ENVIRONMENTAL IMPACT STATEMENT FOR SSD 9972

SANTA SOPHIA CATHOLIC COLLEGE, BOX HILL NORTH

PREPARED FOR

CATHOLIC EDUCATION DIOCESE OF PARRAMATTA

MAY 2019

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Alaine Roff
Senior Consultant	Rosie Sutcliffe
Assistant Planner	Grace Butcher
Project Code	P1299
Report Number	P1299_EIS_FINAL

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SIGNED DECLARATION

SUBMISSION OF ENVIRONMENTAL IMPACT STATEMENT

This Environmental Impact Statement (EIS) has been prepared in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulations* 2000.

Environmental Assessment Prepared by:	
Name:	Alaine Roff (Associate Director) Bachelor of Arts, University of Newcastle, NSW Master of Town Planning, University of New South Wales
	Rosie Sutcliffe Bachelor of Planning, University of New South Wales
Address:	Urbis Pty Ltd Level 23, Darling Park Tower 2, 201 Sussex Street Sydney NSW 2000
In respect of:	Catholic Education Diocese of Parramatta C/ - TSA Management Pty Limited

Applicant and Land Details:	
Applicant:	Catholic Education Diocese of Parramatta C/ - TSA Management Pty Limited
Applicant Address:	Level 15, 207 Kent Street, Sydney, NSW, 2000
Land to be developed:	Lot 25, 26 & 27 in DP255616
Project Summary	The development of Santa Sophia Catholic College.

I certify that the content of the Environmental Impact Statement, to the best of our knowledge, has been prepared as follows:

- In accordance with the requirements of the *Environmental Planning and Assessment Act 1979 (EP&A Act) and Environmental Planning and Assessment Regulation 2000* (EP&A Regulation);
- Containing all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates; and
- The information contained in this report is true in all material particulars and is not misleading.

Name:	**Alaine Roff, Associate Director**
Signature / Date:	 17 May 2019

EXECUTIVE SUMMARY

PURPOSE OF THIS REPORT

This Environmental Impact Statement (EIS) has been prepared on behalf of the Catholic Education Diocese of Parramatta C/ - TSA Management Pty Limited (the applicant) in support of State Significant Development (SSD) SSD 9772. The SSD application is for a new school to be known as Santa Sophia Catholic College (Santa Sophia) located on the corner of Fontana Drive and the future road 'B', between Red Gables Road and Fontana Drive, in Box Hill North (the site). This EIS should be read in conjunction with the *Secretary's Environmental Assessment Requirements* (SEARs) issued on 21 December 2018 and supporting technical studies provided in the appendices.

THE PROPOSAL

The new Santa Sophia Catholic College will cater for approximately 1,920 primary and secondary school students, inclusive of a 60 student Catholic Early Learning Centre. The school will have 130 full-time equivalent staff.

The proposal seeks consent for approximately 15,000sqm of floor space across a part five and part six storey building. The building will present as three main hubs connected by terraced courtyards and garden spaces.

The school will include:

- Catholic Early learning centre for 60 students;
- General Learning Spaces for years Kindergarten to 12;
- Community Hub – knowledge centre and cafe;
- Creative Hub – art and applied science;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Professional Hub – administrative space;
- Research Hub – science and fitness;
- Associated site landscaping and open space including a fence and sporting facilities;
- Bus drop off from Fontana Drive;
- Pick-up and drop-off zone from future road 'B';
- Pedestrian access points from Red Gables Road north, Fontana Drive and future road 'B';
- Staff parking for 110 vehicles provided off site in an adjacent location;
- Short term parking for pick up and drop off for Catholic Early Learning Centre from Red Gables Road; and
- Digital and non-digital signage to the school.

Indicative floor plans and elevation massing diagram are provided in the appendices.

Early works (including earthworks) to facilitate site development will be subject to a separate approval.

THE SITE

Santa Sophia is to be located on the corner of 'future road 'B' and Fontana Drive between Red Gables Road and Fontana Drive within the future town centre of Box Hill North. The site has an area of 10,132m², is legally described as Lot 25, 26 & 27 in DP255616 and is located within the 'Gables' master planned mixed use development. Box Hill North is adjacent to the Box Hill Urban Release Area.

The Gables is a master planned community privately developed by Celestino. Upon completion the Gables will consist of a town centre, retail facilities, public primary school, approximately 4,100 dwellings, recreational facilities, pedestrian and cycle networks, and associated roads and infrastructure. The master plan indicates that adjacent to the Santa Sophia site will be sporting fields, residential and mixed uses within the town centre.

The site is Greenfields site previously used for hobby farming, grazing and rural purposes. The site is currently vacant and clear of any development.

PLANNING FRAMEWORK

The development is for the purpose of a new school. Pursuant to Schedule 1 Clause 15(1) of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), development for the purpose of a new school is state significant development, regardless of cost of works. Accordingly, the proposal will be submitted to the New South Wales *Department of Planning and Environment* (DPE) for assessment and determination.

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

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No.55 - Remediation of Land;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006;
- State Environmental Planning Policy No. 64 - Advertising and Signage;
- Draft State Environmental Planning Policy (Remediation of Land)
- Draft State Environmental Planning Policy (Environment)
- Biodiversity Conservation Act 2016;
- The Hills Local Environmental Plan 2012; and
- The Hills Development Control Plan 2012.

ASSESSMENT

The proposal has been assessed against all items contained to the *Secretary's Environmental Assessment Requirements* (SEARS) issued for the project on 21 December 2018. In summary:

- **The proposal satisfies the applicable local and state planning policies:** The proposal satisfies the objectives of all relevant planning controls and generally complies with the relevant planning controls.
- **The design positively responds to the site conditions and future urban context:** The design of the School was carefully considered to ensure it has good connections to adjacent public domain areas and fits contextually with the future town centre residential and mixed use development.
- **The proposal is highly suitable for the site:** The site is zoned B2 Local Centre and the Town Centre envisages the school use. There are no significant environmental constraints limiting development on the site and the proposal will not generate unreasonable impacts on the current and future surrounding locality.
- **The proposal is in the public interest:** The proposal will take substantial pressure off existing schools in the surrounding locality and ensures more children have access to high quality school facilities, learning spaces and equipment. The proposal will also create temporary job opportunities in manufacturing, construction and construction management during the project's construction phase of works, and significant job opportunities in teaching and administration at the project's completion.

- **The proposal appropriately satisfies each item within the Secretary's Environmental Assessment Requirements:** The proposal satisfies the SEARs as demonstrated within this EIS.

Considering the above and the content contained to this EIS, it is recommended that the DPE approve this SSDA, subject to appropriate conditions. Considering the above and the content contained to this EIS, it is recommended that the DPE approve this SSDA, subject to appropriate conditions.

SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

A request was made to the Minister for the Secretary's Environmental Assessment Requirements (SEARs), pursuant to Clause 3, Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. SEARs were issued on 21 December 2018. The SEARs are addressed within this report and included in full at **Appendix A**.

Table 1 below provides a summary of the SEARs and identifies the section of the report where the relevant requirement is addressed and/or the appendix reference for the specialist consultant's report associated with that requirement.

Table 1 – SEARs

Item/Description	Document Reference
General Requirements	
The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000 (the Regulation). Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data • consideration of potential cumulative impacts due to other development in the vicinity (completed, underway or proposed) • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.	The EIS has been prepared in accordance with the Secretary's Requirements and meets the minimum form and content requirements specified in Schedule 2 of the Environmental Planning and Assessment Regulation 2000. The EIS includes a comprehensive assessment of the environmental risks and impacts associated with the development.
The EIS must be accompanied by a report from a qualified quantity surveyor providing: • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived • an estimate of the jobs that will be created by the future development during the construction and operational phases of the development • certification that the information provided is accurate at the date of preparation.	A Quantity Surveyor's Report can be found at **Appendix X**.

Item/Description	Document Reference
1. Statutory and Strategic Context	
Address the statutory provisions contained in all relevant environmental planning instruments, including: • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (State & Regional Development) 20i11 • State Environmental Planning Policy (Infrastructure 2007) • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy No.55 – Remediation of Land • Draft State Environmental Planning Policy (Remediation of Land) • Draft State Environmental Planning Policy (Environment) and • The Hills Local Environmental Plan 2012.	Information regarding statutory provisions can be found at **Section 5.**
Permissibility Detail the nature and extent of any prohibitions that apply to the development.	
Development Standards Identify compliance with the development standards applying to the site, including the draft controls outlined in Planning Proposal 2018_THILL_012_00, and provide justification for any contravention of the development standards.	
2. Policies	
• Address the relevant planning provisions, goals and strategic planning objectives in the following: • NSW State Priorities • The Greater Sydney Regional Plan, A Metropolis of three cities • Future Transport Strategy 2056 • State Infrastructure Strategy 2018 – 2038 Building the Momentum • Sydney's Cycling Future 2013 • Sydney's Walking Future 2013 • Sydney's Bus Future 2013 • Crime Prevention Through Environmental Design (CPTED) Principles	Information regarding strategic planning objectives can be found at **Section 6.**

Item/Description	Document Reference
• Healthy Urban Development Checklist (NSW Health) • Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017) • Central City District Plan • The Hills Development Control Plan 2012 • The Hills Local Strategy and Directions 2010 • The Hills Section 7.12 Contributions Plan	
3. Operation	
• Provide details of the existing and proposed school operations, including staff and student numbers, school hours of operation, and operational details of any proposed before/after school care services and/or community use of school facilities. • Provide a detailed justification of suitability of the site to accommodate the proposal.	An Operations Plan can be found at **Appendix BB.** The suitability of the site has been discussed at **Section 7.**
4. Built Form and Urban Design	
• Address the height, density, bulk and scale, setbacks and interface of the proposal in relation to the surrounding development, topography, streetscape and any public open spaces. • Address design quality and built form, with specific consideration of the overall site layout, streetscape, open spaces, façade, rooftop, massing, setbacks, building articulation, materials, colours and colours. • Provide details of any digital signage boards, including size, location and finishes. • Clearly demonstrate how design quality will be achieved in accordance with Schedule 4 Schools – Design Quality Principles of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and the GANSW Design Guide for Schools. • Detail how services, including but not limited to waste management, loading zones, and mechanical plant are integrated into the design of the development. • Provide detailed site and context analysis to justify the proposed site planning and design approach including massing options and preferred strategy for future development. • Provide a detailed site-wide landscape strategy, including consideration of equity and amenity of outdoor play spaces, and integration with built form, security, shade, topography and existing vegetation. • Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and landscape including views to and from the site and any adjoining heritage items. • Address CPTED Principles.	An Urban Design Report can be found at **Appendix D.** The CPTED Report can be found at **Appendix N.** Landscape plans can be found at **Appendix E.**

Item/Description	Document Reference
• Demonstrate good environmental amenity including access to natural daylight and ventilation, acoustic separation, access to landscape and outdoor spaces and future flexibility.	
5. Design Excellence	

• Describe the design process leading to the Concept Proposal.
• Provide design quality guidelines for the future built form and integration of landscape design.
• Provide a Design Excellence Strategy, developed in consultation with, and to the satisfaction of, the Government Architect NSW, for the future stages of the development which demonstrates how design excellence will be achieved. This strategy should set out:
  ○ the design process leading to the Concept Proposal
  ○ the type and details of the competitive design excellence processes proposed to be undertaken, in accordance with The Hills LEP, and clear rationale for this process having regard to established design excellence policy context and best practice
  ○ a method setting out how the proposed design excellence, public domain and landscape excellence process will be implemented as part of the planning process
  ○ details of the method for the incorporation of sustainability into design.
	The Urban Design Report describes the design evolution of the project and details the design excellence process (refer **Appendix D.)**
	The Ecologically Sustainable Design (ESD) Report can be found at **Appendix S.**

6. Environmental Amenity	
• Assess amenity impacts on the surrounding locality, including solar access, visual privacy, visual amenity, overshadowing and acoustic impacts. • Conduct a view analysis to the site from key vantage points and streetscape locations (photomontages or perspectives should be provided showing the building envelope and likely future development). • Include a lighting strategy and measures to reduce spill into the surrounding sensitive receivers. • Identify any proposed use of the school outside of school hours (including weekends) and assess any resultant amenity impacts on the immediate locality and proposed mitigation measures. • Detailed outline of the nature and extent of the intensification of use associated with the increased floor space, particularly in relation to the proposed increase in staff and student numbers. • Detail amenity impacts including solar access, acoustic impacts, visual privacy, view loss, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential land uses must be demonstrated.	The External Lighting Strategy and Light Spill report can be found at **Appendix K.** The Operations Plan can be found at **Appendix BB**. The Noise and Vibration Assessment can be found at **Appendix O.** The Urban Design Report can be found at **Appendix D.** The Pedestrian Wind Impact assessment is at **Appendix P.**

Item/Description	Document Reference
7. Staging	
Provide details regarding the staging of the proposed development (if any).	The proposal will be developed in one stage.
8. Transport and Accessibility	
• Include a transport and accessibility impact assessment, which details, but not limited to the following: • accurate details of the current daily and peak hour vehicle, existing and future public transport networks and pedestrian and cycle movement provided on the road network located adjacent to the proposed development • details of estimated total daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips based on surveys of the existing and similar schools within the local area • the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development • measures to integrate the development with the existing/future public transport network • the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works, if required (Traffic modelling is to be undertaken using SIDRA network modelling for current and future years) • the identification of infrastructure required to ameliorate any impacts on traffic efficiency and road safety impacts associated with the proposed development, including details on improvements required to affected intersections, additional school bus routes along bus capable roads (i.e. minimum 3.5 m wide travel lanes), additional bus stops or bus bays • details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel plan) and the provision of facilities to increase the non-car mode share for travel to and from the site • the proposed walking and cycling access arrangements and connections to public transport services • the proposed access arrangements, including car and bus pick-up/drop-off facilities, and measures to mitigate any associated traffic impacts and impacts on public transport, pedestrian and bicycle networks, including pedestrian crossings and refuges and speed control devices and zones • proposed bicycle parking provision, including end of trip facilities, in secure, convenient, accessible areas close to main entries incorporating lighting and passive surveillance	The Transport and Accessibility Impact Assessment can be found at **Appendix Y.**

Item/Description	Document Reference
• proposed number of on-site car parking spaces for teaching staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site • an assessment of the cumulative on-street parking impacts of cars and bus pick-up/drop-off, staff parking and any other parking demands associated with the development • an assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures and personal safety in line with CPTED • emergency vehicle access, service vehicle access, delivery and loading arrangements and estimated service vehicle movements (including vehicle type and the likely arrival and departure times) • projected student population growth as the site develops • details of design of the surrounding local road network per the Riverstone East planned precinct • estimated school catchment area (if any) • trip generation and mode share estimates based on surveys and analysis of a similar development • the preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following: o assessment of cumulative impacts associated with other construction activities (if any) o an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity o details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process o details of anticipated peak hour and daily construction vehicle movements to and from the site o details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle o details of temporary cycling and pedestrian access during construction. ➢ Relevant Policies and Guidelines: • Guide to Traffic Generating Developments (Roads and Maritime Services) • EIS Guidelines – Road and Related Facilities (DoPI) • Cycling Aspects of Austroads Guides • NSW Planning Guidelines for Walking and Cycling • Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development • Standards Australia AS2890.3 (Bicycle Parking Facilities).	

