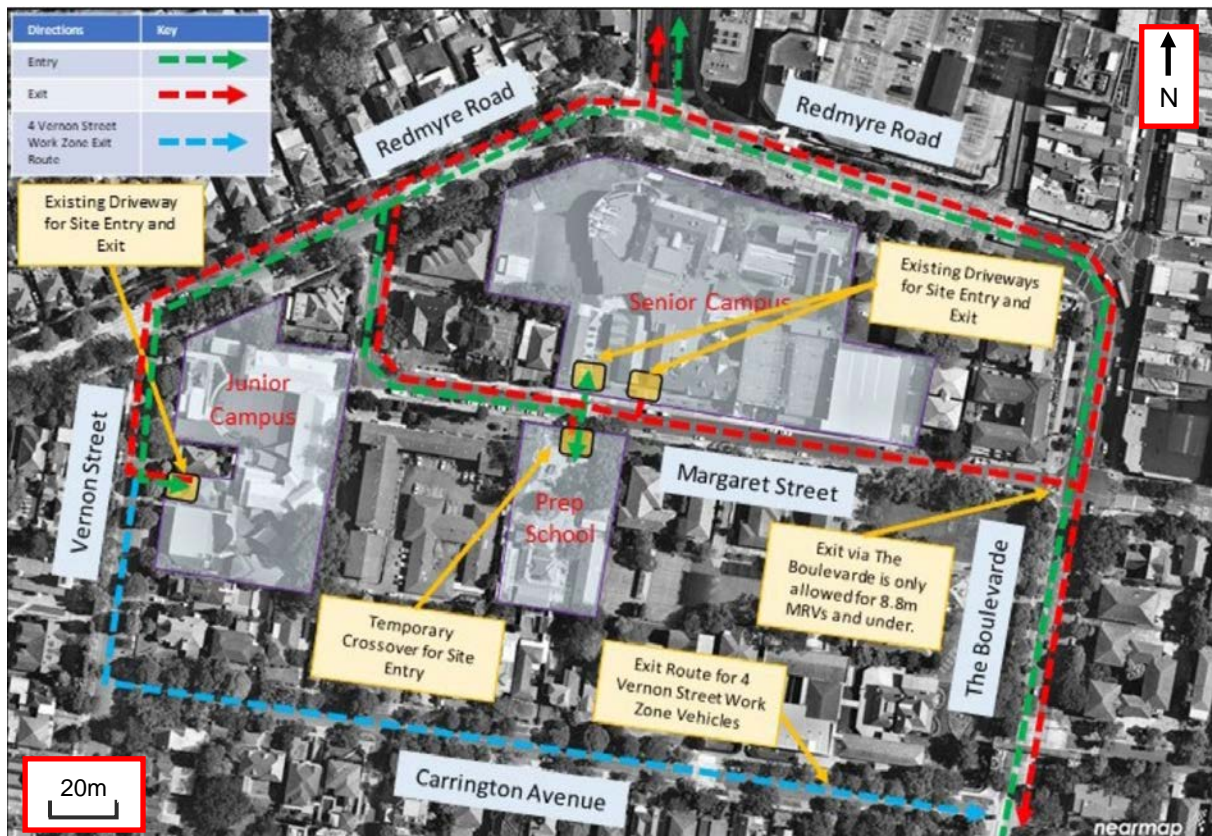
Public submissions raised concerns over construction traffic and its management along the local road network. The Applicant's RtS included a preliminary Construction Traffic and Pedestrian Management Plan that describes measures to manage construction traffic impacts. The EIS also included a draft Construction Management Plan that details general site management, hours of work, demolition, concrete pours and general construction.

Construction traffic is anticipated to access the site from the wider road network using Paramatta Road / M4 Motorway and Leicester Avenue from the north or Liverpool Road and The Boulevard from the south (see **Figure 42** and **Figure 43**).



**Figure 42 | Broader Construction Access Routes** (Source: Applicant's RtS, 2019)





**Figure 43 | Proposed Construction Traffic Routes (Source: Applicant's RtS, 2019)**

The EIS / RtS detailed:

- access to each school site would primarily be from existing crossovers along Margaret Street and Vernon Street, however a temporary crossover would be built at the Prep School for site access.
- peak construction traffic for the development is associated with concrete pours, and trucks are expected to arrive and depart the site between 7am and 5pm.
- heavy vehicle movements would be scheduled to take place outside of school and traffic peak hours where possible.
- peak construction traffic would occur during works for Stage 1 on the Prep and Junior Schools with up to 120 truck movements per day and 16 movements per hour at the peak (eight in and eight out) during the AM and PM peak periods.
- a work zone may need to be established (subject to Council approval) for 10 weeks for concrete pours at the Junior School that would occupy two car spaces along the kiss and ride area.
- Stage 2 on the Senior School would generate up to 60 movements per day for concrete pours with a peak truck volume of eight movements per hour.
- the largest construction vehicle would be a 19.5m Truck and Dog for works at the Senior School.
- the largest vehicle required for works at the Prep and Junior Schools would be a 12.5 heavy rigid vehicle.
- swept paths confirm that vehicles would perform the anticipated manoeuvres without the need to modify the existing road verges (except for the proposed temporary construction cross over for the Prep School) including reversing manoeuvres from Margaret Street and Vernon Street.

- authorised traffic controllers would manage general construction activities such as concrete pours where vehicles need to enter the site in reverse from the local road network.
- up to 110 construction workers could be on-site at any one time during peak construction activities. 70 construction staff are predicted to be on-site during general construction.
- no on-site construction parking is proposed with on-street parking to be discouraged and construction workers to be encouraged to use public transport to travel to and from the site as part of measures proposed in the Construction and Pedestrian Traffic Management Plan.

TfNSW recommended all construction traffic enter and exit the site in a forward direction.

The Department has considered the information provided and comments made in the public and agency submissions.

The Department considers the creation of a work zone out the front of the Junior School as proposed could result in access and noise impacts to 2 Vernon Street. The Department has therefore recommended a condition that any required work zone for the Junior School is located further south along the frontage of the school, out the front of the Blackman Auditorium. This would minimise impacts to 2 Vernon Street.

Based on the above, the Department considers the that construction traffic impacts of the proposal can be appropriately managed given that:

- Stages 1 and 2 of the development would not occur at the same time.
- construction on the Prep School and Junior School in Stage 1 would occur on separate sites and therefore spread construction traffic over both Margaret Street and Vernon Street.
- traffic movements would be appropriately managed by traffic controllers.

The Department has recommended conditions requiring the Applicant to prepare and submit a construction traffic and pedestrian management plan that incorporates the recommendations of the updated TA and traffic and parking management arrangements set out in the RtS. This must also detail a revised location of a work zone on Vernon Street, further south to mitigate construction impacts on 2 Vernon Street and its shared driveway.

### 6.2.3 Parking

The school currently provides 98 car parking spaces on site. Additional works being progressed on the Prep School under a local development consent (see **Section 2.5** and **5.7**) has provided an additional seven spaces, resulting in a total of 105 spaces across the school. Travel surveys undertaken as part of the TA found that 72 staff and 11 students currently park on the site, indicating that there is a surplus of 22 spaces on site car parking spaces.

The proposed development would provide two additional teaching positions and consequently demand for two additional parking spaces assuming both additional teachers would drive to work. In addition, based on the 50 additional senior students that could be catered at the Senior School and the assumed travel mode split set out in the TA, three additional students may drive to school.

Following the Department's request, a supplementary response was provided by the Applicant that provided consideration of Council's car parking rates in its Strathfield Consolidated Development Control Plan DCP 2005 (SCDCP). The Applicant's response detailed an assumed split of the additional 50 senior school students, stating that 17 additional Year 11 and Year 12 students could be attributed to those additional enrolment spaces.

The Applicant concluded that application of the SCDCP car parking rates would therefore generate the requirement for three additional on-site car parking spaces. **Table 10** details provides further analysis of the SCDCP parking rates and associated demand.

**Table 10 | SCDCP Part I - Parking Rates for Primary or Secondary Schools**

Parking Rate	Additional staff/students	Required spaces
1 space per 1.5 teachers	2	1.3
1 space per 10 year 11 and 12 pupils	17	1.7
<b>Total</b>	<b>19</b>	<b>3</b>

As outlined above and based on the Applicant's assumed Year 11 and Year 12 student split, the proposal would generate the requirement for an additional three car parking spaces under SCDCP. The Department notes that this calculated demand is less than the five space demand predicted in the Applicant's TA. The Department also notes that the Applicant has advised that the school discourages students from driving to school and does not allow students to park on the school site.

The Department has also given further consideration to a combined worst case scenario that has regard to both the Applicant's travel mode survey and the SCDCP where:

- both of the two additional teachers drive.
- all 50 additional senior school students are in years 11 and 12.

Under this scenario, the proposal would generate an additional parking demand of seven spaces.

On the basis of the existing surplus of 22 spaces on site, the Department is satisfied that the car parking demand of the proposal, even under a worst case scenario, could be satisfactorily accommodated by the existing car parking on site.

The Department also notes that Council raised no concerns and parking was not specifically raised as a concern in the public submissions.

The Department has considered the information provided by the Applicant, including existing parking demand at school and existing and proposed parking capacity on site. The Department is satisfied that the proposed parking arrangements are acceptable and that the proposal would not have adverse impacts to the local street network given that the existing surplus of parking on site is greater than the anticipated demand generated by the proposal.

The Department has recommended a condition requiring a minimum of 105 spaces are provided at the school as detailed in the TA and for the implementation of the sustainable travel plan measures (see **Section 6.2.4**). The Department has also recommended a condition that requires the Applicant



that sets out arrangements for the ongoing implementation of the School's policy of discouraging students from driving to school.

#### 6.2.4 Sustainable Travel Plan

The Applicant is seeking to improve the travel arrangements to and from the school to reduce the dependence on car travel. The RtS included a Sustainable Travel Plan (STP) that includes a Green Travel Plan (GTP) and Workplace Travel Plan (WTP). The aim of the STP is to decrease car trips associated with the school. For Junior School students, the aim is to increase car occupancy per student while the Senior School aims to encourage non-car travel modes.

The STP seeks to reduce car drop-offs of Junior School students by 6% and increase train and school bus use by 2% and 4% respectively. On the Senior School, the Applicant aims to achieve a 10% reduction in car drop off and the following increased in non-car travel modes within five years:

- Train: +3%.
- Public Bus: +4%.
- Meriden Bus: +3%.
- Bicycle: +1%.

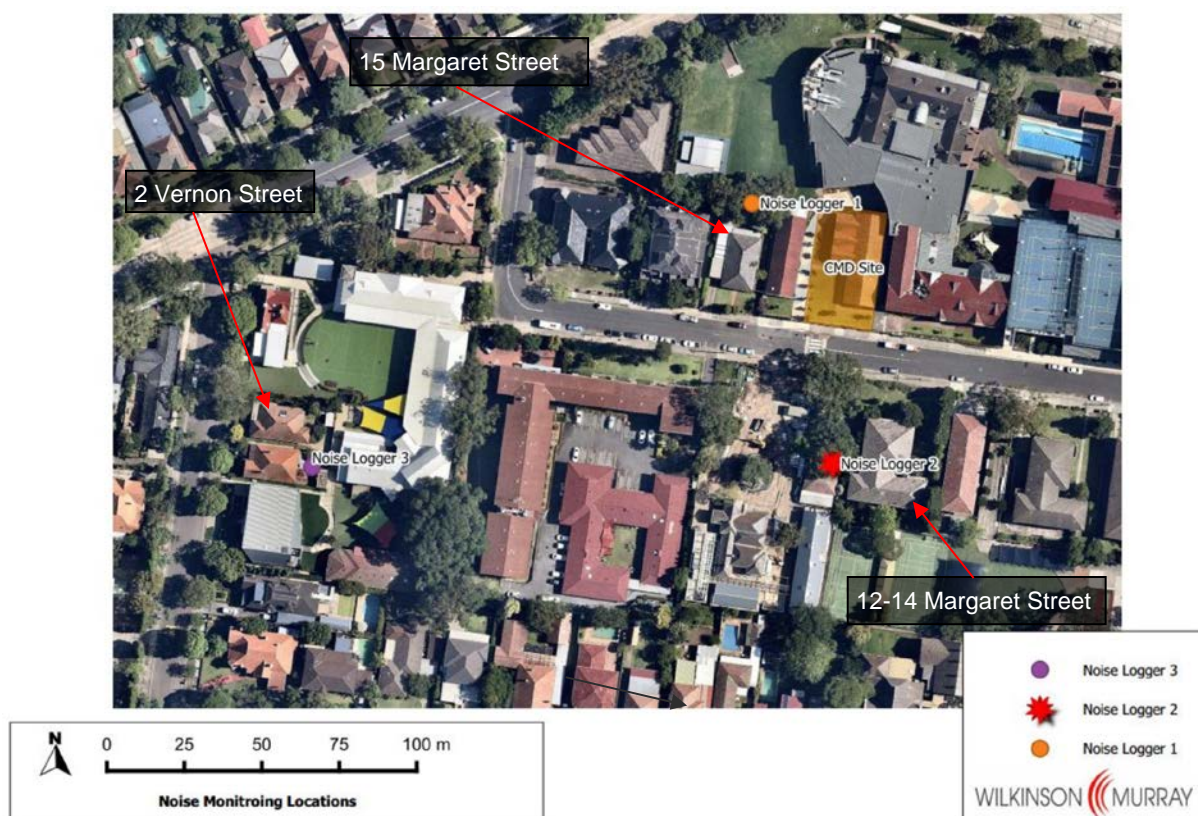
The Department considers the Applicant's proposed STP details appropriate measures that would promote travel modal shifts during construction and operation. The Department has recommended conditions that require the Applicant to implement the proposed measures.

#### 6.3 Noise

The EIS included an Acoustic Assessment (AA) prepared in accordance with the EPA's Interim Construction Noise Guideline (ICNG), Noise Policy for Industry (NPI) (2017), Road Noise Policy (RNP) (2011) and Assessing Vibration: A Technical Guideline (2006). The AA was updated:

- as part of the RtS to include additional background noise monitoring carried out to inform the assessment of impacts to 2 Vernon Street.
- in response to queries from the Department regarding clarification of boundary fencing to 2 Vernon Street.

Noise logger locations for noise data collected for the assessment are shown in **Figure 44**. Additional information was submitted to clarify the proposed fence treatments and noise impacts of the Junior School playground at 2 Vernon Street.