Item/Description	Document Reference
9. Ecologically Sustainable Development (ESD)	
• Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design and ongoing operation phases of the development. • Include a framework for how the future development will be designed to consider and reflect national best practice sustainable building principles to improve environmental performance and reduce ecological impact. This should be based on a materiality assessment and include waste reduction design measures, future proofing, use of sustainable and low-carbon materials, energy and water efficient design (including water sensitive urban design) and technology and use of renewable energy. • Include preliminary consideration of building performance and mitigation of climate change, including consideration of Green Star Performance. • Provide a statement regarding how the design of the future development is responsive to the CSIRO projected impacts of climate change, specifically: o hotter days and more frequent heatwave events o extended drought periods o more extreme rainfall events o gustier wind conditions o how these will inform landscape design, material selection and social equity aspects (respite/shelter areas). ➢ Relevant Policies and Guidelines: • NSW and ACT Government Regional Climate Modelling (NARCliM) climate change projections.	The Ecologically Sustainable Design (ESD) Report can be found at **Appendix S.**
10. Social Impacts	
Include an assessment of the social consequences of the schools' relative location and decanting activities if proposed.	Social and Economic Impacts are discussed at **Section 7.7.**
11. Noise and Vibration	
• Identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. • Identify and assess operational noise, including consideration of any public-address system, school bell, mechanical services (e.g. air conditioning plant), use of any school hall for concerts etc. (both during and outside school hours) and any out of hours community use of school facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.	The Noise and Vibration Assessment can be found at **Appendix O.**

Item/Description	Document Reference
➢ Relevant Policies and Guidelines: • NSW Noise Policy for Industry 2017 (EPA) • Interim Construction Noise Guideline (DECC) • Assessing Vibration: A Technical Guideline 2006 • Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning 2008).	
12. Contamination	
• Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. • Undertake a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works. ➢ Relevant Policies and Guidelines: • Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land (DUAP).	The contamination Assessment can be found at **Appendix Z**.
13. Utilities	
• Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure. • Prepare an Integrated Water Management Plan detailing any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.	The Infrastructure Management Plan can be found at **Appendix H.** The Hydraulic Services Report can be found at **Appendix AA.**
14. Contributions	
Address Council's 'Section 94/94A Contribution Plan' and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development.	Contributions are discussed at **Section 5.12.**
15. Drainage	
• Detail measures to minimise operational water quality impacts on surface waters and groundwater. • Stormwater plans detailing the proposed methods of drainage without impacting on the downstream properties. ➢ Relevant Policies and Guidelines: • Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).	The Stormwater Management Report can be found at **Appendix I.**

Item/Description	Document Reference
16. Flooding	
Identify flood risk on-site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the NSW Floodplain Development Manual (2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity. If there is a material flood risk, include design solutions for mitigation.	The Flooding Assessment can be found at **Appendix T.**
17. Bushfire	
Address bushfire hazard and, if relevant, prepare a report that addresses the requirements for Special Fire Protection Purpose Development as detailed in Planning for Bush Fire Protection 2006 (NSW RFS).	The Bushfire Impact Assessment can be found at **Appendix U.**
18. Biodiversity Assessment	
• Biodiversity impacts related to the proposed development are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method. • The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method. • The BDAR must include details of the measures proposed to address the offset obligation as follows: • the total number and classes of biodiversity credits required to be retired for the development/project • the number and classes of like-for-like biodiversity credits proposed to be retired • the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules • any proposal to fund a biodiversity conservation action • any proposal to make a payment to the Biodiversity Conservation Fund. • If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. • The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016. • Where a Biodiversity Assessment Report is not required, engage a suitably qualified person to assess and document the flora and fauna impacts related to the proposal.	Biodiversity waivers have been prepared for the Santa Sophia site. These can be found at **Appendix L** and **Appendix M.**

Item/Description	Document Reference
Note: Notwithstanding these requirements, the Biodiversity Conservation Act 2016 requires that State Significant Development Applications be accompanied by a Biodiversity Development Assessment Report unless otherwise specified under the Act.	
19. Sediment, Erosion and Dust Controls	
Detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles. ➢ Relevant Policies and Guidelines: • Managing Urban Stormwater – Soils & Construction Volume 1 2004 (Landcom) • Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) • Guidelines for development adjoining land and water managed by DECCW (OEH, 2013).	The Stormwater Management Report can be found at **Appendix I.**
20. Waste	
Identify, quantify and classify the likely waste streams to be generated during construction and operation and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones, mechanical plant) for the site.	The Construction Management Plan can be found at **Appendix F.** The Operational Waste Management Plan can be found at **Appendix G.**
21. Construction Hours	
Identify proposed construction hours and provide details of the instances where it is expected that works will be required to be carried out outside the standard construction hours.	The Construction Management Plan can be found at **Appendix F.**
Plans and Documents	
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: • Architectural drawings showing key dimensions, RLs, scale bar and north point, including: o plans, sections and elevation of the proposal at no less than 1:200 showing indicative furniture layouts and program	The Architectural Plans can be found at **Appendix B.** The Site Survey Plans can be found at **Appendix C.** The Urban Design Report can be found at **Appendix D.**

Item/Description	Document Reference
○ illustrated materials schedule including physical or digital samples board with correct proportional representation of materials, nominated colours and finishes ○ details of proposed signage, including size, location and finishes ○ detailed annotated wall sections at 1:20 scale that demonstrate typical cladding, window and floor details, including materials and general construction quality ○ site plans and operations statement demonstrating the after-hours and community use strategy • Site Survey Plan, showing existing levels, location and height of existing and adjacent structures / buildings and site boundaries • Site Analysis Plan including ○ site and context plans that demonstrate principles for future development and expansion, built form character and open space network ○ active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links ○ site and context plans that demonstrate principles for future network, active transport linkages with existing, proposed and potential footpaths and bicycle paths and public transport links • Sediment and Erosion Control Plan • Shadow Diagrams • View analysis, photomontages and architectural renders, including from those from public vantage points • Landscape architectural drawings showing key dimensions, RLs, scale bar and north point, including: ○ integrated landscape plans at appropriate scale, with detail of new and retained planting, shade structures, materials and finishes proposed including articulation of playground spaces ○ plan identifying significant trees, trees to be removed and trees to be retained or transplanted ○ Design report to demonstrate how design quality will be achieved in accordance with the above Key Issues including: ○ architectural design statement ○ diagrams, structure plan, illustrations and drawings to clarify the design intent of the proposal ○ detailed site and context analysis ○ analysis of options considered including building envelope study to justify the proposed site planning and design approach ○ visual impact assessment identifying potential impacts on the surrounding built environment and adjoining heritage items summary of feedback provided by GANSW and NSW State Design Review Panel (SDRP) and responses to this advice summary report of consultation with the community and response to any feedback provided • Geotechnical and Structural Report • Accessibility Report • Arborist Report • Schedule of materials and finishes.	The Stormwater Management Report can be found at **Appendix I.** The Geotechnical Investigation can be found at **Appendix V.** The BCA Assessment Report and Access Report can be found at **Appendix J** and **Appendix CC.**

Item/Description	Document Reference
Consultations	
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with: • The Hills Council • Government Architect NSW (through the NSW SDRP process) • Transport for NSW and • Roads and Maritime Services. Consultation with TfNSW, GA, and RMS should commence as soon as practicable to agree the scope of investigation. The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	The Aboriginal Cultural Heritage Consultation Report can be found at **Appendix R.** Consultation regarding the Santa Sophia site can be found at **Section 8.**
Further consultation after 2 years	
If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.	
References	
The assessment of the key issues listed above must consider relevant guidelines, policies, and plans as identified.	

1. INTRODUCTION

1.1. OVERVIEW

This Environmental Impact Statement (EIS) has been prepared by Urbis on behalf of the Catholic Education Diocese of Parramatta c/TSA Management Pty Ltd (the Applicant).

This EIS supports the State Significant Development Application (SSD 18_9772) for the new Santa Sophia Catholic College on the corner of Fontana Drive and the future road 'B', between Red Gables Road and Fontana Drive, in Box Hill North (the site).

The new school will cater for approximately 1,920 primary and secondary school students, inclusive of a 60 student Catholic Early Learning Centre. The school will have 130 full-time equivalent staff.

The proposal seeks consent for approximately 15,000sqm of floor space across a part five and part six storey building. The building will present as three main hubs connected by terraced courtyards and garden spaces.

The school will include:

- Catholic Early learning centre for 60 students;
- General Learning Spaces for years Kindergarten to 12;
- Community Hub – knowledge centre and cafe;
- Creative Hub – art and applied science;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Professional Hub – administrative space;
- Research Hub – science and fitness;
- Associated site landscaping and open space including a fence and sporting facilities;
- Bus drop off from Fontana Drive;
- Pick-up and drop-off zone from future road 'B';
- Pedestrian access points from Red Gables Road north, Fontana Drive and future road 'B';
- Staff parking for 110 vehicles provided off site in an adjacent location;
- Short term parking for pick up and drop off for Catholic Early Learning Centre from Red Gables Road; and
- Digital and non-digital signage to the school.

The purpose of this EIS is to provide an assessment of the proposal as described above, within the EIS and within the attached supporting documents. Architectural Plans of the proposal are proposed at **Appendix B** .

1.2. REPORT STRUCTURE

This EIS provides the following:

- **Section 2:** A description of the site and surrounding context; including identification of the site, existing development on the site, and surrounding development.
- **Section 3:** A detailed description of the planning context of the site including Box Hill North rezoning, Development Applications and The Gables rezoning.
- **Section 4**: A detailed description of the proposal.
- **Section 5**: An assessment of the proposal against the relevant statutory planning controls.

- **Section 6:** An assessment of the proposal against the relevant strategic planning policies.
- **Section 7**: An assessment of the key issues and impacts generated by the proposal.
- **Section 8**: A detailed description of the consultation undertaken with respect to the proposal.
- **Section 9:** Recommendations and mitigations and measures.
- **Section 10**: Summary and conclusions.

This EIS should be read in conjunction with the *Secretary's Environmental Assessment Requirements* attached at **Appendix A**, and the supporting technical documents provided at **Appendix B - Appendix CC.**

1.3. PROJECT TEAM

Specialist consultants were engaged to assist in the preparation of this SSDA, including:

Table 2 – Project Team

Deliverable	Consultant	Appendix
Secretary's Environmental Assessment Requirements	DPE	**A**
Architectural Plans	BVN Architects	**B**
Site Survey Plans	CMS Surveyor	**C**
Urban Design Report	BVN Architects	**D**
Landscape Design and Landscape Plans	McGregor Coxall	**E**
Construction Management Plan	Buildcorp	**F**
Operational Waste Management Plan	SUEZ	**G**
Infrastructure Management Plan, Electricals and Communications	Steensen Varming	**H**
Stormwater Management Report	Taylor Thompson Whitting	**I**
BCA Assessment Report	BCA Logic	**J**
External Lighting Strategy & Light Spill	Steensen Varming	**K**
Biodiversity Waiver	Office of Environment and Heritage	**L**
Biodiversity Waiver	Department of Planning and Environment	**M**
Crime Prevention Through Environmental Design (CPTED)	Urbis	**N**
Noise and Vibration Assessment	JHA Consulting Engineers	**O**
Pedestrian Wind Assessment	Windtech	**P**
Temporary Carpark	Rothe Lowman	**Q**
Aboriginal Cultural Heritage Consultation Report	Kelleher Nightingale Consulting Pty Ltd	**R**
Ecologically Sustainable Design (ESD) Report	Steensen Varming	**S**
Flooding Assessment	Northrop	**T**
Bushfire Impact Assessment	Eco Logical Australia	**U**
Geotechnical Investigation	Douglas Partners	**V**

Deliverable	Consultant	Appendix
Engagement and Communication Outcomes Report	Urbis	**W**
Quantity Surveyor's Report	WT Partnership	**X**
Transport and Accessibility Impact Assessment	Ason Group	**Y**
Contamination Assessment	JBS&G	**Z**
Hydraulic Services Report	GHD	**AA**
Operations Plan	TSA Management	**BB**
Access Report	BCA Logic	**CC**

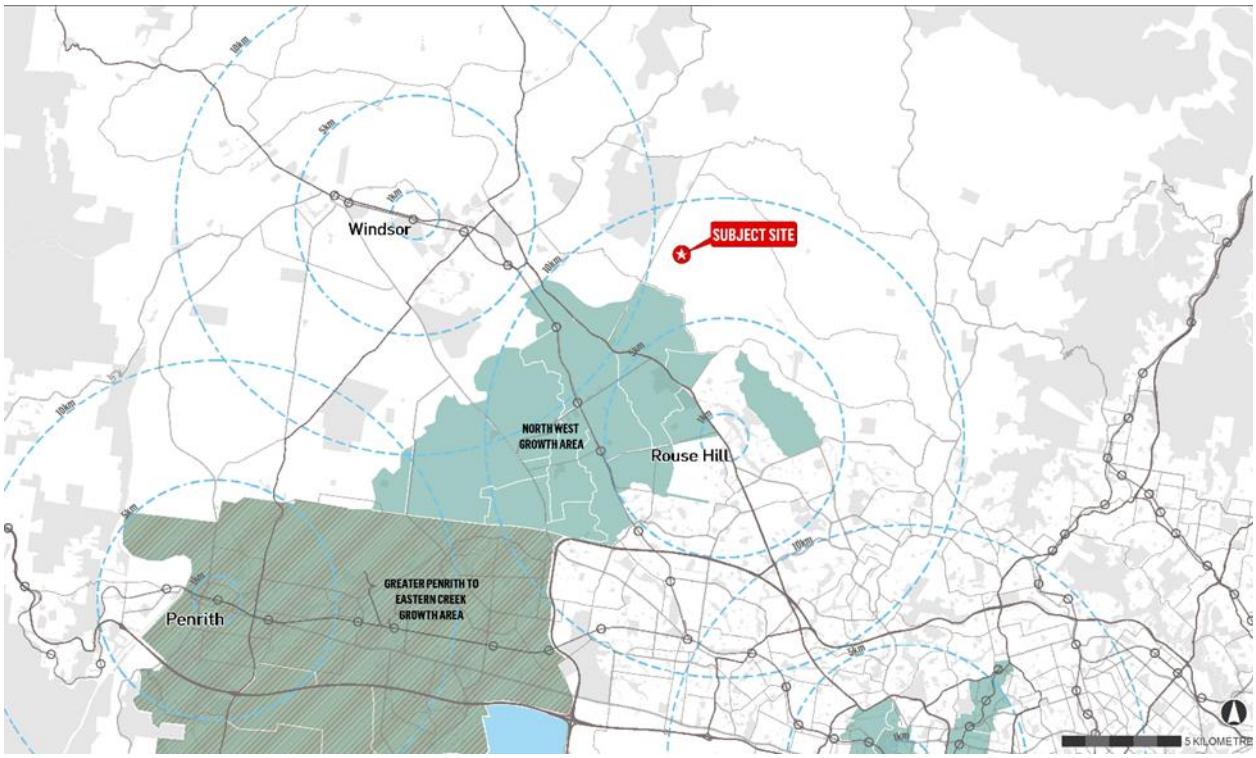
2. THE SITE AND SURROUNDING CONTEXT

2.1. SITE CONTEXT

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

The Santa Sophia site is located within the future town centre, on the corner of Fontana Drive and the future road 'B', between Red Gables Road and Fontana Drive, in Box Hill North (the site). The Gables is a master planned community privately developed by Celestino (**Figure 2**Figure 2). When complete it will consist of a town centre, retail facilities, public primary school, approximately 4,100 dwellings, recreational facilities pedestrian and cycle networks, and associated roads and infrastructure. The Gables master plan indicates that future uses adjacent to the Santa Sophia site will be sporting fields, residential and mixed uses within the town centre.

Figure 1 – Location of the site



Source: Urbis

Figure 2 – The Gables Masterplan

Source: Urbis

2.2. SITE DESCRIPTION

The site is located Red Gables Road, Box Hill North within The Hills Local Government Area (LGA). It is legally described as part Lot 25, 26 & 27 in DP255616. The site is an irregular shape and has an area of 10,132m^2. Refer to survey plan at **Appendix C**.

Figure 3 provides an aerial view of the site. The site is greenfield land historically used for hobby farming, grazing and rural purposes. There are currently no structures located on the site.

Figure 3 – Aerial View of the site

Source: Urbis

2.3. SITE CHARACTERISTICS

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

The site's characteristics were previously investigated to support the Gables Planning Proposal and are summarised below.

Table 3 – Site Characteristics

Characteristic	Description
Topography	Topography near the site is characterised by rolling hills with broad crests and gently undulating slopes and flats, sloping up to the south towards the ridge-top occupied by Old Pitt Town Road.
Hydrology	The site lies approximately 7 km southeast of the Hawkesbury River, and Cataract Creek (a tributary to the Hawkesbury River) is approximately 0.5 km northeast of the site. The site is predominantly unsealed and rainfall to the site is collected by numerous small creeks which flow to existing on-site farm dams.
Contamination	The Phase 2 Detailed Site Investigation undertaken for Box Hill North finds that there are no indications of gross or widespread contamination issues in the area. The DSI recommended that a RAP be prepared to address the identified impacts to render the site suitable for its intended uses. Confirmation of the suitability of the site for the proposal has been obtained – refer Section 5.4.

Characteristic	Description
Geology	The site is underlain by Ashfield Shale overlying the Mittagong Formation and then Hawkesbury Sandstone. The Mittagong Formation consists of fine to medium grained quartz-lithic sandstone. The Ashfield Shale consists of dark-grey to black claystone siltstone and fine sandstone-siltstone laminite.
Ecology	The site and surrounding areas have been predominantly cleared, with longstanding grazing and agricultural uses. Introduced pasture grasses, scrub and regrowth natives currently cover the site. The original vegetation would have included tree species typical of the Cumberland Plain woodland group, with various eucalypt species, spotted gum and occasional iron barks.

2.4. THE SURROUNDING CONTEXT

The surrounding context is rural and/or agricultural uses that are to be developed in stages within The Gables Precinct. The current context of the site is described below and in **Figure 4**.

Table 4 – Surrounding Land Uses

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

Figure 4 – Site and surrounding context

Picture 1 – Looking north west towards the site from Red Gables Road.

Source: Google Earth

Picture 2 – Looking north east towards the site from Red Gables Road.

Source: Google Earth

Picture 3 – Directly south across from the site, across Red Gables Road.

Source: Google Earth

Picture 4 – Directly south west across from the site, across Red Gables Road.

Source: Google Earth

Picture 5 – Corner of Red Gables Road and Janpieter Road looking North West.

Source: Google Earth

Picture 6 – Corner of Red Gables Road and Boundary Road looking south west.

Source: Google Earth

2.5. ROAD NETWORK

The existing road network provides vehicular access to Box Hill North via Boundary Road to the west and Old Pitt Town Road to the south.

The site is located on the future extension of Fontana Drive and Red Gables Road. Arterial road links in the surrounding area are Windsor Road to the south and The Northern Road to the west. Other roads include:

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

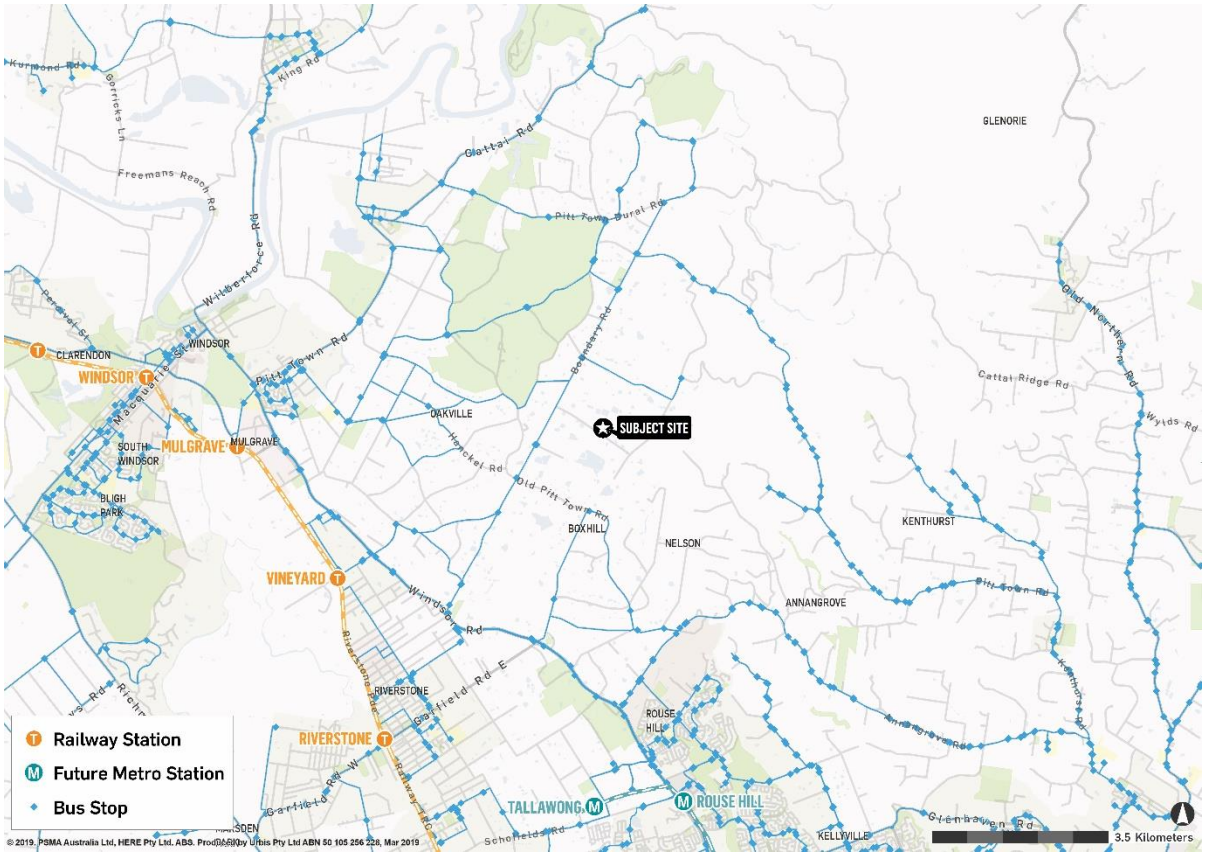
2.6. PUBLIC TRANSPORT

The road network surrounding the site is not highly serviced by public transport services due to the previous and current low travel demands of the locality. The 746 Riverstone to Rouse Hill town centre service is the closest regular bus service to the site running along Old Pitt Town Road. There is also a daily school bus service running along Luddenham. Riverstone train station is located 10km north of the site and the new Tallawong Metro Station is located 12km north-west.

The new Sydney Metro Northwest will service the locality and will deliver eight new stations, 4,000 commuter car parking spaces, and will run every four minutes during peak. From Tallawaong Station there is an indicative travel time of 57 minutes to Wynyard Station (including interchange) and 48 minutes to Sydney Metro's Martin Place Station (completed 2024). The Northwest component of the project is known as stage one and is scheduled to open in the second quarter of 2019 with the City and Southwest link to open in 2024.

Celestino have stated that Transport NSW will determine future bus stop locations within The Gables along with their associated providers. Whilst the location of the stops has not yet been determined they are likely to be located along main roads. **Figure 5** identifies the existing and future transport links in relation to the site.

Figure 5 – Current transport context with future metro station stops



Source: Urbis

3. PLANNING CONTEXT OF THE SITE

3.1. BOX HILL NORTH REZONING

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

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

3.2. DEVELOPMENT APPLICATIONS

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

Table 5 – Relevant DAs

DA	Description
2051/2018/ZB	Subdivision creating four residue lots and one open space lot including new road (including the reconstruction of Red Gables Road between Valletta Drive and Janpieter Road and a future set of traffic lights at Red Gables Road/ Fontana Drive) over three stages. Currently under assessment
1542/2019/ZB	This DA seeks consent for a proposed subdivision that will create three (3) town centre lots for future development; two (2) residue lots; as well as the town centre internal public road network (Roads A and B). The proposal also seeks consent for necessary earthworks, landscaping, roads, and associated services. The development application was lodged on 18 April 2019.

Celestino will shortly be lodging additional DAs to facilitate the proposal. These include a DA for early works to the site and another for the temporary car park.

3.3. THE GABLES REZONING

Celestino has initiated a request to The Hills Shire Council to amend *The Hills Local Environmental Plan* (LEP) as it applies to the Box Hill North Town Centre to increase the maximum floor space ratio from 1:1 to a range of 1:1 to 2:1, and increase the maximum height of buildings from 16m (approximately 4-5 storeys) to a range of 16m to 27m (up to 8 storeys).

The current controls would permit approximately 64,000m² of gross floor area within the Town Centre for residential, retail and commercial. The planning proposal would permit approximately 86,000m² of gross floor area within the Town Centre which would comprise for residential, retail, commercial and 20,000m² of floor area for the purpose of a school.

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

A Gateway Determination was issued by NSW Department of Planning (DPE) on 22 January 2019 stating that the Planning Proposal should proceed subject to conditions. The timeframe for completing the LEP amendment is 9 months from the date of the Gateway Determination. This SSD is lodged without reliance on the Planning Proposal, as discussed in Section 5.

4. THE PROPOSAL

4.1. DEVELOPMENT OVERVIEW

The new Santa Sophia Catholic College will cater for approximately 1,920 primary and secondary school students, inclusive of a 60 student Catholic Early Learning Centre. The school will have 130 full-time equivalent staff.

The proposal seeks consent for approximately 15,000sqm of floor space across a part five and part six storey building. The building will present as three main hubs connected by terraced courtyards and garden spaces.

The school will include:

- Catholic Early learning centre for 60 students;
- General Learning Spaces for years Kindergarten to 12;
- Community Hub – knowledge centre and cafe;
- Creative Hub – art and applied science;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Professional Hub – administrative space;
- Research Hub – science and fitness;
- Associated site landscaping and open space including a fence and sporting facilities;
- A dedicated bus drop off/ pick up area for five busses from Fontana Drive;
- Dedicated drop off/pick up area for 12 cars on future 'Road B'
- Pedestrian access points from Red Gables Road north, Fontana Drive and future road 'B';
- Short term parking for pick up and drop off for Catholic Early Learning Centre from Red Gables Road; and
- Staff car parking for 110 vehicles to be provided within the future town centre carpark, when constructed;
- Digital and non-digital signage to the school.

Indicative floor plan and elevation massing diagram are provided in the appendices.

Early works (including earthworks) will be subject to a separate approval. Celestino are providing a temporary car park for 110 vehicles north east of the site adjoining future road 'B'. This will be delivered via a separate DA to the Hills Shire Council.

The proposal is described in detail in the Architectural Plans at **Appendix B** and the Design Report at **Appendix D**, and is shown in **Figure 6** and **Figure 7**.

Figure 6 – Site Plan

Source: BVN Architecture

Figure 7 – Birds Eye View

Source: BVN Architecture

4.2. DESIGN PRINCIPLES

An Architectural and Urban Design Report has been prepared by BVN Architects and is attached at **Appendix B** and **Appendix D**. The design and spatial organisation of the school and the spaces for the different year groups follow a strong concept of vertical hierarchy and growth. The youngest children will have their classrooms and outdoor spaces at the bottom of the school. From here they grow into the next stages and move up through the school, until they reach the top floor.

The proposal has been designed based on the following Urban Design considerations for the learning environment:

- Welcoming and integrated design within the community.
- Creating safe environments and using secure lines, built form and change in levels to delineate school boundaries.
- Connectedness with the different year groups and associated outdoor spaces having visual adjacency but maintaining the necessary separation of circulation flow and management.
- Clear and intuitive movement with walkways and vertical transport easily legible with way-finding informed by the architecture.
- Utilisation of the level changes and built form to create defined spaces;
- Utilisation of tiered topography to delineate between public spaces and private school areas.
- Maximisation of outdoor learning and play space by creating courtyard and terrace spaces on and between the built form.

4.3. USE AND BUILT FORM

The proposal seeks development consent for a new school building, sporting facilities, signage and off-site staff carparking. The development will consist of hubs connected by terraced courtyards and garden spaces. The hubs are:

- Inquiry Hubs – learning spaces;
- Research Hub – science and labs;
- Creative Hub – art and applied science and food technology;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Knowledge Centre – early learning, play, café, lecture theatre, meeting and study spaces; and,
- Professional Hub – reception and administrative space; and

The built and urban design of the proposal has been appropriately developed to:

- Compliment the emerging town centre;
- Minimise the potential impacts to surrounding developments; and
- Provide a superior educational environment that encourages collaborative learning, knowledge and play.

4.4. SPORTING FACILITIES

To the south of the school are hockey fields to be built by the developer. Santa Sophia is in the process of developing a shared use agreement for this facility. The overall master plan creates a landscaped pedestrian route to the east of the site connecting the hockey fields to the south and landscaped lake area to the north.

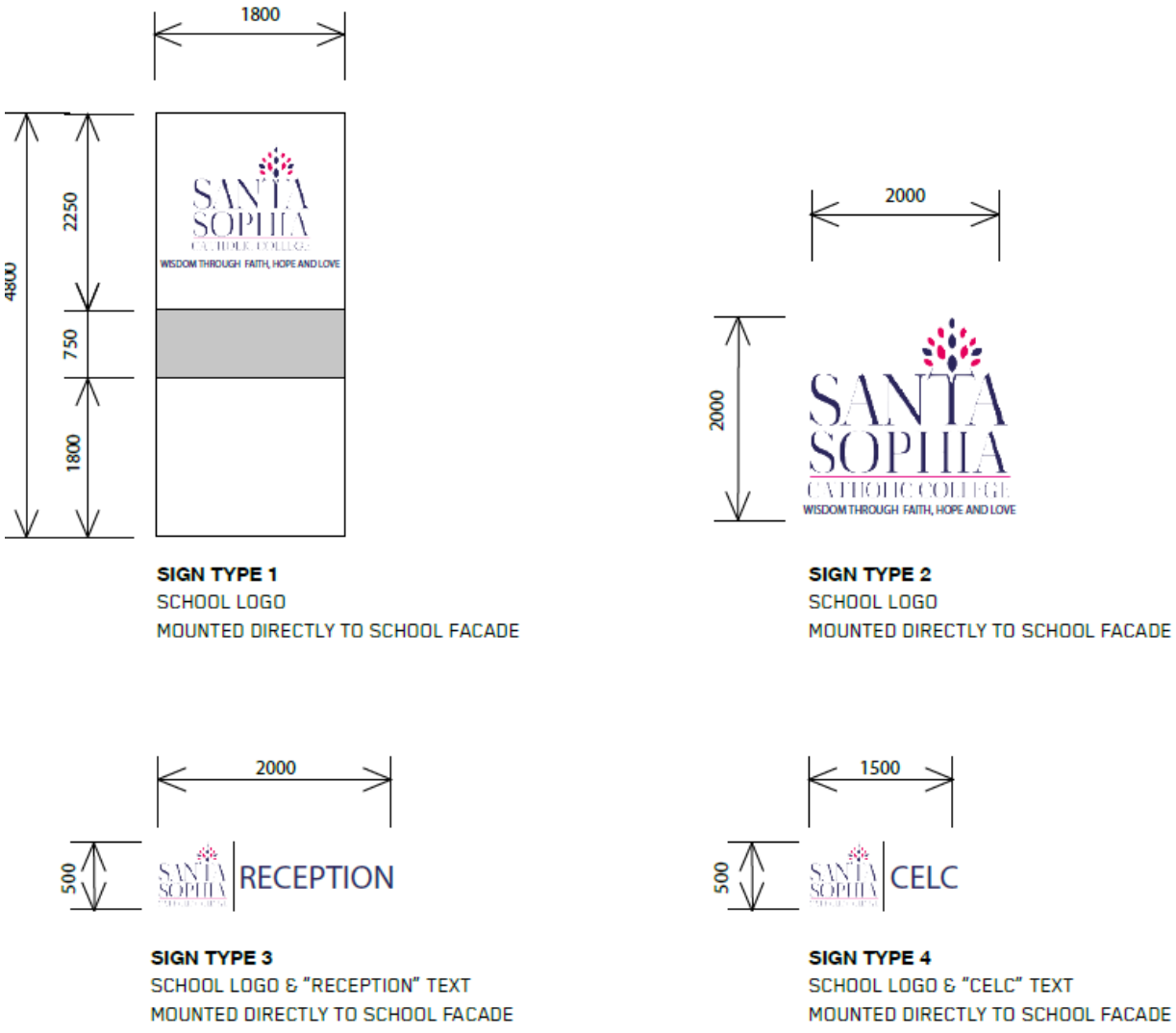
4.5. SIGNAGE

Signage is proposed in seven locations around the school. The sign types are shown in **Figure 8** and are:

- Sign Type 1: Lit but not illuminated with a digital signage board. School logo mounted directly to the building façade – 1.8m x 2.25m;
- Sign Type 2: Backlit. School logo mounted directly to the building façade – 2m x 2m
- Sign Type 3: Backlit. School logo and “reception” text mounted directly to the building façade – 0.5m x 2m;

- Sign Type 4: Backlit. School logo and “CELC” text mounted directly to the building façade – 0.5m x 1.5m.

Figure 8 – Proposed Signage Types



Source: BVN

4.6. EXTERNAL MATERIALS AND FINISHES

The materials used in the proposed new building have been specified for their aesthetic, efficiency, low maintenance qualities and durability. Corrugated powdercoated metal sheeting has been used consistently across the facades. Metal sheeting is broken up with exposed concrete, landscape planting, timber elements in public areas, stone paving and glazing. The materials and finishes are indicated in **Figure 9**.