**Figure 44** | Site context and noise monitoring locations (Source: Applicant's RtS, 2019)

### 6.3.1 Construction noise and vibration

The school would be constructed over two stages involving demolition and construction across the three school campuses as detailed at **Section 2.4**. The noise assessment established construction noise management levels (NML) at the nearest receivers: 15 Margaret Street for the Senior School, 12-14 Margaret Street for the Prep School and 2 Vernon Street for the Junior School (see **Table 11**).

**Table 11** | Construction noise management levels for nearby receivers

Area	Construction Noise Management Level (LAeq – dBA)				Highly Noise Affected Level (LAeq – dBA)
	Day	Evening	Night	Saturday	
15 Margaret Street	56	48	52	56	75
12-14 Margaret Street	53	45	41	52	75
2 Vernon Street	48	40	36	41	75

Construction would take place during the EPA's ICNG standard hours being:

- Monday to Friday – 7am to 6pm.
- Saturday – 8am to 1pm.
- No work on Sundays or public holidays.

The AA considered a range of construction scenarios and adopted a worst case scenario where all plant is running continuously to provide a conservative estimate of construction noise. Some equipment such as rock breakers have the potential to transmit vibration to nearby buildings, and construction vibration has also been considered in the NIA. The assessment found that construction would not exceed the highly noise affected criteria of 75dB(A) at any nearby receiver. However, the

assessment predicted that noise levels from demolition, construction and fit-out would exceed the NMLs, including:

- for the Music and Drama Centre:
  - 7dBA over the NML during demolition and 15dBA over the NML during construction at 12-14 Margaret Street on weekdays.
  - 11dBA over the NML during construction at 15 Margaret Street.
- for the Student and Administration Centre:
  - 16dBA over the NMLs during demolition at 12-14 Margaret Street on the weekends and 15dBA over on weekdays.
  - 4dBA over the NMLs during demolition and 6dBA during construction at 15 Margaret Street.
- for the Junior School Playground at 2 Vernon Street:
  - 17dBA over the NML during demolition at 2 Vernon Street on weekdays and 25dBA on the weekends.
  - 10dBA during building construction on weekdays.
  - 6dBA over the NML during fit-out on the weekends.

Similar noise levels would be experienced from offices and classrooms within the school.

The Applicant proposes a range of measures to manage construction noise impacts on surrounding receivers and students as required by the ICNG, including:

- placing 2.4m high plywood hoardings to cordon off construction areas.
- use of quiet construction equipment.
- localised noise treatment such as barriers and shrouds.
- relocating classes during busy construction phases.
- scheduling work during school holidays.

Construction equipment also has the potential to create continuous or intermittent vibration during demolition and construction which may cause cosmetic damage to nearby structures or evoke a human response. The Applicant has advised no vibration intensive equipment would be associated with the construction on the three school sites.

Noise impacts from construction works were raised as concerns in the public submissions. The Department has reviewed the information provided and considers the Applicant's assessment a conservative assessment of construction noise. A worst case scenario where all construction equipment is being use is considered unlikely, however the Department considers the Applicant's proposed mitigation measures would ensure that construction noise levels are mitigated to an acceptable level. The Department has recommended conditions requiring the Applicant prepare a final Construction Environmental Management Plan (CEMP) including a construction noise and vibration management sub-plan that incorporates recommendations from the noise assessment, detailing:

- a noise audit of key pieces of equipment prior to use on-site.
- notification of nearby properties.
- mitigation measures including respite periods, scheduling noisy activities, noise barriers and shielding.
- the sensitive placement of noisy construction equipment.

The Department notes that the draft Construction Management Plan included in the EIS depicts a concrete pump to be employed immediately to the east of the front yard of 15 Margaret Street and considers it reasonable that the Applicant relocate this piece of equipment during construction due to the potential for noise impacts. The Department has recommended a condition to this effect, including that the revised location be reflected in the final CEMP to be prepared to manage the construction works.

### 6.3.2 Operational Noise

The AA considered that the potential noise impacting aspects of the proposal included the use of the Music and Drama Centre on the Senior Campus, use of the new playground on the Junior Campus and from mechanical plant and equipment in the new buildings.

To assess the impacts of the proposal, the AA derived project noise trigger levels in accordance with the NPI based off the background noise levels plus 5dBA. Trigger levels are provided in **Table 12**.

**Table 12 | Project noise trigger levels**

Location	Period	RBL (dB)	Trigger level (RBL+5dB)	Project Amenity Noise Level
15 Margaret Street	Day	46	51	58
	Evening	43	48	48
	Night	37	42	43
12-14 Margaret Street	Day	43	48	58
	Evening	40	45	48
	Night	36	41	43
2 Vernon Street	Day	38	43	58
	Evening	35	40	48
	Night	31	36	43

#### 6.3.2.1 Senior School Music and Drama Centre

Hours of operation of the school would remain largely as existing (see **Section 2.3**), however the proposed Music and Drama Centre at the Senior School would see band and orchestra practice in:

- the mornings.
- during school hours.
- during the evenings for higher school certificate trial performances.
- events during school days, on Saturdays and occasionally on Sundays.

The Music and Drama Centre locates rehearsal and performance spaces and practice rooms across the two basement levels. The noise assessment modelled different activities to determine the

operational performance of the development against the project noise trigger levels. This also considered whether windows or doors are open or closed and assumed that glazing at 15 Margaret Street is 6.38mm laminated glass. **Table 13** provides the predicted noise levels from the Music and Drama Centre.

**Table 13** | Predicted noise levels at 15 Margaret Street? from Music and Drama Centre operation

Activity	Façade condition			Noise criteria
	Northern and western windows open	Western windows Closed	All windows and doors closed	
80 people	41	16	>10	51 in the day
Small band	45	43	45	48 in the evening
Band rehearsal	56	45	32	42 in the night

The assessment found that the predicted noise levels would be below the noise criteria except in the case of a band rehearsal held at night with windows open. To ensure that amenity is maintained for nearby dwellings, the assessment recommends that windows in the western façade are closed during band rehearsals and that the doors to classroom one are closed during weekend and evening use as they face directly into the foyer.

Overall, the Department is satisfied that the Applicant has demonstrated that the operations of the Music and Drama Centre would meet the project noise trigger levels.

The Department notes there are some minor inconsistencies in the hours of operation of the new Music and Drama Centre detailed in EIS and AA. However, the hours of use set out in the EIS are within the daytime classification as defined by the NPI and on this basis the predicted noise levels set out in the AA would not detrimentally impact nearby receivers. The Department is satisfied that the hours of operation set out in the EIS are acceptable.

The Department has recommended conditions requiring the Applicant to operate the development in accordance with the hours specified in the EIS and mitigation measures set out in the AA, including the closure of windows during band rehearsals. The Department has recommended conditions requiring the Applicant to undertake short term noise monitoring after each stage starts operating to confirm the development complies with the project noise trigger levels.

#### 6.3.2.2 Junior School Playground

The AA considered that noise emissions from the new outdoor play area at the Junior School would be associated with physical education classes and outdoor play during recess and lunch that would occur during normal school hours.

Strong concerns regarding noise impacts from the use of the play area were raised in public submissions, particularly from the owner / occupier of 2 Vernon Street which directly abuts the proposed area and is surrounded by the Junior School on three sides. The submission from the owner / occupier of 2 Vernon Street included a review of the AA by an acoustic consultant engaged by the submitter. The location of 2 Vernon Street in relation to the Junior School is shown in **Figure 45**.