Figure 9 – Materials and Finishes

Source: BVN

4.7. LANDSCAPING

Landscape concept plans have been prepared by McGregor Coxall (refer **Appendix E**)**.** A coordinated landscape strategy has been developed during schematic design between CEDP's landscape consultant and Celestino's landscape consultant. The landscape concept plans allow for a blend of design elements to seamlessly integrate the school's entry zone with the public plaza.

The landscape design concept for the school responds to the vertical hierarchy of learning; and comprises the following key elements:

- **The Plaza**: The Plaza is the civic heart of the school, encompassing the entries, central courtyard and major public functions and spaces (Hall, the Kitchens (café and food labs), workshops (science and art maker spaces), stage and foyers. Key considerations include activation and integration via large doors opening to the Plaza.
- **The Library**: The Library is the intellectual heart of the school and is addressed with a community bio clock, and ancillary garden or study spaces on each level.
- **The Pod**: The early learning area is designed with over-scaled playful elements (pods, seeds, mini-planets) across a constellation of soft fall and grassed areas.
- **The Vines**: The two circulation stairs to north and south are vertical movement spaces designed with water and vegetation. `The north vine springs from a pod, while the south vine evolves from a mini-amphitheatre.
- **The Tree**: The Tree is the central stair and vertical void running through the building, linking the subterranean art studios and the rooftop. This element combines vertical structure, stairs, stopping points, vertical planting, water reticulation and lighting. Along with the Library, it creates the emblematic heart of the school.
- **The Skygarden**: The Skygarden on Level 4 consists of a screen encompassing the canopy of the south Vine, screening and planting around the basketball court, planting, roof and water collection at the science-fitness centre, the school garden and the running track.

- **The Uncommon Room**: The Uncommon Room on level 5 is a screened enclosure adjacent to the Library plant, and providing an exotic educational garden;
- **The Cloud**: The Cloud is the rooftop canopy over the senior student outdoor areas, providing shelter and dappled light, water collection (to distribute down the Tree), solar collection, sensual planting (colour and scent), soundscapes, lightscapes and WiFi.

These elements and the vertical landscaping concept are illustrated in the conceptual sketch at **Figure 10**.

4.7.1. LANDSCAPING MATERIALS

Materials selected for the public domain, the southern driveway and the Civic Plaza have been selected to be consistent with the Gables Master Plan. The light tones and colours of pavements refer to the existing geology of the site.

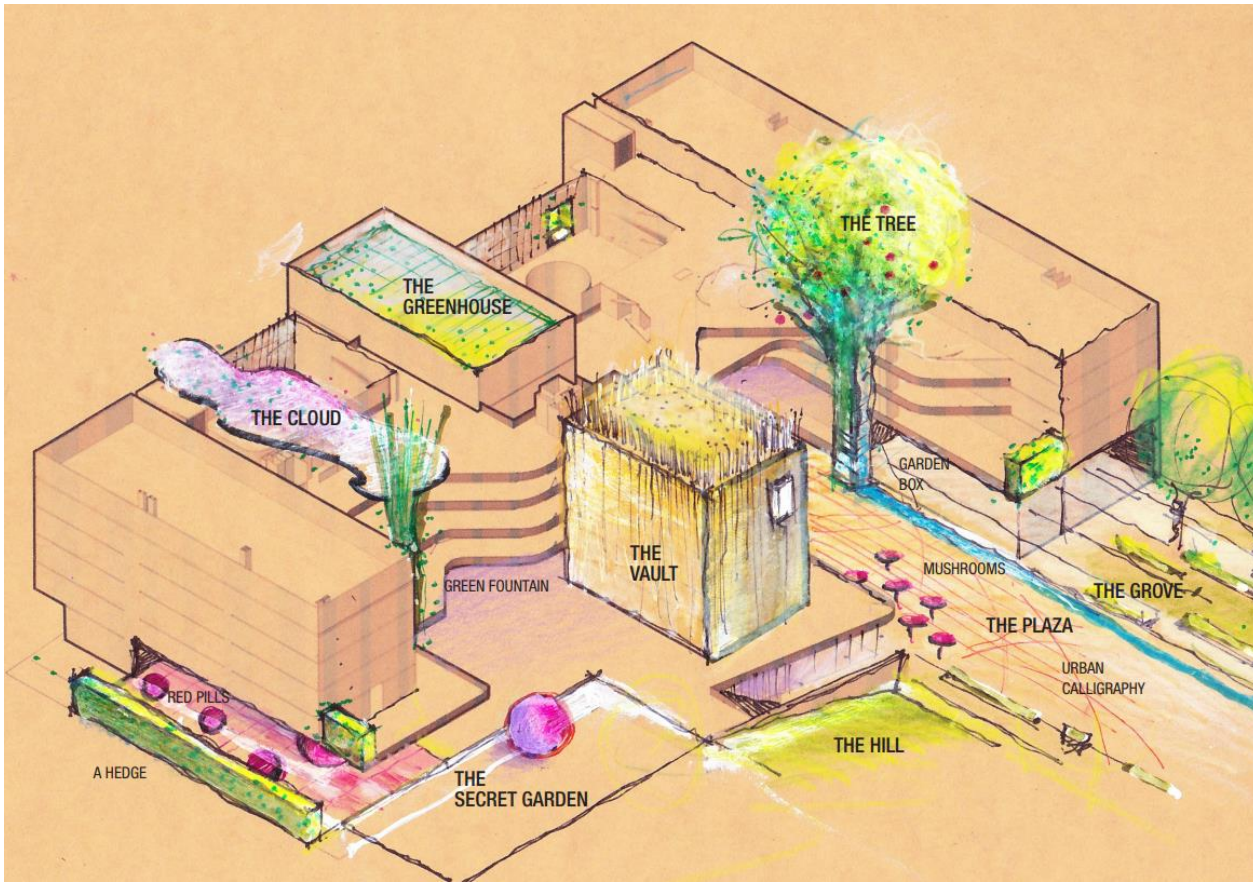
The surface materiality of the outdoor spaces of the school will be limited to granite, concrete and AstroTurf. Colours and shapes will create playful elements, that evolve through the levels of the school and that provide interest and diversity to the different levels. Materials proposed for the landscaping are identified in **Figure 11.**

4.7.2. PROPOSED PLANT SPECIES

Native plant species from the Sydney region will be used, to provide habitats for insects and birds, for shade and cooling, and for amenity. Native species have a positive effect on local ecologies, and will also resist heat and drought. Native trees from the Sydney region will provide texture, colour, shading, cooling and attract insects and birds.

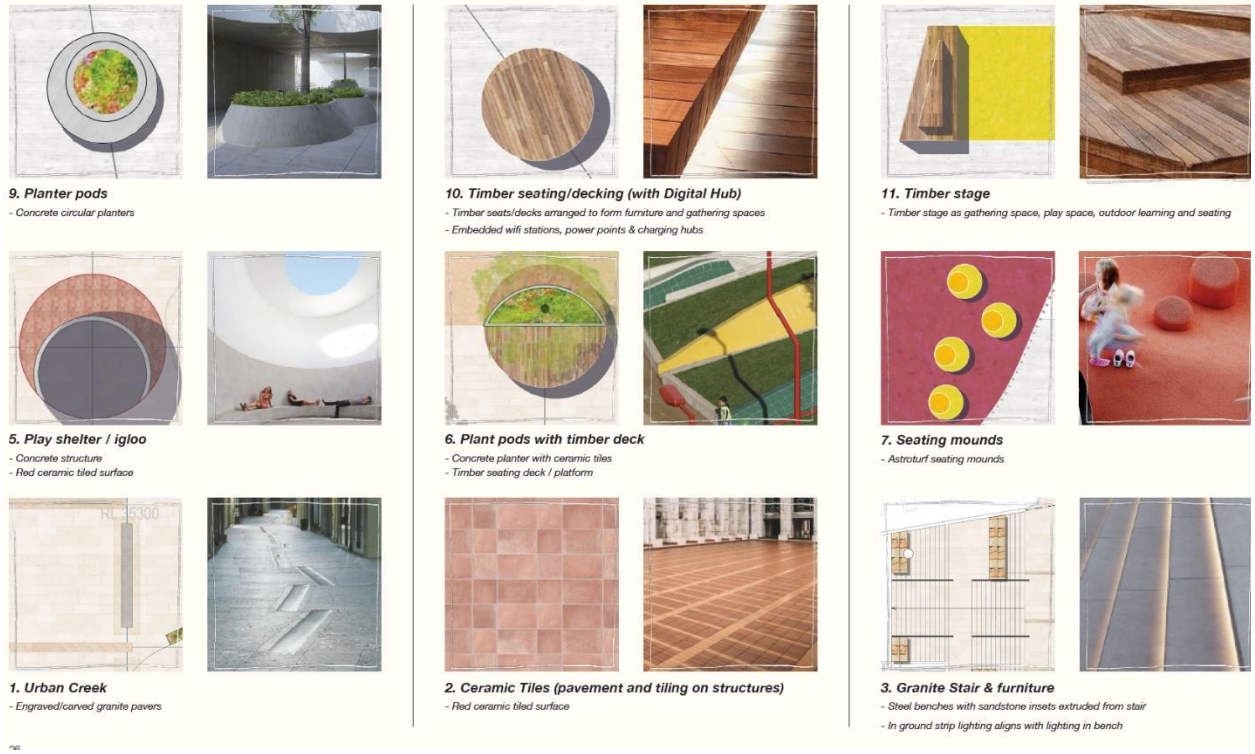
Proposed plant species for in the planters and to climb up and fall down the structures will be native species too and will provide green curtains between the different levels. A schedule of planting is provided in **Appendix E.**

Figure 10 – Vertical Landscape Concept



Source: McGreggor Coxall

Figure 11 – Landscape Materials



Source: McGreggor Coxall

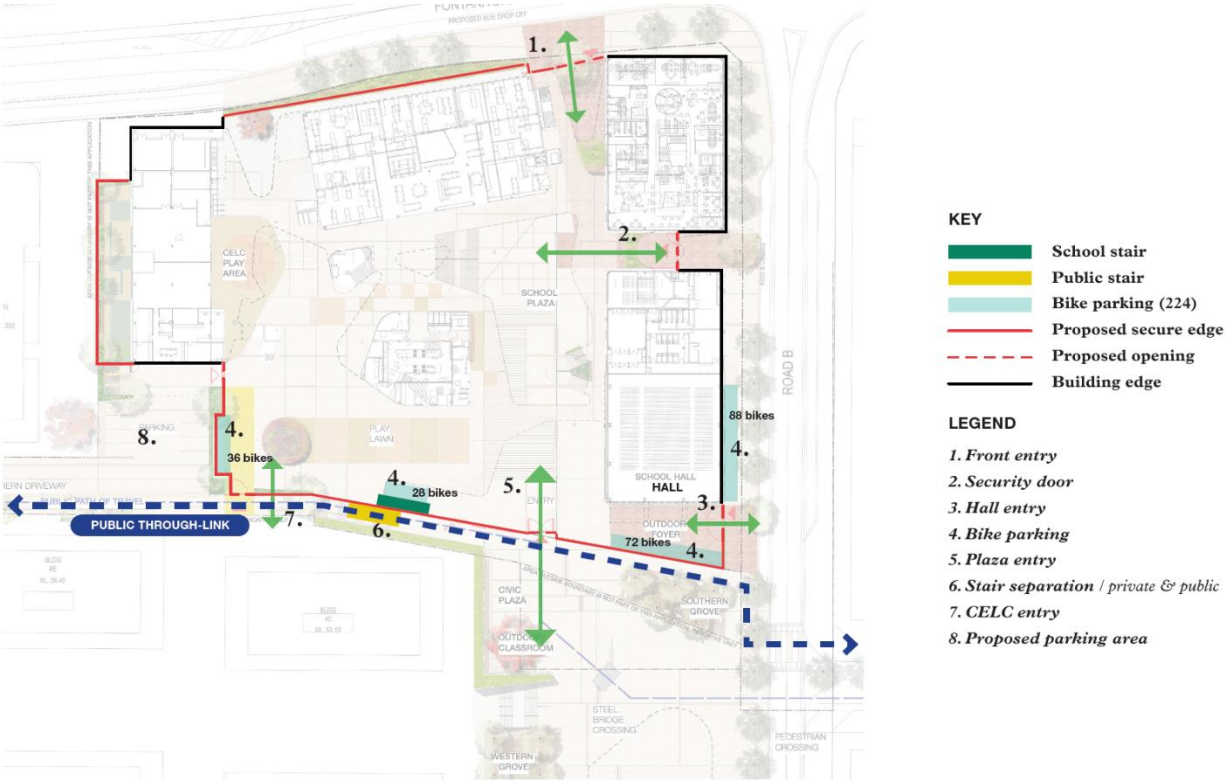
4.7.3. SECURE LINE

The school will be required to be securely closed off during school hours and after hours. Access points and the secure line are shown on Figure 12 below.

The goal of the design is to provide the required security, but at the same time maintain the openness and connectedness to the public domain. To achieve this, the design have followed these principles:

- maintain sightlines and visual connection on either side of the secure line
- fences and gates have an aesthetic and character that connect to the architecture of the school and the site
- minimise the use of fencing, by using level differences and building walls as part of the secure line
- the gates and fences will create new spaces
- to soften the space and to screen off the parked cars and bikes, a planted fence will be provided at the early learning entry.

Figure 12 – Access points and security



Source: McGregor Coxall

4.8. SITE ACCESS

Vehicle access to the site will be provided as follows:

- Fontana Drive:
    - Dedicated drop off/pick up zone for five busses
- Future 'Road B'
    - School drop off/ pick up from
    - OOSH service drop off/pick up zone from;
- Southern driveway;
    - Proposed on-site loading dock and waste storage area;
    - Driveway to the Early Learning Centre pick-up/drop-off parking area;
    - dedicated waste storage area accessed via the southern driveway through the CELC carpark.
- Proposed temporary carpark north east of the site adjoining future 'Road B';

Pedestrian access will be provided via entry/exit points on Fontana Drive, future 'Road B' and the southern driveway.

4.9. SCHOOL OPERATIONS

4.9.1. SCHOOL HOURS

The school will have the following operating hours:

- Santa Sophia reception will be open from 6.00am to 6.00pm Monday to Friday. The school reception will be closed on weekends and public holidays
- The school will typically be open from 6.00am to 6.00pm Monday to Friday
- The Catholic Early Learning Centre (CELC) will be open from 6am to 6.30pm on Monday to Friday. The CELC will be closed on weekends and public holidays
- The Out of Hours school care will be open from 6:00am to 9:00am and from 4:00pm to 10:00pm Monday to Friday during the school term. Out of Hours school care will be closed on weekends and public holidays
- Extracurricular activities will occur outside of core school hours on weekdays, weekends and public holidays.

4.9.2. PUBLIC USE OF FACILITIES

A guiding design principle of the project is to provide facilities which can be used, shared or hired by the greater community. The Performance Hub lower level is designed to allow the school to hire out the hall to the wider community after school hours and on weekends.

The college intends to make the multi-purpose hall, café and the kitchen spaces available for managed public hire. The multi-purpose hall will be available for managed public use or hire outside of core school hours, typically from 3:00pm to 10:00pm Monday to Friday and from 8:00am to 10:00pm Saturday and Sunday

The Café and Hospitality facilities are available for managed public use or hire outside of core school hours, typically 3.00pm to 10.00pm Monday to Friday and Saturday and Sunday from 8.00am to 10.00pm.

4.10. PARKING

When the retail development within the Gables Town Centre is complete, 110 parking spaces for staff from the school (104 spaces) and CELC (6 spaces) will be provided within the town centre in an off street parking facility. An agreement between Celestino and CEDP has been made that these spaces would be provided in addition to the parking for the Town Centre.

Visitors to the Town Centre will have access to an additional 110 spaces during peak demand times (Christmas, Easter, school holidays, evenings and weekends).

Until the off-site parking facility is delivered by Celestino, an interim strategy will be put in place. Celestino will provide car parking on adjoining land for exclusive use by teachers and school staff.

No visitor spaces are proposed. Parking for visitors is available in the streets surrounding the school. It is CEDP policy that students will not drive to school.

A total of 252 bicycle spaces are proposed. Changeroom and shower facilities have been provided for staff members in accordance with Council's DCP and bicycle racks are provided throughout the site for students.

4.11. DROP OFF AND PICK UP

The Proposal provides 12 on-street pick-up / drop-off spaces along the northern frontage on internal Road B (Road B will be built by the developer). There are also 10 on-site CELC drop off / pick spaces off the driveway to the south that is accessed from Red Gables Road.

4.12. WASTE

4.12.1. CONSTRUCTION WASTE

The contractor will comply with DPE's Conditions of Consent and the Construction and Demolition Waste Management Plan which is addressed within the Construction Management Plan at **Appendix F** to ensure all waste is carefully removed, packaged and transported from the site to an appropriate waste facility. This will minimise potential contact with the waste and reduce environmental risk from an accidental release. Where appropriate, waste will be reused or recycled.

4.12.2. ONGOING WASTE

An Operational Waste Management Plan has been prepared by Suez Recycling and Recovery and is attached at **Appendix G**. The primary waste streams expected to be generated in the ongoing operation of the School are:

- General waste
- Cardboard/paper recycling
- Comingled recycling
- Food organics recycling

Additional smaller waste streams may include toner cartridge recycling, fluoro tube/globe recycling and battery recycling. There will also be a requirement for secure document destruction

A waste storage area of 30m² is recommended. The proposed waste storage area located adjacent the CELC drop off and pick up, accessed form the southern driveway. It provides capacity for the bins proposed, which comprise:

- Paper/cardboard recycling bins (blue lid) - 1 x 3m³;
- Comingled recycling bins (yellow lid) - 4 x 240L;
- General waste bins (red lid) - 2 x 4.5m³; and
- Lockable bins for secure document destruction - 1 x 240L.

There will be two weekly collection days for general waste, one per week for paper and cardboard and commingled material, and one per month for document destruction waste. A SUEZ vehicle will collect from the dedicated waste storage area accessed via the southern driveway through the CELC carpark.

4.13. SITE SERVICES

Infrastructure servicing of the Gables Town Centre is being co-ordinated by Celestino, this process includes the provision of services to the site.

An Infrastructure Plan has been prepared by GHD and is attached at **Appendix H**. The plan identifies the site services to be provided, these include a new water main connection, new sewer connections, a new meter and regulator assembly to supply increased natural gas demand and new telecommunication connections including new fibre optic and copper cabling.

4.14. EXTERNAL LIGHTING

Steensen Varming have prepared the External Lighting Strategy and Light Spill Report (**Appendix K**). The lighting design has been developed to deliver sustainable, energy efficient outcomes that support the design and safety within the school. Measures have also been addressed to reduce spill light on sensitive use areas.

4.15. STORMWATER MANAGEMENT

A Stormwater Management Strategy and Flood Assessment Report was prepared for the Box Hill North Main Detention Basins by Lake by J. Wyndham Prince and was considered for the Santa Sophia site. Development applications have been lodged for the construction of a 4.4ha lake, detention basins, reinstating and rehabilitation of the riparian corridors and bulk earthworks within Bix Hill North. On lot treatment, street level treatment and subdivision/development treatment measures are addressed within a treatment train.

There will be two stages within the Stormwater Management Strategy (the strategy), one to be implemented during the earthworks, subdivision and housing construction phase, the second will be implemented once majority of the housing is constructed within the catchment. Stage two consists of the following structural elements:

- Six proprietary gross pollutant trap (GPT) units;

- Three swales;
- Six proposed bio-retention systems;
- Two detention basins; and
- One lake.

The strategy delivers a functional plan which decreases environmental degradation and provides a sustainable solution for stormwater management within the Box Hill North Main Detention Basins and Lake development site.

Taylor Thomson Whitting have prepared the Stormwater Management Report specific for the site. The site stormwater system for the development has been designed to capture concentrated flows from impermeable surfaces including building roofs, on-grade pavements and courtyards open to the sky. The proposed stormwater management system has been prepared in accordance with Council's requirements and includes:

- Pit and pipe drainage network to collect runoff from areas.
- Stormwater flows up to the 5% annual exceedance probability (AEP) event are conveyed by a minor drainage system.
- Stormwater flows above the 5% annual exceedance probability event are conveyed by a major drainage system.

The Stormwater Management Report is attached at **Appendix I.**

4.16. CONSTRUCTION MANAGEMENT

Constructions works are proposed to be undertaken during the following hours:

- Monday to Friday, 7am to 6pm.
- Saturday 7am to 5pm.
- Sundays / Public Holidays – No work.

Approval is being sought for extended construction hours on Saturday.

4.17. SEDIMENT, EROSION AND DUST

An Erosion and Sediment Control Plan are contained in the Civil Plans attached in the Stormwater Management Report at **Appendix I.** These plans have been prepared for the proposal to reduce the amount of sediment laden runoff leaving the site. It details measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles into the adjacent watercourse.

4.18. ACCESSIBILITY AND BCA

BCA Logic have prepared a BCA report for the Santa Sophia site (**Appendix J**). It addresses access and egress requirements and how they will be met within the proposed development. BCA Logic have also prepared a separate Access report (refer **Appendix CC**) that assesses the proposed design against the applicable provisions of the BCA 2016 and it is considered that the documentation complies or is capable of complying, with minor amendments, with the BCA 2016.

5. STATUTORY POLICY CONTEXT

In accordance with SEARs, the following statutory planning policies have been considered in the assessment of the proposal:

- Biodiversity Conservation Act 2016;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006;
- State Environmental Planning Policy No. 64 - Advertising and Signage;
- Draft State Environmental Planning Policy (Remediation of Land);
- Draft State Environmental Planning Policy (Environment);
- The Hills Local Environmental Plan 2012; and
- The Hills Development Control Plan 2012.

Compliance with the relevant controls contained within the above statutory planning policies is discussed below.

5.1. BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Act 2016* aims to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future. The proposal will ensure that all relevant parts of the Act are considered and followed to ensure the biodiversity of the area is conserved.

Office of Environment and Heritage (OEH) and DPE considered a request from Urbis dated 20 March 2019 to waive the requirement for a Biodiversity Development Assessment Report (BDAR) to be submitted with the SSD.

OEH and DPE reviewed the assessment of the biodiversity values of the site and determined that the proposed development is not likely to have any significant impact on biodiversity values and that there is no need for the SSD application to include a BDAR.

No BDAR is submitted with the SSD. The waiver letters from OEH and DPE are submitted at **Appendix L** and **Appendix M.**

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

The *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) Schedule 1 Clause 15 identifies that development for the purpose of new schools is SSD. The proposal is for a new school and is therefore a State Significant Development. Accordingly, an SSD application is lodged with the DPE for assessment.

5.3. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE)

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

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

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

JB S & G have reviewed the previous contamination investigations with specific reference to the site (refer **Appendix Z**). This review concluded that the site is suitable for the proposed land use, consistent with SEPP 55, and a site-specific RAP is not required

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

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

5.5.1. CLAUSE 35(5) – COMMUNITY USE OF SCHOOL

Clause 35(5) of the Education SEPP states that:

> *"A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment."*

In accordance with Clause 35(5), the proposed school civic facilities are to be available for community use as needed. However, this will not take precedent over the school's needs. It is proposed that the use of these facilities will be between 7am to 10pm, with associated pack-up, clean-up and non-intrusive maintenance activities until 11pm.

5.5.2. CLAUSE 42 – DEVELOPMENT STANDARDS

Clause 42 of the Education SEPP states that:

> *"Development consent may be granted for development for the purpose of a school that is State significant development even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted."*

The proposal exceeds the Height of Building and Floor Space Ratio development standards which applies to the site. However, as per Clause 42, development consent may still be granted, without the need for a formal Clause 4.6 Variation.

5.5.3. CLAUSE 57 – TRAFFIC GENERATING DEVELOPMENT

Clause 57 stipulates that development for the purposes of an 'educational establishment' that will accommodate 50 or more students and will involve the development of a new premises on a site that has direct vehicular and pedestrian access to a road will be referred to RMS. Consultation will occur with RMS during the assessment of the SSDA.

5.5.4. SCHEDULE 4 – DESIGN QUALITY PRINCIPLES

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

- **Principle 1 – context, built form and landscape**: The proposal includes new built form and landscaping elements. The new built form will consider the relationship between proposed buildings and

other developments planned for the town centre. A Design Report and Landscaping Concept Plan have been prepared and are included at **Appendix D** and **Appendix E**.

- **Principle 2 – sustainable, efficient and durable**: The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community by ensuring that teaching facilities are meeting contemporary educational needs, and new residential communities are adequately serviced by infrastructure. The proposal will be developed with consideration for the Government Architect of New South Wales (GANSW) Environmental Design in Schools.
- **Principle 3 – accessible and inclusive**: The proposal is capable of complying with relevant provisions for accessibility, and an Access Report is included at **Appendix CC.**
- **Principle 4 – health and safely**: Crime Prevention Through Environmental Design (CPTED) measures will be incorporated into the design, operation and management of the site to ensure a high level of safety and security for students and staff. An analysis has been prepared and is included at **Appendix N**.
- **Principle 5 – amenity**: The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive**: The proposal involves construction of new classrooms and associated facilities, which will be designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics**: The proposal will have high quality external finishes. The material selection and scale of the proposal are suitable within the setting of The Gables Town Centre.

5.6. STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) applies to land and development within the North West Growth Centre, the South West Growth Centre and the Wilton Area. Box Hill North is located outside the North West Growth Centre.

5.7. STATE ENVIRONMENTAL PLANNING POLICY NO. 64 - ADVERTISING AND SIGNAGE

State Environmental Planning Policy No.64 – Advertising and Signage (SEPP64) aims to ensure signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high-quality design and finish.

SEPP 64 applies to the proposed development as content is sought for the main school signage which will be visible to the surrounding road network. Clause 8 and Clause 13 of SEPP 64 prevents development consent from being granted to signage unless the consent authority is satisfied that it is consistent with the objectives of the SEPP and has satisfied the assessment criteria specified in Schedule 1.

An assessment of the proposed main school signage against the SEPP 64 assessment criteria has been undertaken and summarised in **Table 6** below. This assessment demonstrates that the proposed signs satisfies the relevant provisions of SEPP 64, including achieving the aims and objectives of the policy.

Table 6 – SEPP 64 Schedule 1 Assessment Criteria

Assessment Criteria	Comment	Compliance
Clause 3- Aims and Objectives		
(a) to ensure that signage (including advertising): is compatible with the desired amenity and visual character of an area, and provides effective communication in	The signage is consistent with that of typical signs for schools. The location of the signs will be clearly visible from the frontage of the school on Road B as	✓

Assessment Criteria	Comment	Compliance
suitable locations, and is of high-quality design and finish, and	well Fontana Drive, allowing for effective legibility of the site. The signs incorporates quality materials and finishes and provides a coherent and integrated colour theme consistent with the school development.	
(b) to regulate signage (but not content) under Part 4 of the Act, and	Noted.	✓
(c) to provide time-limited consents for the display of certain advertisements, and	The signs are proposed for the life of the development.	✓
(d) to regulate the display of advertisements in transport corridors, and	The signs will be restricted to the location indicated on the plans provided.	✓
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	The proposed signs will be located at main pedestrian entry/exit point to the school and will appropriately identify the school to the community.	✓
Schedule 1- Assessment Criteria		
Character of the Area Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	It is commensurate to other school signage for new schools in NSW.	✓
Special Areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The site is not located in a special area. The signs will not detract from the amenity or visual quality of nearby residential land uses. The signs are of a scale and appearance that is compatible with the future built form of the school.	✓
Views and Vistas Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	There are no important views of vistas across the site. The signage will not adversely impact on views or vistas from other properties, nor will it impede the visibility of any other existing signage.	✓
Streetscape, setting and landscape Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The proposed signs are compatible with the scale of the future surrounding streetscape, setting and character the Town Centre.	✓

Assessment Criteria	Comment	Compliance
Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?		
<u>Site and building</u> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signs are appropriately sized and sited with consideration to the proposed built form of the school and surrounds. The proposed signs will not protrude above the building line and will utilise modern technology and be built with contemporary materials that are consistent with the current and future context of the site.	✓
<u>Associated devices and logos with advertisements and advertising structures</u> Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	All required safety devices will be concealed within the signage structure.	✓
<u>Illumination</u> Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from the amenity of any residence or other form of accommodation? Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew?	Sign type 1 will be lit but not illuminated. Sign types 2,3 and 4 will be backlit but not illuminated. Levels of illumination for Sign type 1 will comply with the relevant codes to ensure there is no interference with driver or pedestrian sight lines.	✓
<u>Safety</u> Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signs will not interfere with pedestrian or vehicular sight-lines as it will comply with all relevant Australian Standards and codes. The signs will not distract motorists as will be located well away from the street verge and won't resemble a traffic sign or contain a facsimile of a traffic sign.	✓

5.8. DRAFT STATE ENVIRONMENTAL PLANNING POLICY (REMEDIATION OF LAND)

As part of the NSW Government's review program for existing State Environmental Planning Policies (SEPPs), DPE publicly exhibited the draft *Remediation of Land SEPP* and draft planning guidelines (the draft Remediation of Land SEPP) between 31 January and 13 April 2018.

The draft Remediation of Land SEPP presents proposed changes to SEPP 55 and relates to remediation of contaminated land as well as matters to be addressed in a plan of remediation. It is proposed the new land remediation SEPP will:

- Provide a state-wide planning framework for the remediation of land
- Maintain the objectives and reinforce those aspects of the existing framework that have worked well
- Require planning authorities to consider the potential for land to be contaminated when determining development applications and rezoning land
- Clearly list the remediation works that require development consent
- Introduce certification and operational requirements for remediation works that can be undertaken without development consent.

Notwithstanding the above draft amendments to SEPP 55, the contamination assessments carried out and summarised in Section 5.4 of this EIS remain valid.

5.9. DRAFT STATE ENVIRONMENTAL PLANNING POLICY (ENVIRONMENT)

The draft *State Environmental Planning Policy (Environment) 2017* (Environment SEPP) aims to consolidate seven environmental existing SEPPs. The consolidation will modernise provisions to remove duplication, respond to new evidence, changed circumstances and better align with community expectations.

The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until 31 January 2018. The EIE explains that the consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property.

The proposal is consistent with the draft SEPP (Environment) as it provides a Civil Design Report and Civil Plans within the Stormwater Management Report contained at **Appendix I** respectively which address methods to minimise water consumption, reduce stormwater runoff and improve water quality.

5.10. THE HILLS LOCAL ENVIRONMENTAL PLAN 2012

The *Hills Local Environmental Plan 2012* (HLEP 2012) is the principal environmental planning instrument that applies to the site.

5.10.1. LEP PROVISIONS

The relevant provisions are in **Table 7** below.

Table 7 – The Hills LEP provision table

Provision	Comment
Zoning and permissibility	The Santa Sophia site is zoned B2 Local Centre under HLEP 2012. "*Educational establishment"* is permitted with consent on the site. The proposal is therefore permitted with consent.
Zone Objectives	• *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*

Provision	Comment
	• *To encourage employment opportunities in accessible locations.* • *To maximise public transport patronage and encourage walking and cycling.* The proposal provides social infrastructure to serve the needs of the future Box Hill North residents as well as the broader community. It will provide construction, operation and maintenance jobs serviced by future public transport connections.
Clause 4.3 Building Height	The site is subject to a maximum building height of 16m. As illustrated in the Concept Plans, the maximum height of the proposal will be 25.65m (including plant) and will exceed the maximum building height. Pursuant to clause 42 of the ESEPP, development consent may be granted for development for a school that is SSD even though the development would contravene a development standard imposed by this LEP.
Clause 4.4 Floor Space Ratio	The site is subject to a maximum FSR of 1:1. The proposal has an FSR of 2:1 and will exceed the maximum FSR. The proposed FSR is consistent with a Planning Proposal lodged by Celestino for the Gables and endorsed by Council. The Planning Proposal increases the FSR on the site to 2:1.
Clause 6.2 Urban Release Areas	Box Hill North is classified as an Urban Release Area. Under Clause 6.2 development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required. The contract of sale being developed between CEDP and Celestino includes requirements for Celestino to provide appropriate infrastructure prior to our scheduled Practical Completion date. Some of these may be temporary connections but will be sufficient to service the school.

5.10.2. NON-COMPLIANCE WITH BUILDING HEIGHT AND FSR

The site is subject to a maximum building height of 16m and FSR of 1:1. The proposal has a maximum height of 25.7m (RL64.8) above existing ground level and maximum FSR of 2:1. The proposed density and scale reflect the draft planning controls under PP_2018_THILL_012_00, which has received a Gateway Determination to proceed. The height non-compliance is shown in **Figure 12**.