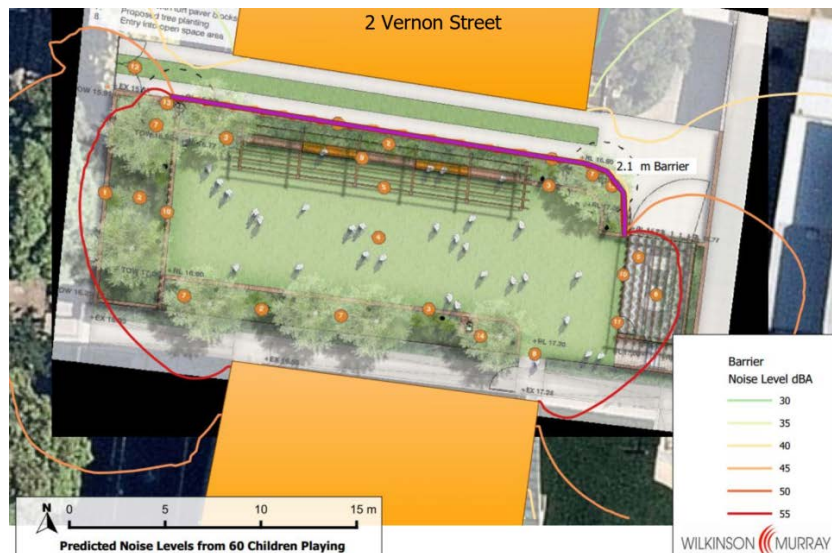
**Figure 45** | Location of 2 Vernon Street in relation to the Junior School (Source: Nearmap, 2020)

As detailed above, the AA was updated in the RtS to include additional background noise monitoring and refine the assessment of students in play areas and associated modelling. This was done in consideration of the comments made by the submitter's acoustic consultant.

The updated AA considered the likely impacts of the use of the playground by up to 36 children using the space for physical education classes and up to 60 children using the space for outdoor play during recess or lunchtime. The AA concluded that the space would generate noise levels up to 48dBA during the day when 60 children use the space.

As a result of this updated assessment, a revised landscape plan was included with the RtS to incorporate a taller acoustic barrier along the northern boundary of the play area (from 1.8m to 2.1m). With the implementation of the taller noise barrier, the AA predicts noise levels of 45dBA at the façade of 2 Vernon Street and 35dBA within the dwelling, assuming a 10dBA reduction inside with an open window. Noise levels of 42dBA were predicted in the rear private open space of 2 Vernon Street.

**Figure 46** shows the predicted noise contours when 60 children are playing outdoors.



**Figure 46** | Junior School outdoor play area noise contours (Source: Applicant's RtS, 2019)

The AA concluded that the above levels comply with the Applicant's project noise trigger levels. To assist in mitigating impacts to 2 Vernon Street, the Applicant also proposes to undertake make-good works on the rear (eastern) and northern fences of 2 Vernon Street that adjoin the Junior School.

The Department has considered the information provided by the Applicant, including the updated AA and the concerns raised in the public submissions. The Department acknowledges that the proposed outdoor play area has the potential to add further noise impacts at 2 Vernon Street. However, the Applicant has demonstrated that the proposed 2.1m high acoustic wall would ensure the noise from the area is mitigated to a compliant level.

Having regard to the northern and eastern fences of 2 Vernon Street, as set out in **Section 6.1.4.2**, in order to protect the privacy of 2 Vernon Street, the Department has recommended conditions requiring the Applicant to refurbish existing timber paling fencing or construct new timber paling fencing. This would further mitigate the noise impacts of the proposal and Junior School as a whole.

The Department has recommended conditions that require the Applicant to submit detailed designs of the 2.1m high acoustic wall prior to construction that meets or exceeds the minimum recommended thicknesses in the AA. The Department has also recommended conditions in relation to the provision of new fencing / refurbishment of existing fencing along the remaining boundaries of 2 Vernon Street, compliance with specified hours of use of the play area and undertaking short term noise monitoring.

### 6.3.2.3 Mechanical plant and equipment

The AA examined the mechanical plant and equipment that would be used for the new buildings. The Applicant advised that whilst the public announcement system for the new buildings had not been finalised, the following measures would be implemented to reduce the noise impacts from the system:

- locate and orientate speakers away from adjacent residents.
- adjust the volume of the system to cover the school without being excessive. Initial settings should be at a level where noise at surrounding dwellings does not exceed the ambient noise level by more than 5 dBA.

- fix the volume of the system to a compliant level so it cannot be changed by staff and would only sound on school days.

The Department has recommended conditions requiring the Applicant to ensure that the mechanical services specified in the noise assessment are used in the development. Should detailed design require the plant to change, the alternative plant would still need to comply with the project noise trigger levels. The Department has also recommended conditions to require the operation of the school and PA system comply with the project noise trigger levels.

## 6.4 Other Issues

The Department's consideration of other issues is provided in **Table 14**.

**Table 14** | Departments assessment of other issues

Issue	Findings	Recommended Condition
Contamination	<p>The EIS included a Phase 1 contamination and hazardous material assessments, as well as Remediation Action Plans (RAP) for the Prep and Junior Schools. These concluded that the sites are suitable for ongoing use as an educational establishment subject to remediation.</p> <p>The EPA did not make any comments in relation to the proposal.</p> <p>The Department has considered the information provided by the Applicant and considers the Prep and Junior Schools are suitable for going use as an educational establishment subject to remediation.</p>	<ul style="list-style-type: none"> <li>• The Applicant to implement the RAPs for the Junior School and Prep School sites.</li> <li>• Validate the remediation works prior to starting other preparatory construction works.</li> <li>• A Site Audit Report and Statement to be issued prior to the commencement of the operation.</li> <li>• Dispose of the identified hazardous materials to a licensed waste facility.</li> <li>• Implement unexpected finds protocol during construction.</li> </ul>
Aboriginal Cultural Heritage	<p>The application was supported by an Aboriginal Cultural Heritage Assessment that included consultation with Registered Aboriginal Parties.</p> <p>The assessment concluded the site has nil to low archaeological significance and the development would not impact any Aboriginal heritage sites and</p>	<ul style="list-style-type: none"> <li>• Prepare and implement an unexpected finds protocol during construction.</li> </ul>

that no archaeological mitigation measures are required.

EESG raised no issues with the development or the Aboriginal Cultural Heritage Assessment.

The Department concludes the potential to encounter Aboriginal cultural items or relics is low and has recommended conditions to manage unexpected finds.

Stormwater and drainage	<p>The site would increase the impervious area within the school which may impact stormwater management and overland drainage.</p> <p>Works on the Senior School would marginally increase impervious areas from 66% to 70%. Stormwater would be collected by a pit and pipe network and conveyed to an existing on site detention (OSD) tank before discharging to Council's drainage network.</p> <p>Works on the Prep School involve a new 12.7m3 OSD tank to manage run-off from additional roof and paved areas.</p> <p>Works on the Junior School would replace impervious surfaces of 4 Vernon Street with permeable landscaping. A new pit connection is proposed to drain the site.</p> <p>The stormwater assessment included in the EIS concluded that the development would not increase pollutant loads or adversely impact run-off volumes for the site. It also concluded that no additional treatment works are required as the impervious areas would not be increasing above the 50% threshold specified in the SCDCP.</p> <p>Council did not raise any concerns in its submission in relation to stormwater and drainage.</p> <p>The Department is satisfied that the Applicant has demonstrated that the existing and proposed drainage works can manage stormwater flows</p>	<ul style="list-style-type: none"><li>• Implement erosion and sediment control measures set out in the EIS.</li><li>• Design and implement a Stormwater Management System for the site in consultation with Council.</li></ul>
-------------------------	--	--



without impacting adjoining properties or Council's drainage network.

Utilities and Services	<p>The EIS included electrical and hydraulic infrastructure assessments to determine the capacity of local services to accommodate the proposed development.</p> <p>The proposal includes the construction a new 12kW solar panel system on the Senior School.</p> <p>The assessments concluded that existing services can be extended without the need to upgrade local systems or networks.</p> <p>Sydney Water provided advice to obtain a Section 73 Certificate. Ausgrid did not have any comments to make in relation to the EIS.</p> <p>The Department has considered the information provided and is satisfied that existing infrastructure is available to the site and could service the new school buildings subject to the requirements of the relevant servicing authorities.</p>	<ul style="list-style-type: none"><li>• Require the Applicant to connect the development to utilities subject to the requirements of servicing authorities.</li></ul>
Contributions	<p>The development site is covered by the Strathfield Section 94A Development Contributions Plan (now known as a section 7.12 plan) under the EP&amp;A Act.</p> <p>The site is not subject to a voluntary planning agreement.</p> <p>The Applicant is obligated to pay the applicable 1% s.7.12 levy as the CIV of the proposal is over \$200,000, prior to the issue of a construction certificate. On this basis, a contribution of \$247,642.33 is applicable.</p> <p>The Applicant acknowledged the need to pay development contributions for the development in the EIS.</p> <p>The Department has recommended a condition requiring this contribution is paid to Council.</p>	<ul style="list-style-type: none"><li>• Require the Applicant to pay s7.12 development contributions in accordance with the contributions plan.</li></ul>

Waste	<p>The EIS included a Construction Management Plan and Operational Waste Management Plan detailing anticipated waste stream and collection arrangements for construction and operational phases of the development.</p> <p>During construction, waste would be classified and reused, recycled, or disposed of according appropriately.</p> <p>During operation, the proposed new buildings on the Senior and Prep Schools would share the existing waste and recycling areas at the school. The Applicant advises that waste is collected daily by a private contractor under an agreed schedule, which can be varied to respond to changing waste volumes or changes in use (e.g. school holiday periods).</p> <p>The Applicant considers that the existing bins can accommodate the anticipated 1,285L/week of waste from the Music and Drama Centre on the Senior School (including the 50 additional students) and 280.5L/week room the Administration and Student Centre on the Prep School.</p> <p>The Department is satisfied that suitable waste management arrangements have been proposed for construction and that the existing waste management arrangements could be adapted to handle the additional waste from the development during operation.</p>	<ul style="list-style-type: none"> <li>• Prepare and implement a Construction Waste Management Plan during construction.</li> <li>• Implement the Operational Waste Management Plan during operation.</li> </ul>
-------	--	--



## 7. *Evaluation*

The Department has reviewed the EIS, RtS and assessed the merits of the proposal, taking into consideration advice from public authorities, and all environmental issues associated with the proposal have been assessed.

The proposal is consistent with the objects of the EP&A Act and the State's strategic planning objectives including the Greater Sydney Commissions Eastern City District Plan as it would provide improved educational facilities to meet the demands of a growing Sydney.

The proposal is suitable for the site. Operational impacts are acceptable with the implementation of the proposed management and mitigation measures for the use of the new Music and Drama Centre, Administration and Student Centre and new outdoor play area. The Department has recommended conditions around the use of these new buildings and space, including hours of operation and the delivery of an acoustic barrier. The Department has also recommended conditions to manage construction impacts on local infrastructure and nearby residents. Conditions are also recommended to verify the effectiveness of the proposed acoustic barrier and to confirm operational noise levels for the new buildings.

The proposal is in the public interest as it would provide a range of public benefits, including:

- improved school infrastructure in an accessible location.
- specialist learning facilities to cater for the educational needs of students.
- 178 temporary construction jobs and capacity for two new teaching positions.

The Department concludes the impacts of the proposal are acceptable and could be appropriately mitigated through the implementation of recommended conditions of consent. Consequently, the Department considers the development is in the public interest and should be approved subject to conditions.



## 8. *Recommendation*

It is recommended that the Executive Director, Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- **agrees** with the key reasons for approval listed in the notice of decision;
- **grants consent** for the application in respect of the Meriden School SSD 9692 as amended, subject to the conditions in the attached development consent; and
- **signs** the attached development consent/project approval and recommended conditions of consent (see attachment).

Recommended by:

**Jason Maslen**

Team Leader

School Infrastructure Assessments

Recommended by:

**Karen Harragon**

Director

Social and Infrastructure Assessments





## 9. *Determination*

The recommendation is: **Adopted** by:

20/3/2020

**David Gainsford**

Executive Director

Infrastructure Assessments



# Appendices

## Appendix A – List of Documents

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning, Industry and Environment's website as follows:

**1. Environmental Impact Statement**

<https://www.planningportal.nsw.gov.au/major-projects/project/10241>

**2. Submissions**

<https://www.planningportal.nsw.gov.au/major-projects/project/10241>

**3. Applicants Response to Submissions and further information**

<https://www.planningportal.nsw.gov.au/major-projects/project/10241>

## Appendix B – Statutory Considerations

### 9.1.1 Environmental Planning Instruments (EPIs)

To satisfy the requirements of section 4.15(a)(i) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this report includes references to the provisions of the EPIs that govern the carrying out of the project and have been taken into consideration in the Department's environmental assessment.

Controls considered as part of the assessment of the proposal are:

- State Environmental Planning Policy (State & Regional Development) 2011 (SRD SEPP)
- Strathfield Local Environmental Plan 2012 (SLEP)
- State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)
- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)
- State Environmental Planning Policy No. 64 – Advertising Structures and Signage (SEPP 64)
- Draft State Environmental Planning Policy (Remediation of Land) (Draft Remediation SEPP)
- Draft State Environmental Planning Policy (Environment) (Draft Environment SEPP).

### 9.1.2 Compliance with Controls

#### State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

The aims of this SEPP are to identify State significant development (SSD) and State significant infrastructure and confer the necessary functions to joint regional planning panels to determine development applications.

The proposal is SSD in accordance with section 4.36 of the EP&A Act because it is development for the purpose of alterations and additions to an existing school with a CIV of over \$20 million, under clause 15 (educational establishments) of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011, as in force at the time of lodgement. **Table B1** details the relevant clauses under the SRD SEPP in relation to the proposal.

**Table B1** | SRD SEPP compliance table

Relevant Sections	Consideration and Comments	Complies
<u>3 Aims of Policy</u>  The aims of this Policy are as follows:  (a) to identify development that is State significant development	The proposed development is identified as SSD.	Yes
<u>8 Declaration of State significant development: section 4.36</u>  (1) Development is declared to be State significant development for the purposes of the Act if:	The proposed development is permissible with	Yes

- |   |  |
|---|--|
| <p>(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and</p> <p>(b) the development is specified in Schedule 1 or 2.</p> | <p>development consent.</p> <p>The proposal is for the alterations and additions to an existing school with a CIV over \$20 million.</p> |
|---|--|

### Strathfield Local Environmental Plan 2012

The SLEP aims to achieve high quality urban form, deliver improved integration of transport and land use, promote the efficient use of land for a wide range of employment, recreation, retail, cultural, service, educational uses for the local community. The SLEP also aims to provide opportunities for economic growth, identify and protect environmental and cultural heritage, promote opportunities for social, cultural and community activities.