The height of the building is shown in the drawings in relation to the existing ground level as at the date of lodgement of this application, as per the LEP height of buildings definition. A DA will be lodged to the Hills Shire Council for bulk earthworks on the Santa Sophia site. The earth works will set the levels for the site in line with Celestino's levels for surrounding roads and development sites. At the completion of the development, the building will have a height of approximately 29.5m (RL64.8). The scale relationship of the Santa Sophia building to the surrounding future Town Centre buildings will not be altered by the earthworks.

Figure 13 – Fontana Drive Elevation

Source: BVN

Strict Compliance is Unreasonable and Unnecessary

Strict compliance with the control is unreasonable and unnecessary as:

- The site is approximately one hectare, which constrains the open space and play space for children. To achieve maximum open space for students, a multi-storey building is required.
- To achieve the floor space requirements necessary for the projected population growth and the future school's operations it has been necessary to exceed the development standard. A compliant development would never achieve the student capacity requirements projected by the applicant.
- New schools and bigger enrolment capacities are needed to accommodate expected growth in Western Sydney.
- The intention of the development standards is for buildings to be contextual and compatible with adjoining existing/future development. The site will be surrounded by multi storey development so the proposed six storey built form is contextual.
- The site can accommodate the scale without having significant unreasonable impacts on the amenity of the park and surrounding properties. This is discussed in Section 7 of this EIS.
- The site can accommodate the proposed density as it will not have significant traffic impacts. Ason Group undertook a precinct wide study for the Town Centre Planning Proposal. That assessment investigated the full development of The Gables Precinct, including the rezoning of the town centre with the proposed school and the full development of all surrounding residential development. The modelling demonstrated the surrounding road network would accommodate the precinct traffic generation within the local road network.

Consistency with the Objectives of Clause 4.3: Height of Buildings

The relevant objectives of clause 4.3 are addressed in the table below.

Table 8 – Height of Buildings Objectives

Objective	Response
(a) to ensure the height of buildings is compatible with that of adjoining development and the overall streetscape	The proposal is compatible with the scale of future apartment and retail development in the Town Centre.
(b) to minimise the impact of overshadowing, visual impact, and loss of privacy on adjoining properties and open space areas	The preliminary shadow analysis undertaken for the EIS shows that the southern school building will have some shadow impacts on future building to the south. At the winter solstice, the northern elevation of this building will predominantly be in shadow until 12pm, and will receive partial sun after this time. BVN architects have undertaken master planning co-ordination with the neighbouring development, and understand that the living areas of this building will be orientated away from the southern façade.

Objective	Response
	However, as the design of the neighbouring building to the south is yet to be finalised, it is not possible to quantify the extent of these impacts. The southern building is 17.72m from the residential building to the south, providing separation distance for privacy. The buildings are separated by play space and landscaping. The internal school spaces are primarily oriented to the north, rather than the south. Most residents will be at work when the school is in operation. The southern building and the façade of the central knowledge centre are 33.42m and 29.41m respectively from the future development to east, providing generous separation for privacy. There are no views across the site that will be impacted by the proposal.

Consistency with the Objectives of Clause 4.4: Floor Space Ratio

The relevant objectives of clause 4.4 are addressed in the table below.

Table 9 – FSR Objectives

Objective	Response
(a) *to ensure development is compatible with the bulk, scale and character of existing and future surrounding development*	The proposal is compatible with the scale of future apartment and retail development in the Town Centre. The applicant is working with the Town Centre developer to ensure that character of the school building is compatible with the surrounding public domain and adjoining future developments. The total gross floor area (GFA) for the proposal is 15,087.74m2. With a site area of 10,132m2, this equates to a FSR of 1.49:1.
(b) to provide for a built form that is compatible with the role of town and major centres	The multi storey school is compatible with the future built form of the Gables Town Centre. If the school was to comply with the current controls, the built form would be out of context with the envisaged future density proposed under PP_2018_THILL_012_00.

Conclusion

The additional height and FSR will facilitate the delivery of critical education infrastructure for the community and growing population. Compliance in this circumstance would not improve the outcome. Rather, it would unreasonably impact on the ability of the Catholic Education Diocese of Parramatta to deliver much needed education infrastructure. Strict compliance with clause 4.3 and clause 4.4 of the LEP is considered unreasonable and unnecessary in the circumstances because:

- The objectives of the Building Height and FSR developments standards are achieved, notwithstanding the technical non-compliance.
- The proposal is compatible with the scale and built form envisaged for the Gables Town Centre.
- There are sufficient environmental planning grounds to support the proposed variation.
- The proposal provides critical social infrastructure.
- The proposal will have recreation and community spaces that will benefit the broader community through shared use of facilities. Compliance with the standards will not deliver the facilities for the school or the community.

There is no public benefit by maintaining the development standards. The public benefit comes from the additional teaching and learning, recreation and open space. The public benefit is the delivery of much needed education infrastructure for the growing Western Sydney area. There is also a future public benefit with shared community facilities.

5.11. THE HILLS DEVELOPMENT CONTROL PLAN 2012

Under Clause 11 of *State Environmental Planning Policy (State and Regional Development) 2011*, the application of Development Control Plans is excluded from SSD projects.

The proposal will assess the key relevant controls of The Hills Development Control Plan 2012 (HDCP 2012) are identified in **Table 10** below.

Table 10 – The Hills DCP Table

Section	Control	Complies/Comment
Part C1 – Parking		
Section 2.1.1 – General	227 car parking spaces are required.	No A total of 110 spaces are proposed to be provided within the Town Centre carpark. Refer discussion at Section 7.3.
Section 2.3 – Bicycle Parking	252 spaces	Yes 252 spaces proposed plus end of trip facilities for staff.
Section 2.6 – Set Down Areas	(a) Set down areas must not conflict with the movement of other traffic, pedestrians and other vehicle parking. (b) There must be a safe continuous accessible path of travel from set down area/s to a wheelchair accessible entrance or lift.	Drop off and pick up for the school occurs on street on Road B with direct and safe access to the school entry. Continuous paths of travel is provided.

5.12. THE HILLS SECTION 7.12 CONTRIBUTIONS PLAN

The relevant contributions plan for the site is The Hills Shire Council Contribution Plan No. 16 Box Hill North Precinct.

Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) states,

> *A consent authority **may** impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.*

The applicant requests that Council use the discretion afforded by Section 7.12(1) of the EP&A Act and waive the requirement to pay the levy contribution.

Santa Sophia will provide essential social infrastructure, community services and employment opportunities, which results in economic and non-economic benefits to the local Council and its community. The benefits far outweigh any additional costs that it might cause for the Council.

Part C of the Contribution Plan lists the types of development expected within the LGA which will create demand for additional public amenities and services. The following list, taken from the contributions plan does not include new education facilities:

- Mixed use development.
- Residential development (includes all dwelling types except secondary dwellings).
- Commercial development.
- Industrial development.
- Subdivisions.
- Change of use.
- Alterations and additions.

Education facilities are not identified as development that generates a demand for additional public amenities and services. The absence of education facilities from this list is evidence that they are themselves community facilities that do not generate demand for public facilities, particularly the type of works listed in Schedule 3 of the Contributions Plan.

The College is a not for profit organisation and the requirement to pay a contributions levy is considered an unfair burden on the school. The College provides infrastructure that the Council would otherwise have to fund to meet the demands of its residents.

Council's Section 7.12 Plan seeks to ensure that adequate public amenities, facilities and services are provided to meet the expected increase in demand resulting from new development. Other development in the Town Centre (mixed use, residential and commercial) will generate demand and will be levied in accordance with the plan to pay for infrastructure and services.

The proposal provides a facility for the community with teaching and learning spaces to benefit students and teachers. It also provides community type facilities that may be used by the community after school hours.

The Town Centre developer is paying for and constructing the local road network. The proposal does not generate a demand for additional local road or traffic management works.

Therefore, no condition of consent should be imposed requiring payment of a Section 7.12 contribution.

6. STRATEGIC PLANNING CONTEXT

In accordance with the SEARs, the following strategic planning policies have been considered in the assessment of the proposal:

- NSW State Priorities;
- The Greater Sydney Regional Plan, A Metropolis of three cities;
- Central City District Plan;
- Future Transport Strategy 2056;
- State Infrastructure Strategy 2018 – 2038 Building the Momentum;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Healthy Urban Development Checklist (NSW Health);
- Better Placed: An integrated design policy for the built environment of New South Wales (GANSW, 2017); and
- The Hills Local Strategy and Direction 2010.

The proposals consistency with the relevant goals from the above strategic policies is discussed below.

6.1. NSW STATE PRIORITIES

NSW State Priorities is the State Government's plan to guide policy and decision making across the State. The proposed redevelopment at the site is consistent with key objectives contained within the plan, including:

- *Creating Jobs: Create 150,000 new jobs by 2019*

The proposal will create temporary job opportunities in manufacturing, construction and construction management during the project's construction phase of works, and job opportunities in teaching and administration at the project's completion.

- *Building Infrastructure: Infrastructure projects to be delivered on time and on budget across the state.*

The proposal provides a significant development opportunity for the State that will create jobs, stimulate the economy and deliver a vital service for the community. Significant population growth within Sydney's outer west has placed substantial pressure on public schools within the area. The proposal will provide a high-quality facility to the community and take enrolment pressure off existing schools in the area.

- *Improving Education Results: Increase the proportion of NSW students in the top two NAPLAN bands by eight per cent.*

The proposal will contain high quality facilities, spaces and equipment for use by students and staff. This will provide students with learning difficulties with greater opportunities to learn and improve their numeracy and literacy skills.

Overall, it is considered that the proposal is consistent with the goals and objectives set out within the *NSW State Priorities.*

6.2. THE GREATER SYDNEY REGIONAL PLAN, A METROPOLIS OF THREE CITIES

The *Greater Sydney Regional Plan, A Metropolis of Three Cities* includes a range of goals, directions and actions in order to support the long-term strategic growth of Sydney. The following key directions are relevant to the Santa Sophia project:

'A city supported by infrastructure'

Providing adequate infrastructure to support The Gables community, as well as the surrounding areas, is essential in creating strong communities. Santa Sophia will provide a new K-12 school to meet the area's educational needs and take pressure off other schools in the surrounding areas. The proposal will enhance the Gables new town centre with a high-quality educational facility.

'A city for people'

Schools are critical infrastructure within communities. With an estimated additional 270,000 students needing to be accommodated in both government and non-government schools by 2036 within Greater Sydney, the proposal assists in proving the infrastructure for this. The proposal is located adjacent to the Box Hill North Urban Release area, Riverstone, and in proximity to Bella Vista. The proposal will provide these growth areas, along with the rest of the LGA, with an educational facility that responds to growth and changing demand. The proposed shared use of the school facilities will promote the social connectivity between the school and the community.

The following objectives also apply to the proposal:

- ***Objective 1: Infrastructure supports the three cities***

Schools are essential infrastructure within towns and cities. The plan states that basic future infrastructure decisions are critical if there is to be better connectivity between the three cities and support provided to major economic drivers such as education facilities. The proposal will assist in providing the area with high quality resources and spaces for teaching and learning, and to assist in balancing population growth in accordance with infrastructure investment.

- ***Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact***

The Gables is an approved master planned community and the proposal located within the town centre. Development in this area will be staged over the next few years resulting in the need for additional educational infrastructure. The proposal will provide the area with additional educational infrastructure and assist in taking the pressure off surrounding schools.

- ***Objective 3: Infrastructure adapts to meet future needs***

With an additional 270,000 students estimated within the plan that will need to be accommodated for within schools, the proposal has been designed to be adaptable in order to meet future needs regarding growth.

- ***Objective 6: Services and infrastructure meet communities' changing needs***

As schools are essential local infrastructure it is important that they are designed in order to meet the changing needs of the community. Flexible learning spaces within the proposal mean that Santa Sophia will meet the changing needs of the community as well as the shared spaces.

- ***Objective 7: Communities are healthy, resilient and socially connected***

The proposal provides a new school, K-12, located within The Gables. The vision for The Gables is to surround its residents with everything they need to live and grow. Providing this, along with the new school, allows for a more socially connected community assisting in helping to create and support a healthy community.

6.3. CENTRAL CITY DISTRICT PLAN 2018

The *Central City District Plan 2012* outlines planning priorities and actions which will assist in improving the quality of life for residents within the central city district as it continues to grow and change. Within The Hills the environmental and recreational assets are of high importance within the plan in contributing to making

the district one of the most dynamic in the region. Objectives within the plan largely reflect those within *The Greater Sydney Regional Plan, A Metropolis of Three Cities* focusing on infrastructure and collaboration, liveability, sustainability and implementation.

The proposal aims to assist in providing the district with a new school that is flexible and adaptable to continue to for the needs of the community at the time of completion as well as in the future. The school looks to cater to the needs of the community, take enrolment pressure off other schools within the district and provide the town centre with educational infrastructure.

- ***'Planning Priority C3 – Providing services and social infrastructure to meet people's changing needs'***

The proposal is within the town centre of The Gables. The vision of The Gables is to have everything their residents need in one place. The location is within an accessible location to promote active transport amongst students and teachers.

6.4. FUTURE TRANSPORT STRATEGY 2056

The *Future Transport Strategy 2056* is the current and updated *Long Term Transport Master Plan* for NSW. It is a combination of strategies and plans for transport development within NSW, providing an integrated vision for the state's transport.

Transport NSW will determine the future bus stop locations surrounding the proposal. While they have not yet been confirmed it is likely that they will be located along main roads. Future students and employees will benefit from the possibility to cycle, walk or catch the bus to the school which in return will reduce the reliance on cars, decrease congestion (especially within the town centre) and promote sustainable outcomes.

The new Northwest Metro is scheduled to open in late 2019 to service the area. Tallawong Station and Rouse Hill will be the closest stations to The Gables community and will connect residents to other stations within the north west, city and south west. The City and Southwest links are set to be open in 2024.

6.5. STATE INFRASTRUCTURE STRATEGY 2018 – 2038: BUILDING THE MOMENTUM

This is a 20-year strategy relating to the infrastructure investment plan for the NSW Government. Policies and strategies are identified that assists in meeting the needs of the increasing population and growing economy. The proposal will provide an educational facility that assists in catering to the needs of the rapidly growing population and economy.

6.6. SYDNEY'S CYCLING FUTURE 2013

The proposal will provide bicycle parking to encourage bike riding to and from school for the students and employees, assisting in moving away from car dependence.

6.7. SYDNEY'S WALKING FUTURE 2013

Safe and permeable walking networks are encouraged within Sydney to promote walking as a means of effective transport within the *Sydney's Walking Future (2013).*

The school is located within The Gables town centre and therefore will be easily accessible for those living within the immediate residential area. This will assist in promoting healthy habits and practices and decreasing vehicular dependence.

6.8. SYDNEY'S BUS FUTURE 2013

Sydney's Bus Future 2013 is the long-term plan to redesign Sydney's bus network to meet the needs of customers. The bus network in proximity is yet to be confirmed. Transport NSW will determine the future bus stop locations so buses can be a reliable option for residents and the public.

6.9. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

NSW Police in conjunction with the DPE have prepared a set of guidelines (CPTED) to provide a clear approach to crime prevention through planning, design and the structure of neighbourhoods and cities. The main aims of the policy are to:

- Limit opportunities for crime;
- Manage space to create a safe environment through common ownership and encouraging the public to become active guardians; and
- Increase the perceived risk involved in committing crime.

A CPTED analysis has been prepared addressing the guidelines and how the Santa Sophia proposal will comply, this is included at **Appendix N**. In summary:

- **Entry and exit points**: Exit and entry points maintain clear sightlines to and from the new school and have been orientated towards the street and public domain for enhanced surveillance. Doorways at entry and exit points will be constructed of transparent materials to increase opportunities for surveillance. The proposal incorporates multiple entry and exit points to delineate different uses. This includes separate entry and exit points for main students, primary visitors and members of the public.
- **External layout**: At ground level adequate separation between buildings will be established for permeability and connectivity throughout the site. At night a lighting strategy will be established to facilitate wayfinding and direct people through the campus, creating a sense of safety within the external environment. The design incorporates high quality vertical plantings and green walls that do not restrict visibility or present opportunities for concealment. Hedged wall landscaping has also been proposed as an alternative to block walls to soften fences and separate the different uses on site such as the early learning centre.
- **Internal layouts**: The proposal will provide a range of learning and recreation spaces with the senior students on the upper levels and junior students on the lower levels of the school. Separating the students during school times will manage their interaction for improved safety. The design includes cured walls which has the potential for blind corners and areas for concealment within the internal layout.
- **Maintenance and management**: The proposal will implement space management and access control CPTED principles through the incorporation of a secure line perimeter fence/landscaping, providing a defined sense of space and ownership of the site.