The Department has consulted with Council throughout the assessment process and has considered all relevant provisions of the SLEP and the matters raised by Council (refer to **Section 5**). The Department concludes the development is consistent with the relevant provisions of the SLEP. An assessment against the relevant parts of the SLEP is provided in **Table B2**.

**Table B2** | Assessment Against SLEP Provisions

SLEP	Department Comment/Assessment
Clause 2.1 Land Use Zones	The site is zoned R3 Medium Density Residential. Development for the purpose of an educational establishment is permissible with consent.
Clause 2.7 Demolition requires development consent	<p>The proposal seeks to demolish an existing house and garage at 4 Vernon Street, the existing business office at the Prep School and the Staff Common Room on the Senior School. The Department has recommended conditions of consent to ensure demolition is carried out appropriately to minimise impact on the adjoining residential properties.</p> <p>As discussed at <b>Section 2.5</b>, the demolition of the existing performing arts building on the Senior School for the Music and Drama Centre would be progressed under a development consent granted by Council (DA 2014/23).</p>
Clause 4.3 Height of Buildings	<p>The site is subject to height limit of 11m. Compliance with the control for each site is as follows:</p> <p><b>Senior School:</b> The three storey Music and Drama Centre would be 12.64m high to the top of the lift overrun and roof mounted plant and equipment. This breaches the height limit by 1.64m (14.9% over the limit). Despite this, clause 42 of the Education SEPP states that consent may be granted for a development that contravenes a development standard under an EPI (see above and <b>Section 6.1</b>).</p>



**Prep School:** The two storey Administration and Student Centre would be 8.32m high and therefore complies.

**Junior School:** The proposed pergola would not be classified as a structure that applies to the height of building control. Notwithstanding this, the pergola would be less than 11m.

---

Clause 4.4 Floor Space Ratio (FSR)	The site is subject to a FSR of 1.2:1. The gross floor areas of development on each of the school sites are:
------------------------------------	--

**Senior School:** 0.76:1 (Complies).

**Prep School:** No change (N/A).

**Junior School:** 0.38:1 (Complies).

---

Clause 5.10 Heritage Conservation	In accordance with subclause 2, this SSD application seeks development consent to:
-----------------------------------	--

- demolish the Staff Common Room on the Senior School within listing I187.
- demolish the business centre in the north eastern corner of the Prep School within item I176.
- demolish the existing residential dwelling and garage at 4 Vernon Street within the Vernon Street Heritage Conservation Area (HCA).

The Environmental Impact Statement (EIS) included a Heritage Impact Statement (HIS) and an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the heritage impacts of the proposal. The Senior School is a locally listed heritage item (I187). The Prep school "Lingwood" is a locally listed heritage item (I176).

The Department's assessment of the existing heritage items is at **Section 6.1.5**. The Department considers that the proposed works would not unreasonably impact the heritage significance of the HCAs, the integrity of the listed heritage items or surrounding local heritage items.

The site also does not contain an archaeological site or any Aboriginal place of heritage significance and therefore sub-clauses 7 and 8 do not apply.

The site does not contain any state heritage items and therefore sub-clause 9 does not apply.

The Department considers that the design response of the Music and Drama Centre and the Administration and Student Centre buildings would not adversely affect the heritage significance of the heritage items.

Clause 6.1 Acid sulfate soils	N/A. While the site is identified as having Class 5 acid sulfate soils under the SLEP maps, it is not located or include works within 500m of another acid sulfate soil category.
Clause 6.2 Earthworks	<p>The proposal would excavate areas on the Senior School and Prep School to construct the new buildings. The EIS includes geotechnical reports to assess soil conditions and inform construction techniques.</p> <p>Earthworks required to construct the development are not anticipated to negatively impact soil stability in the locality and can be managed through appropriate construction methods such as shoring. Construction techniques would be confined as part of the detailed construction design of the works.</p> <p>The material that would be excavated consists of:</p> <ul style="list-style-type: none"> <li>• Senior School: compacted sand/topsoil, high plasticity clay and laminate.</li> <li>• Prep School: sand and silty clay.</li> <li>• Junior School: fill material, residual soil and shale clay.</li> </ul> <p>As discussed at <b>Section 6.4</b>, the likelihood of encountering relics is considered low.</p> <p>The Applicant proposes to implement a range of mitigation measures and monitoring across the sites to ensure amenity and physical impacts on the surrounding area are minimised, including:</p> <ul style="list-style-type: none"> <li>• piling and shoring.</li> <li>• groundwater monitoring at the Senior School and Prep School.</li> </ul> <p>The Department is satisfied that the development would not adversely impact any waterway, drinking water catchment or environmentally sensitive area. The works would facilitate the construction of new educational buildings and play areas.</p> <p>Remediation works are required on the Prep and Junior Schools. Contaminated material would be disposed of at a licensed facility. Excavated material would be classified in accordance with the EPA's Waste Classification Guidelines.</p> <p>The Department has recommended conditions requiring the Applicant to prepare pre and post construction dilapidation reports as well as a Construction Environmental Management Plan detailing measures to address the amenity of residents during construction regarding construction noise and dust (see <b>Section 6</b>) and erosion and sediment controls.</p>

## **State Environmental Planning Policy (Infrastructure) 2007**

The Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process.

The development does not constitute traffic generating development in accordance with clause 104 of the Infrastructure SEPP. However, the application was referred to Transport for NSW (TfNSW) for comments on school zones. TfNSW comments are provided in **Section 5.3** and has incorporated them into conditions of consent.

The development is not located within the vicinity of an electricity transmission or distribution network. As identified under clause 45 of the Infrastructure SEPP. However, the Application was referred to Ausgrid for comments on electricity supply and servicing. No comments were provided from Ausgrid.

The proposal is therefore consistent with the Infrastructure SEPP given the consultation and consideration of the comments from the relevant public authorities. The Department has included suitable conditions in the recommended conditions of consent (see **Appendix C**).

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

The Education SEPP aims to simplify and standardise the approval process for child care centres, schools, TAFEs and universities while minimising impacts on surrounding areas and improving the quality of the facilities. The Education SEPP includes planning rules for where these developments can be built, which development standards can apply and constructions requirements. The application has been assessed against the relevant provisions of the Education SEPP.

Clause 57 of the Education SEPP requires traffic generating development that involves the addition of 50 or more students to be referred to the TfNSW (RMS). As the development has the potential to cater for 50 additional students on the Senior School, it was referred to TfNSW (RMS) in accordance with this Clause. TfNSW (RMS) did not raise any concerns regarding the increased capacity of the school.

Clause 35(6)(a) requires that the design quality of the development should be evaluated in accordance with the design quality principles set out in Schedule 4. An assessment of the development against the design principles is provided in **Table B3**.