Based on the above assessment, recommendations are made to improve the proposed development performance against the CPTED principles and reduce the identified crime and safety:

- All entry and exit points should be clearly identifiable and inviting, and signage should be installed to direct visitors to report to the administration area of the school.
- Access control for entry and exit gates should have self-closing mechanisms that do not restrict evacuation requirements.
- The proposal will restrict access to the public for all levels above ground level. The installation of adequate signage, reception areas and swipe card access control should be considered.
- Street furniture and public art in the plaza and along the public through site link will maximise surveillance opportunities and to maintain ownership of the space.
- Landscaping improvements should not restrict sightlines. Landscaping treatments to the bicycle storage areas should encourage visibility and surveillance.
- The curved wall features have the potential to create blind corners. Implementation of internal and external landscaping and furniture at blind corners to help reduce opportunities for concealment and antisocial behaviour.
- Implementation of transparent materials to maximise visibility for doors and stairwells.

- Implementation of access control measures, such as swipe access card or locks to minimise the risk of equipment being stolen or damaged.
- Prepare and implement an Operational Plan of Management.

These recommendations will be adopted during design development.

6.10. HEALTHY URBAN DEVELOPMENT CHECKLIST (NSW HEALTH)

The *Healthy Urban Development Checklist* has been development by NSW Health to ensure that sustainable built environments are designed and built within New South Wales to promote healthy habits. The Santa Sophia project satisfies a range of the items contained in the checklist, including:

- Encourage incidental physical activity.
- Promote opportunities for walking, cycling, and other forms of active transport.
- Promote access to usable and quality public open space and recreational facilities.
- Reduce car dependency and encourage active transport.
- Improve location of jobs to housing and commuting options.
- Increase access to a range of quality employment opportunities.
- Consider crime prevention and sense of security.
- Provide access to green space and natural areas.
- Respond to existing (as well as projected) community needs and current gaps in facilities and/or services.
- Provide environments that will encourage social interactions and connection amongst people.
- Promote a sense of community and attachment to place.

6.11. BETTER PLACED: AN INTEGRATED DESIGN POLICY FOR THE BUILT ENVIRONMENT OF NEW SOUTH WALES (GANSW, 2017)

Better Placed has been developed by the New South Wales Government Architect, addressing community concerns, and as a means to deliver a strategic approach towards ensuring good design is implemented within our towns and cities as they grow. Good design is a focus on how a place looks, works and feels and *Better Placed* outlines how to achieve this.

These guidelines have been considered in the development of the proposal to ensure the school, and new town centre, address community concerns and have good design outcomes. Landscape, public domain, architecture and Aboriginal cultural heritage are key aspects that will be focused on throughout the design of the proposal.

6.12. THE HILLS LOCAL STRATEGY AND DIRECTIONS 2010

The Hills Local Strategy and Directions 2010 provides an overall strategic context guide for planning, management of development and growth in The Hills Shire up to 2031. Objectives for longer term planning projects are included within the document along with responses to local needs.

7. ASSESSMENT OF KEY ENVIRONMENTAL ISSUES

The following issues as per the SEARs have been assessed, with the impacts noted and mitigation measures proposed where necessary in this report:

- Noise and vibration.
- Environmental amenity.
- Transport and Accessibility.
- Aboriginal Cultural Heritage.
- Ecologically Sustainable Development.
- Social and economic impacts.
- Flooding.
- Bushfire.
- Geotechnical.

7.1. NOISE AND VIBRATION

JHA Consulting Engineers have prepared the Acoustic Report for the Santa Sophia site. It has been assumed within the report that the main noise sources are:

- The mechanical plant;
- Recess and lunch bell – public address system;
- Indoor activities e.g. use of halls for music, out of hours school events;
- Rooftop basketball court;
- Outdoor playgrounds; and
- Child care centre.

In addition to these the following was also considered:

- Road traffic noise; and
- Construction noise and vibration.

It has been concluded that the SSD application should not be refused on the grounds of excessive noise and vibration generation. Recommendations have been provided within the report located at **Appendix O.**

7.2. ENVIRONMENTAL AMENITY

7.2.1. VIEW IMPACT

There are no views across the site that will be impacted by the proposal.

7.2.2. SOLAR ACCESS AND OVERSHADOWING

The site benefits from a predominately northern outlook. The spatial planning of the school has located the learning spaces to the perimeter to capitalise on this aspect of the site.

Shadow diagrams have been prepared by BVN Architects as part of the Design Report at **Appendix D**: The shadow analysis demonstrates that between 9am and 3pm on June 21 the southern school building will have the following shadow impacts on future building to the south:

- Approximately two thirds of the southern elevation of the future building will be in shadow between 9am-12pm;

- by 12pm onwards the middle to top of the building elevation will receive solar access and this is retained for the rest of the day; and
- The lower level of the building will be in shadow from 9am-1pm, with solar access provided after this time.

The massing of the southern school building has been organised such that the southern-most edge of the building will receive solar access throughout the day. It is noted that BVN architects have also undertaken master planning co-ordination with the neighbouring development to the south to understand their future design intent. As the design of the neighbouring building to the south is yet to be finalised, there is also an opportunity for the future design to respond to these conditions, for example by locating the living areas of this building away from the southern façade. It is anticipated that a future residential development in this location would achieve adequate solar access and compliance with SEPP 65.

7.2.3. PRIVACY

The proposal has been appropriately designed to prevent adverse privacy impacts on surrounding future residents, and future students and staff as:

- The school will continue to generally operate during standard school hours, when most residents are at work. This will ensure privacy is maintained during the early morning, evenings and at night;
- The southern building is 17.72m from the residential building to the south, providing separation distance for privacy. The buildings are separated by play space and landscaping. The internal school spaces are primarily oriented to the north, rather than the south.
- The southern building and central Knowledge Centre are 33.42m and 29.41m from the future development to east, providing generous separation for privacy.

The proposal is appropriate in terms of visual privacy. Acoustic privacy impacts will be managed via the recommendations of JHA within the Acoustic Report at **Appendix O** and the DPE conditions of consent.

7.2.4. WIND

A Pedestrian Wind Environment Statement has been prepared by Windtech and is attached at **Appendix P**. The report provides an assessment of the likely wind conditions that would be experienced at critical outdoor areas within and around the proposed development. No wind tunnel testing has been undertaken and only the general wind effects and any localised effects have been assessed.

The results of the wind assessment indicate that the proposal is exposed to the three prevailing wind directions (north-easterly, southerly and westerly winds). As a result, there is a possible impact on the wind comfort within certain areas such as the pedestrian footpaths, the Plaza, the elevated Open Play Spaces and Level 04 of Building North. Windtech has made several recommendations for design mitigations measures. The exact size and extent of the treatment strategies will be refined following wind tunnel testing and optimised at the detailed design stage.

7.3. TRANSPORT AND ACCESSIBILITY

7.3.1. TRAFFIC GENERATION – YEAR OPENING

The school will open in 2021 with 520 students and 33 staff, plus 30 spaces for CELC. This generates:

- 268 vehicle trips in the AM.
- 55 vehicle trips in the PM.

The intersection of Red Gables Road / Fontana Drive may operate as a Priority Controlled Intersection at opening in 2021 (subject to approval). This intersection as well as the intersection of Fontana Drive and Road B would operate well within capacity with a Level of Service of A. The local road network can therefore accommodate the School traffic generation at the year of opening.

7.3.2. CONSTRUCTION TRAFFIC

A preliminary Construction Management Plan (CMP) has been provided and details the likely construction haulage routes, construction hours, and mitigation measures. A comprehensive CMP would be provided separately in response to a suitable Condition of Consent.

7.3.3. TRAFFIC GENERATION – FULL CAPACITY

Ason Group previously undertook an assessment of the traffic generation of a K-12 school in the Town Centre for the Planning Proposal. The assessment relied on RMS traffic surveys of 22 schools. The Planning Proposal traffic report determined that the RMS trip generation rates for Primary and Secondary schools within the Sydney Metropolitan area was to be used to estimate the traffic generation of the school. The planning proposal traffic generation is:

- 1,180 vehicle trips in the AM.
- 810 vehicle trips in the school PM peak.
- 81 vehicle trips in the network PM peak.

In comparison, the trip generation from the Santa Sophia proposal is:

- 894 vehicle trips in the AM.
- 812 vehicle trips in the school PM peak.
- 162 vehicle trips in the network PM peak.

Therefore, in comparison to the planning proposal trip generation, the Santa Sophia proposal will result in:

- 286 fewer vehicle trips in the AM.
- 2 additional vehicle trips in the school PM peak.
- 81 additional vehicle trips in the network PM peak.

The Town Centre Planning Proposal traffic assessment determined that the local road network could operate with a Level of Service of C or better during AM and PM peak periods. Noting the reduction of 268 trips during the AM peak, the operation of the local road network would continue to operate at a LOS of C or better with the Santa Sophia proposal. In the PM peak, the addition of 81 trips is approximately 1 additional vehicle every 45 seconds. This is would have no material impact to the operation of the surrounding road network and is supported by Ason.

7.3.4. CAR PARKING

Under HDCP 2012 the proposal generates a parking requirement of 227 parking spaces. The Traffic and Parking Assessment prepared by Ason Group includes a parking strategy for the site. At the time of preparing this application, an agreement is in place between Celestino and CEDP to provide staff parking for the proposal. A total of 110 spaces will be provided for use by the school in school times (and the public out of school hours).

A total of 104 staff parking spaces are proposed to be provided (in addition to the 6 staff spaces for the CELC). This corresponds to 80% of the total staff parking requirement. This reduction from Council's DCP is supported because:

- It meets the objectives of Government Policy by reducing the reliance on private vehicle and encourages alternative modes of transport.
- A preliminary Sustainable Transport Management plan has been provided that details strategies to further reduce the reliance on parking.
- No student parking is provided as it is school policy that the students will not drive to school.
- While no allocation has been provided for visitor car parking spaces (25 spaces), there will be 625 parking spaces provided within a 400m catchment area radius and an additional 32 spaces proposed within Road A and B. The visitor space requirement accounts for 4% of the available on street parking.

This is a very small proportion and given that visitor spaces will not always be occupied, this approach is considered reasonable.

Until such time as this carparking is available for Santa Sophia, Celestino is providing a temporary car park with 110 spaces via a separate development application to The Hills Shire Council. This will be located north-east of the site adjoining future 'Road B'- refer layout plan at **Appendix Q**. It is anticipated that DPE will impose a condition of consent requiring the parking to be provided prior to the school commencing operation.

7.3.5. VEHICLE AND PEDESTRIAN ACCESS

Vehicle access will be provided off Fontana Drive, Road B and the driveway. Pedestrian access will be provided at various access point along Fontana Drive, Red Gables Road and the private streets.

7.3.6. PICK-UP/DROP OFF

Ten pick up/drop off spaces will be provided for the CELC. A further 12 pick up/drop off spaces are provided along the northern frontage on Road B. These spaces. These spaces would be utilised during the key AM and PM peak periods and a Traffic Management Plan will be implemented to facilitate faster turnaround times (approximately 120 vehicles per 10 minutes) to prevent excessive on-street queueing.

When the school opens, the pick-up/drop-off demand is between 56-67 spaces, which can be accommodated within the 12 on-street spaces along the northern frontage.

When the school reaches capacity, the pick-up/drop-off demand is between 181-241 spaces. This demand exceeds the 12-space capacity. On-going monitoring is recommended to determine and inform appropriate strategies to reduce the demand. These strategies could include the reliance on on-street parking spaces or staggering of starting and finishing times between Primary and Secondary School components.

7.3.7. PUBLIC TRANSPORT INFRASTRUCTURE

Box Hill North will be receiving two future public bus routes and pedestrians and cycling amenities to encourage these transport methods.

Approximately 25% of students are estimated to travel to and from school using public transport (buses). Given that the standard STA bus has a combined seating and standing capacity of 65 people and a total of 465 students are anticipated to utilise buses, this corresponds to requirement of 7.2 buses (at full capacity). A minimum of 9 buses would be generated during peak periods.

Discussions undertaken between the proponent, TfNSW and Busways in December 2018 confirmed that minimum of 5 bus bays were to be provided along Fontana Drive to accommodate the future demand of the School. This requirement is reflected in the proposal.

7.3.8. ACTIVE TRANSPORT AND PEDESTRIAN CONNECTIONS

An indicative pedestrian and cycle network for Box Hill North has been provided within The Hills DCP. Shared pedestrian and cycle paths are proposed bordering the west and south frontages of the Town Centre on Fontana Drive and Red Gables Road. These cycleways and pedestrian paths will encourage active transport for students and staff who live locally to access the school

7.3.9. GREEN TRAVEL PLAN

The Green Travel Plan for the Box Hill North area seeks to adopt a hierarchy with active transport given top priority and can be found at **Appendix Y.**

7.4. CONSTRUCTION MANAGEMENT

During construction, public transport infrastructure will be limited, therefore car-pooling will be actively encouraged by the builder and all sub-contractors to reduce the quantity of private vehicles. Parking for all staff working on the project will be provided in an area on the northern side of Fontan Drive.

The construction work will vary depending on the phase of construction and associated activities. Construction works however will be undertaken during standard construction-working hours, which are likely to be as follows:

- Monday to Friday: 7.00AM to 6:00PM
- Saturday: 7.00AM to 5.00PM
- Sunday and Public holidays: No planned work.

It may (on occasions) be necessary to undertake night works to minimise disruption to traffic however any works undertaken outside of these times will only occur with prior approval.

7.5. ABORIGINAL CULTURAL HERITAGE

Kelleher Nightingale Consulting Pty Ltd (KNC) has previously completed comprehensive Aboriginal archaeological and cultural heritage assessment for the overall Box Hill North development. This has included a full community consultation process with registered Aboriginal stakeholders. The existing Aboriginal heritage assessment for Box Hill North includes the area for the proposed school site.

KNC has provided an Aboriginal Cultural Heritage Consultation letter for this application (**Appendix R**). In summary:

- Identified sites within the wider Box Hill North development area included one isolated artefact, a series of artefact scatters and one location with axe grinding grooves. Sites were identified during an archaeological field survey and subsequent test excavation across the development area.
- Following the completion of the Aboriginal cultural heritage assessment process for Box Hill North, an Aboriginal Heritage Impact Permit (AHIP) was sought and granted (AHIP number C0001213).
- The existing AHIP allows for impact to identified Aboriginal heritage within the Box Hill North area. This AHIP is current and includes development work associated with the proposed school.
- No Aboriginal archaeological sites or Aboriginal heritage items were recorded on AHIMS databases and other statutory and non-statutory heritage registers within the proposal area.
- KNC has undertaken additional community consultation to fulfil the requirement for consultation with “special interest groups including local Aboriginal land councils and registered Aboriginal stakeholders”.
- KNC contacted all registered Aboriginal stakeholders for the Box Hill North project (including Deerubbin Local Aboriginal Land Council) to advise them that SEARs for Santa Sophia had been issued and to confirm the completion of the Aboriginal community consultation process and archaeological salvage excavation reporting for the wider Box Hill North development. No questions, comments or specific information were received from stakeholders regarding the Santa Sophia project.

On this basis, no further Aboriginal heritage assessment of the proposal is warranted.

7.6. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

An Ecologically Sustainable Development (ESD) Report has been prepared by Steensen Varming and is attached at **Appendix S**. The report outlines that the proposal will include the following ESD objectives:

- Energy.
- Indoor Environmental Quality.
- Materials.
- Water.
- Waste.
- Transport.
- Emissions.

In addition to this, Box Hill Water will be located within the Gables. Box Hill Water plans to harvest wastewater through a sustainable water network providing the community with an environmentally friendly source of recycled water for gardens, toilets and washing machines.

7.7. SOCIAL AND ECONOMIC IMPACTS

The proposal will have an overall long term positive social and economic impacts on the local community. Impacts of the proposal are more environmental than social and economic and can be managed or mitigated if recommended measures are incorporated or implemented as part of the development:

- **Access to education and social infrastructure:** The proposal will provide access to education for a greater number of students, with a high level of facilities. It will also improve access to social infrastructure for the broader community with out of hours use of school facilities and provide additional employment opportunities
- **Traffic and parking:** Traffic and parking impacts during construction are very likely to have a temporary negative impact on the local road network. These impacts can be minimised through the mitigation measures outlined.

  Increased traffic and pressure on parking during operation may have long-term negative impacts on the local road network. On street parking has been identified as having capacity and this should be monitored on an ongoing basis. Planned construction of the local road and improvements to the public transport network will help alleviate pressure on the local road network.
- **Noise and vibration:** Construction noise and vibration is very likely to have a temporary negative impact. The impact of construction noise and vibration can be reduced through mitigation measures and effective communication.

  Operational noise levels, during the assumed worst-case operational scenarios, were found to meet all relevant criteria.

A summary of the key social benefits is:

- The proposal will create job opportunities in teaching, administration and maintenance and temporary jobs during the construction phase, which is a long term high positive benefit for the area.
- The proposal will provide future students and staff with new state-of-the-art facilities and spaces. This will enable high-quality teaching beyond what can currently be provided;
- The inclusion of CELC will greatly assist parents in the area;
- The proposal will significantly ease student enrolment pressure on existing schools in Western Sydney that have reached capacity;
- The proposal includes sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students and staff. The proposal provides approximately 7.5m² of open space per student within the site. Students will also have access to the fields within the Town Centre; and
- The proposal has been specifically designed in accordance with CPTED design principles to aid in reducing the likelihood of crime. The proposal will positively activate the site, provide many opportunities for passive surveillance within the Town Centre.

7.8. FLOODING

A Flood Risk Assessment has been prepared by Northrop and is contained at **Appendix T**. The topography in the future town centre, including the school, is to be altered to form a localised crest with levels ranging from approximately 35 to 39m AHD. Levels generally fall to the north and east towards the lake and riparian corridor. The Probable Maximum Flood (PMF) on the site has a nominal likelihood of a 1 in 10 million chance of occurring in any given year. The ground floor levels of the proposed school will be well above the regional PMF level, which is 31.44m on the riparian corridor. On the basis the site is located at a local crest, and well in excess of the regional PMF, the resultant flood risk for the site is therefore low.

7.9. BUSHFIRE

Eco Logical Australia have prepared a Bushfire Protection Assessment for the Santa Sophia site (**Appendix U**). The assessment concludes that the Special Fire Protection Purpose development be issued a Bushfire Safety Authority. The SSD complies with various measures listed within the Planning for Bush Fire Protection 2006.

7.10. GEOTECHNICAL

A Geotechnical Report has been prepared by Douglas Partners for the proposed development to provide preliminary information on the subsurface stratification, and comment on excavation, foundations, and groundwater levels. The Geotechnical Report prepared is attached at **Appendix V**. The report found:

- Topsoil consisted of typically silty clay or clayey silt with some vegetation and rootlets to depths ranging between 50 mm and 150 mm; underlain by stiff to hard, orange and red brown mottled grey silty clay with some ironstone gravel to depths of 0.8 m to 2.8 m and shale and shale to a depth of 3.3m
- Bulk excavation for the basement (RL34.5m) will generally expose medium to high strength sandstone,
- It is expected that excavation for the basements will require the removal of soil and low to medium strength shale and laminate and then medium to high strength sandstone.
- No free groundwater was observed during testing.
- During construction it is anticipated that there may be some seepage of groundwater into the excavation. Seepage will need to be collected during construction by the judicious placement of drainage sumps and by intermittent pumping or gravity discharge It is suggested that monitoring of flow during the early phases of excavation below the groundwater table be undertaken to assess long term drainage requirements.
- Due to shear strength of the rock typology, the vertical sidewalls of the basement excavation will require temporary shoring support during excavation and permanent retaining wall support as part of the final construction.
- During excavation, it will be necessary to use appropriate methods and equipment to keep ground vibrations at adjacent buildings and structures within acceptable limits.

All excavated materials will be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (EPA, 2014).

8. CONSULTATION

The following key stakeholders have been consulted to date:

- The Hills Council;
- Government Architect NSW;
- Transport for NSW;
- Aboriginal Stakeholders; and
- The wider community.

8.1. THE HILLS LOCAL COUNCIL

A pre-DA meeting was held at The Hills Shire Council to discuss the Santa Sophia development. The following was discussed:

- Exceeding the height limit - Council is open to exceeding the 15m limit to 27m for parts of the development that are within the area of the adjoining land sharing the same height limit.
- Shared parking facilities – Council are open to considering due to the community benefits.
- Bus drop off / pick up locations – to be considered carefully regarding proximity to intersections. Stops on collector roads is not generally supported.
- Student drop off / pick up needs careful consideration due to unique environment within Town Centre.
- The use of buildings for shields should be considered regarding acoustics. The after hours uses should be focused away from residential development.

Concern was raised regarding provision over open space. The point was raised that if the height limit was to be raised then this could achieve the possibility of more open space. All points raised within the pre-DA meeting were considered through the planning process of the Santa Sophia site.

8.2. GOVERNMENT ARCHITECT NSW

The project team has consulted with the Government Architect's Office and State Design Review Panel (SDRP). The SDRP has been convened twice prior to the lodgement of the EIS. These review meetings were held on:

1. Concept Design – 30 January 2019
2. Design Development –11 April 2019

The matters discussed within each of these meetings has been provided within the Urban Design report at **Appendix D**. Consultation with the SDRP will continue post lodgement and will likely include a follow up meeting at Response to Submission stage.

8.3. TRANSPORT FOR NSW

The proponent consulted with TfNSW and Busways in December 2018 in relation to the proposal. This discussion confirmed that minimum of 5 bus bays were to be provided along Fontana Drive to accommodate the future demand of the School. This requirement is reflected in the proposal.

Informed the design and provision of bus layover that minimum of 5 bus bays were to be provided along Fontana Drive to accommodate the future demand of the School. This requirement is reflected in the proposal.

8.4. ABORIGINAL CULTURAL HERITAGE CONSULTATION

Kelleher Nightingale Consulting Pty Ltd have completed the Aboriginal Culture Heritage Consultation for the Santa Sophia site. Based on consultation with Aboriginal Land Councils and registered Aboriginal stakeholders their findings have concluded that there were no archaeological sites containing Aboriginal objects within the site and no further Aboriginal heritage assessment is warranted.

8.5. SCHOOL AND COMMUNITY ENGAGEMENT ACTIVITIES

An Engagement and Communication Outcomes Report prepared by Urbis and provided at **Appendix W** has been prepared to document engagement activities and feedback from residents and the school community throughout the design process. A summary of the key community engagement activities undertaken to date is provided below.

- A two page, A4 **newsletter** was prepared and distributed at three community information sessions on 4, 5 and 6 March 2019 attended by approximately 130 people. The newsletter outlined the key messages of the project and continues to be available for people to collect at the school open days and when visiting Santa Sophia Catholic College.
- Three **community information sessions** were held on the 4, 5 and 6 March 2019 and attended by approximately 130 people across the three sessions.
- A **dedicated project email and 1800 number** were established as a direct feedback channel. The email and phone number were live on 29 January 2019 and remain active.
- Four **letters to community** providing updates about the development and planning pathway for Santa Sophia Catholic College were distributed on 29 January 2019, 6 February 2019, 15 February 2019 and 18 March 2019.
- Two **media releases** outlining the facts of the project and correcting misinformation about details of the school was circulated to the Rouse Hill Times on 30 January 2019 and 2 February 2019.
- **School open days**:
  - An open day for secondary school was on Wednesday 20 March 2019. The enrolment for 2020 for year 7 now sits at 55 and will be capped at 60 because there is limited space at the temporary site.
  - Approximately 40 families attended an open day for primary school on Wednesday 27 March 20419.
  - The enrolment for 2020 for Kindergarten is now at 16 and will capped at 30. Based on the current enrolment rates.
  - Approximately 300 people attended the two sessions.

The key themes from the feedback included:

Overall observations

- High degree of outrage had been generated amongst some stakeholders by Rouse Hill Parish representatives who had expected the College to be located on Terry Road, with an associated new church and other Parish facilities.
- Low levels of trust between CEDP and stakeholders associated with the Rouse Hill Parish.
- Frustration amongst parents of current students of Santa Sophia Catholic College, who wished to discuss the design and plans for the College.

College location, engagement process and transparency of decisions

- Community members held a high degree of concern about a perceived lack of consultation on the College location.
- Some people heard about the change of location from Terry Road to The Gables through the media and felt distrust towards CEDP as a result.

College design and facilities

- There were queries about the design of the College, particularly on the type and quantum of play space and the vertical design of the school.

Safety

- Queries raised about the safety of students attending a school close to a town centre and neighbourhood shops and with a requirement to cross a road to use formal sporting facilities.

Learning

- Queries raised about the nature of the learning model and how the vertical design of the school will enable the delivery of that model.

9. RECOMMENDATIONS AND MITIGATION MEASURES

A range of mitigation measures are proposed to reduce any potential environmental and social impact of the proposal. **Table 11** below provides a summary of the environmental management measures proposed.

Table 11 – Mitigation Measures

Item	Potential Impact	Mitigation Measures
Overshadowing	Overshadowing of surrounding residential properties and Town Centre.	• The chosen design, orientation, bulk and scale of the proposed Santa Sophia development minimises overshadowing impacts. Coordination has been undertaken with the neighbouring developers to minimise
Privacy	Adverse visual and acoustic privacy impacts on surrounding developments.	• Separation between buildings, including landscaping. • Implementation of recommendations outlined within the Acoustics Report.
Wind	Wind impacts at critical open space areas.	• The recommendations contained to the attached Wind Report will be further refined through wind tunnel testing and can be incorporated into the final School design.
Transport and Accessibility	Traffic impacts, location of bus and student pick up / drop and shared parking facilities.	• Careful consideration is being given to these matters to provide the school and Town Centre with minimal traffic impact. The shared parking facilities has been supported by Council due the benefit the community would receive as a result.
Parking	Demand for staff car parking.	• A range of strategies will be employed to manage demand for on-site staff carparking. These include: – Provision of 110 off-site staff carparking spaces – Provision of 252 bicycle parking spaces – Implementation of the various strategies outlined within the developed Green Travel Plan • Implementation of initiatives to encourage the utilisation of surrounding public transport and car-pooling to access the site.
Construction Vehicles	Adverse construction vehicle impacts on surrounding residents.	• Implementation of measures outlined within the Construction Traffic Management Plan and Construction Management Plan. • All construction vehicles will travel to and from the site via specific dedicated routes that have been specifically designed to avoid the use of local roads. • Most construction workers will travel to and from the site outside of peak periods to minimise traffic impacts.
Crime and Safety	Crime risk to safety of students, staff and visitors.	• The proposal incorporates CPTED principles to deter crime. These principles can be found within the CPTED report.

Item	Potential Impact	Mitigation Measures
Acoustics and Vibration	Noise generation during operation of the School.	• Implementation of the recommendations contained to the Acoustic Report.
Construction Noise and Vibration	Noise and vibration generation during construction of the School.	• Implementation of the recommendations contained to the Acoustic Report.
Bushfire	Impacts from bushfire	• Measures discussed within the Bushfire Protection Assessment will be implemented.
Flooding	Impacts from flooding	• The school should develop an emergency response procedure in the event of flood. This may include closing the school in advance of predicted extreme rainfall to minimise the number of people exposed to the flood risk, as well as making provision to seek refuge on-site in the event of a flood.
Water Management, erosion and sediment control	Impacts from stormwater.	• Implement proposed stormwater concept as outlined within the attached Stormwater Management Report (and ancillary plans), Flood Risk Assessment Report and Integrated Water Management Plan.
Operational Waste	Excessive waste generation.	• The Operation Waste Management Plan provided for the site will be implemented to ensure that operational waste is managed and disposed of correctly. • Reduce wastes by selecting, in order of preference, avoidance, reduction, reuse and recycling. • Make purchasing decisions that consider recycled products.
Construction Waste	Waste generated during construction.	• The Construction Waste Management Plan provided for the site will be implemented to ensure that construction waste is managed and disposed of correctly. • Segregate and recycle solid wastes generated by construction activities. • Consider measures and performance-based targets for reduction, reuse and recycling.
Geotechnical	Structural impact to soils	• All measures outlined within the Geotechnical Report, and previously discussed within this EIS, will be implemented.
Flooding	Impacts from flooding	• The Flooding Letter outlines that there the flood risk for the site is low. The Probable Maximum Flood (PMF) is 10^{-7} or a 1 in 10 million chance of occurring in any given year. The Santa Sophia site is located on a crest and is well above the PMF. All suggestions outlined within the letter will be implemented.
Aboriginal heritage	Consultation with the Dharug community.	• Appropriate consultation has occurred with the Dharug regarding the Santa Sophia site.

10. SUMMARY AND CONCLUSION

The proposal has been assessed against all items contained to the SEARs and we conclude that:

- The proposal satisfies the applicable local and state planning policies.
- The proposal is highly suitable for the site.
- The proposal is in the public's interest.

For all the reasons outlined in this EIS, the site is suitable for the proposed development for the following reasons:

- The site is located within the future town centre of The Gables. It will provide the community and surrounding areas with an engaging learning hub.
- The site is zoned B2 Local Centre in HLEP 2012. The proposal meets the zone objectives provided within HLEP 2012 as it encourages employment opportunities within accessible locations.
- The site has been cleared of vegetation and will not have a biodiversity impact.
- Environmental investigations have confirmed that the site is suitable to use a school.
- There are no significant environmental constraints limiting development.
- Traffic can be managed and the proposal is not expected to exacerbate the existing traffic flow conditions.

The proposal is in the public interest because:

- The proposal will result in a high-quality educational environment for staff and students:
  - Enables an excellent academic programme;
  - Supports a fulfilling and diverse extra-curricular experience;
  - Provides an inclusive, supportive and secure pastoral environment for both primary and secondary school students; and
  - Provides efficient and environmentally sustainable facilities.
- Subject to the various mitigation measures recommended by the specialist consultants, the proposal does not have any unreasonable impacts on future adjoining development or the public domain in terms of traffic, social and environmental impacts.
- The proposal will make a positive contribution to the built form and to the community within Box Hill North, The Gables and the surrounding area.

Given the site is suitable for the development and the proposal is in the public interest, this application should be approved.

DISCLAIMER

This report is dated 17 May 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CLIENT (**Instructing Party**) for the purpose of EIS (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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

APPENDIX A SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

APPENDIX B ARCHITECTURAL PLANS

APPENDIX C SITE SURVEY PLANS

APPENDIX D URBAN DESIGN REPORT

APPENDIX E LANDSCAPE PLANS

APPENDIX F CONSTRUCTION MANAGEMENT PLAN

APPENDIX G OPERATIONAL WASTE MANAGEMENT PLAN

APPENDIX H INFRASTRUCTURE MANAGEMENT PLAN, ELECTRICALS AND COMMUNICATIONS

APPENDIX I STORMWATER MANAGEMENT REPORT

APPENDIX J BCA ASSESSMENT REPORT

APPENDIX K EXTERNAL LIGHTING STRATEGY & LIGHT SPILL

APPENDIX L BIODIVERSITY WAIVER

APPENDIX M BIODIVERSITY WAIVER

APPENDIX N CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

APPENDIX O NOISE AND VIBRATION ASSESSMENT

APPENDIX P PEDESTRIAN WIND ASSESSMENT

APPENDIX Q TEMPORARY CARPARK

APPENDIX R ABORIGINAL CULTURAL HERITAGE CONSULTATION REPORT

APPENDIX S ECOLOGICALLY SUSTAINABLE DESIGN (ESD) REPORT

APPENDIX T FLOODING ASSESSMENT

APPENDIX U BUSHFIRE IMPACT ASSESSMENT

APPENDIX V GEOTECHNICAL INVESTIGATION

APPENDIX W ENGAGEMENT AND COMMUNICATION OUTCOMES REPORT

APPENDIX X QUANTITY SURVEYOR'S REPORT

APPENDIX Y TRANSPORT AND ACCESSIBILITY IMPACT ASSESSMENT

APPENDIX Z CONTAMINATION ASSESSMENT

APPENDIX AA HYDRAULIC SERVICES REPORT

APPENDIX BB OPERATIONS PLAN

APPENDIX CC ACCESS REPORT

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