**Table B3 | Consideration of the Design Quality Principles**

Design Principles	Response
Context, built form and landscape	<p>The Music and Drama Centre fits into an urban context made up of varied building forms and styles, including residential, commercial, and educational structures. The Administration and Student Centre has been placed to maintain sight lines from Longwood House out onto its garden setting. The building responds to the fall of the site to provide a two storey building that aims to harness solar access via operable louvres and is also consistent with the height of existing classrooms on the Prep School. The development includes appropriate landscaping to soften the new buildings.</p>
Sustainable, efficient and durable	<p>The proposal includes ecological sustainable design (ESD) elements sufficient to achieve 5-star Green Star 'in-principle' rating. The materials chosen are durable, have considered a lower embodied energy outcome and require low maintenance.</p> <p>The proposal involves building envelopes with passive and active insulation, ventilation, shading and water collection. The new outdoor play areas and spaces enhance the learning environment of the school in a spatially constrained site.</p>
Accessible and inclusive	<p>Each school site can be accessed independently. The development provides accessible travel paths are provided in all sections of the site. The new Music and Drama Centre and Administration and Student Centre contain access ramps and lifts for equitable access to all floors. The works would also provide improved connections between buildings on the Senior School.</p> <p>The school offers its facilities for out of school activities such as the Music Academy, which is a program open to people outside of Meriden. This would continue and be enhanced by the proposed development.</p>
Amenity	<p>The new Music and Drama Centre and Administration and Student Centre have been designed to minimise the additional overshadowing on school grounds. Both buildings provide flexible learning spaces that can be adapted as needs change.</p> <p>The Senior School design includes significant areas of glazed windows for natural light which can be controlled through louvres, blinds, or operable windows. Operable louvres and large windows on the proposed Prep School building would also allow natural light to be controlled.</p> <p>The design and placement of the proposal would ensure a high level of acoustic amenity to occupants and nearby residents. The proposed acoustic</p>



barrier at the Junior School play area would ensure acoustic and visual privacy at 2 Vernon Street. Locating music practice rooms and performance spaces in the basement levels with an internal focus on the Senior School would minimise noise impacts on neighbouring properties.

Health and Safety	<p>The proposal will allow school activities to be consolidated to minimise travel between school campuses. While Senior School students would need to cross Margaret Street to travel between the Senior School and the Student Centre, the existing pedestrian crossing and building placement for clear sight lines ensures these areas could be accessed safely.</p> <p>The Student and Administration building adopts a separate, set back entrance to minimise the risk of small children entering Margaret Street. The new buildings would include water efficient fixtures and passive design measures to create a comfortable learning environment.</p> <p>The development incorporates Crime Prevention Through Environmental Design (CPTED) principles to provide a safe learning environment for students.</p>
Whole of life, flexible, adaptable	<p>The Administration and Student Centre maximises the use of columns to provide flexibility to reconfigure workstations, desks, and study areas as the needs of staff and students change.</p> <p>The Music and Drama Centre provides performance and rehearsal spaces that response to performer and audience requirements. However, the building includes select non-load bearing partitions that could be adapted in the future.</p>
Aesthetics	<p>The proposal evokes design enhancement by proposing appropriate articulation of buildings and integration with existing heritage buildings. The Music and Drama Centre provides a bookend to the Senior School that is broadly consistent with the varied bulk and scale along Margaret Street. The materials of this building provide a neutral finish while along the ground and first floor while still being varied on the third floor to provide a contemporary design response and communicate the educational nature of the building.</p> <p>The Student and Administration Centre adopts splashes of colour in a vibrant yet recessive palate to identify the age group of the site and provide a backdrop for the Prep School playground.</p> <p>The development includes landscaping elements to enhance entry points to the school and outdoor spaces and soften its appearance from in and outside of the school grounds.</p>

## **State Environmental Planning Policy No. 55 - Remediation of Land**

SEPP 55 aims to ensure that potential contamination issues are considered in the determination of a development application. The EIS includes a contamination assessment for the site which concludes the site is impacted by imported contaminated fill, lead paint and hazardous building materials. The Remedial Action plans (RAP) for the Junior School and Prep School submitted with the EIS concluded the two sites could be made suitable for the proposed development and educational establishment use by implementing the remediation methodology. In both cases, this involves excavation and removal of the material from the site, disposal at a licensed waste facility and validation of the site before continuing with construction.

In the case of the Prep School, additional groundwater investigations and a groundwater monitoring well are required due to access restrictions at the time of the Phase 1 assessment and preparation of the RAP. Additional groundwater monitoring on the Senior School is also recommended.

The Department is satisfied the RAP and proposed validation is can remediate the site to a level where it is suitable for its ongoing educational establishment use.

The Department recommends conditions requiring the Applicant to:

- carry out the remediation works and investigations detailed in the RAPs submitted with the application, and validate as part of Stage 1 of the development.
- undertake additional groundwater investigations.
- monitor groundwater on the Senior and Prep Schools during construction.
- implement the unexpected finds protocols detailed in the RAPs to manage any unanticipated contamination be found during works.

## **State Environmental Planning Policy No. 64 – Advertising and Signage**

SEPP 64 applies to all signage that under an EPI can be displayed with or without development consent and is visible from any public place or public reserve. The development does not propose any signage. The Applicant has advised any new signage would be pursued under separate applications.

## **Draft State Environmental Planning Policy (Remediation of Land)**

The Draft Remediation SEPP will retain the overarching objective of SEPP 55 promoting the remediation of contaminated land to reduce the risk of potential harm to human health or the environment.

Additionally, the provisions of the Draft Remediation SEPP will require all remediation work carried out without development consent to be reviewed and certified by a certified contaminated land consultant, categorise remediation work based on the scale, risk and complexity of the work and require environmental management plans relating to post-remediation management of sites or ongoing operation, maintenance and management of on-site remediation measures (such as a containment cell) to be provided to council.

The Department is satisfied that the proposal will be consistent with the objectives of the Draft Remediation SEPP.

### Draft State Environmental Planning Policy (Environment)

The Draft Environment SEPP is a consolidated SEPP which proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. Once adopted, the Draft Environment SEPP will replace seven existing SEPPs. The proposed SEPP will provide a consistent level of environmental protection to that which is currently delivered under the existing SEPPs. Where existing provisions are outdated, no longer relevant or duplicated by other parts of the planning system, they will be repealed.

Given that the proposal is consistent with the provisions of the existing SEPPs that are applicable, the Department concludes that the proposed development will generally be consistent with the provisions of the Draft Environment SEPP.

### Other policies

In accordance with Clause 11 of the SRD SEPP, Development Control Plans (DCP) do not apply to SSD. Notwithstanding this, the objectives of relevant plans and policies that govern the carrying out of the project are appropriate for consideration in this assessment in accordance with the SEARs and are considered in **Table B4** below.

### Strathfield Consolidated Development Control Plan 2005

**Table B4** | Assessment against relevant provisions of the Strathfield DCP

Assessment Criteria	Comments	Compliance
<b>Part M – Educational Establishments</b>		
1.4 Zones where educational establishments are permissible	The site is zoned R3 Medium Density Residential under the SLEP, which is a prescribed zone under the Education SEPP.	Yes
4.1 Design principles	The EIS includes an architectural statement that incorporates comments from the Government Architect NSW and design principles. The proposed development incorporates these design principles as well as ESD, landscaping and CPTED responses to the site and locality. The height of the Music and Drama Centre and the Administration and Student Centre adopt a height, bulk and scale that is compatible with the area and is sympathetic to local heritage items and existing residential properties.	Yes

4.3 Sites analysis	The architectural plans include a site analysis drawing.	Yes
4.3 Site requirements	<p>The sites are located within existing school grounds in a highly urbanised near existing transport services and would allow existing or modified drop-off and pick-up arrangements to continue. Amenity impacts associated with overshadowing are contained within the site, with the exception of increased overshadowing at the ground floor of 12-14 Margaret Street in the Winter Solstice. The Department considers this impact acceptable.</p> <p>The acoustic impacts from the Music and Drama Centre locates noise generating areas underground or provides management measures such as closing doors and windows to ensure the building complies with its project noise trigger levels.</p> <p>The site design would maintain or enhance vehicular and pedestrian connectivity between each site.</p>	Yes
4.4 Building design and envelope	<p>The new buildings would ensure that adequate solar access is maintained to neighbouring properties. The placement of the buildings would achieve adequate setbacks that are consistent with the existing built form along Margaret Street. The hours of operation and use of the new buildings would ensure privacy, visual and noise impacts are managed to an acceptable level.</p> <p>The development incorporates ESD measures (see <b>Section 4.4</b>). The internal design of the buildings would ensure students and teachers are provided with amenity.</p>	Yes
4.5 Bulk scale and site coverage	Façade treatments respond to each school site. The Music and Drama centre incorporates materials and proportions on the ground and first floor to tie in with the Hope Turner Building and Margaret Street. The Administration and Student Centre adopts a form and roof style consistent with the Prep School site.	Yes
4.6 Height	The DCP states the height limit for an educational establishment in a residential zone is two storeys and 9.5m above the natural ground level.	Yes, on merit

The Music and Drama Centre would be 12.64m and three storeys high. However, as discussed at **Section 6.1**, the Department is satisfied the height of the building is acceptable.

The Prep School building complies with the DCP height control.

4.7 Setbacks	<b>Front Setbacks</b>	Senior School – No, but acceptable on merit.
	The DCP requires a main frontage setback of 9m and a secondary frontage setback of 5m.	
	The front setback of the Music and Drama Centre ranges between 3.9m and 6.2m due to its angled wall design. However, the predominant setback of other Senior School buildings is less than 9m. The Department is satisfied that this varied setback is an acceptable response to the existing built form along Margaret Street (see <b>Section 6.1</b> ).	Perp School - Yes
	The new Prep School building would incorporate a 12m setback at closest point to Margaret Street and complies with the control.	
	<b>Side and Rear Boundary Setbacks</b>	Yes
	The DCP requires a 3m setback for single storey development and a 4m setback for two storey development.	
	The Music and Drama Centre would provide a 16m side setback from 15 Margaret Street, which complies.	
	The Administration and Student Centre would provide a 1.2m setback to the boundary with 12-14 Margaret Street. This is consistent with the existing classrooms in the southern part of the Prep School. As discussed at <b>Section 6.1</b> , the overshadowing impacts from this design are acceptable. No windows are located along the eastern elevation to maintain privacy.	
	<b>Minimum Setbacks for Occupiable Open Space</b>	
	The DCP requires a minimum setback of 3m to open space areas.	Yes
	The Music and Drama Centre would provide a landscape buffer over 3m deep from the boundary of 15 Margaret Street.	
	The Junior School Playground would provide a 2.5m landscape buffer to 2 Vernon Street that would be enclosed by	



a 2.1m acoustic barrier. The Department considers this is an acceptable design response considering the need to manage the acoustic impacts on 2 Vernon Street.

4.8 Visual privacy and views	<p>The DCP requires windows, balconies, terraces, and external areas not to overlook into internal rooms and outdoor living areas.</p> <p>The Department's assessment at <b>Section 6.1</b> concludes that the development would not adversely impact visual privacy and views at nearby residential dwellings.</p>	Yes
4.9 Acoustic privacy	Noise impacts are addressed at <b>Section 6.3</b> . The Department considers the acoustic impacts of the development are acceptable, subject to recommended conditions of consent, including ongoing management of the site to ensure adverse noise impacts during construction and operation are minimised.	Yes
4.10 Overshadowing and solar access	Overshadowing has been assessed at <b>Section 6.1</b> . The Department concludes the development would not adversely impact solar access to adjoining residential properties.	Yes
4.11 Environmentally Sustainable Development	<p>As discussed in <b>Section 4.4</b>, the development would include a range of ESD measures to achieve an 'in-principle' 5-star green star rating.</p> <p>The application also includes travel management plans to encourage alternative travel modes during construction and operation.</p> <p>The Department has recommended conditions to ensure the a minimum 4-star green star rating is achieved and to implement the Applicant's sustainable travel measures during construction and operation.</p>	Yes
4.12 Heritage and conservation	Heritage impacts are assessed at <b>Section 6.1.5</b> . The Department considers the development is consistent with the heritage DCP measures.	Yes
4.13 Environmental Hazards	The development would be located more than 300m from a mobile phone tower or transmission line.	Yes

4.14 Safer by design	<p>The application includes a CPTED assessment which concludes the proposal includes measures to promote student and staff safety. Measures include maintaining clear sight lines along footpaths and roads for passive surveillance and territorial reinforcement.</p> <p>The playground incorporates CPTED principles via the use of fences, low walls, and gates to separate children from vehicular areas. Material changes provide territorial reinforcement by delineating the boundary between the public domain and school grounds.</p>	Yes
4.15 Traffic, parking and access	Traffic, access and parking are assessed at <b>Section 6.2</b> .	Yes
4.16 External impacts management plan	The EIS and RtS include management plans for construction, noise, traffic, and pedestrian movement.	Yes
4.17 Outdoor areas	<p>The Junior School Playground would be separated from 2 Vernon Street by a 2.1m noise barrier. The outdoor play area on the Prep School would be separated from 12-14 Margaret Street by the proposed Administration and Student Centre.</p> <p>These outdoor areas would facilitate supervision and incorporate landscaping and varied textures for children.</p>	Yes
4.18 Landscaping and vegetation	The development proposed landscaping schemes across each campus. These are detailed at <b>Section 2</b> and would provide more than the required 1m landscape buffer to adjoining residential properties. The proposed landscaping would soften the appearance of the new buildings and outdoor play space.	Yes
4.19 Fencing and gates	<p>The Development would continue the existing fence design on the Senior School and Prep School.</p> <p>The Junior School Playground fence would be set back from the Vernon Street sidewalk, behind a raised landscaped area to soften its appearance along the street. The design would retain the low brick wall fronting the sidewalk to maintain continuity along the street. The black palisade design would be recessive to the existing fence line and designs in Vernon Street.</p>	Yes

4.20 Stormwater drainage and re-use	<p>The application includes conceptual stormwater designs and proposes to leverage off an existing rainwater re-use system on the Prep School. A new rainwater re-use system is proposed on the Senior School.</p> <p>A new OSD tank is proposed on the Prep School. A new pit and pipe network on the Senior School will store stormwater in an existing OSD tank that has sufficient capacity. No adverse increases to pollutant loads and stormwater run-off volumes are anticipated.</p>	Yes
4.21 Signage	N/A. No signage is proposed under this application.	N/A
4.22 House of Operation	Hours of operation of the school and additional are provided at <b>Section 2.3</b> .	
4.23 Contamination	Contamination is assessed at <b>Section 6.4</b> and under SEPP 55 above.	Yes
4.24 Safety and Health	N/A. No food preparation or vendor areas as described under the DCP are proposed under this application.	N/A
4.25 Recycling and Waste Management	Waste management is assessed at <b>Section 6.4</b> .	Yes

## Appendix C – Recommended Instrument of Consent