

Review of Environmental Factors

Sutherland Public School – New
School Hall and COLA

Prepared for
DEPARTMENT OF EDUCATION

August 2025
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Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.

Project director

Chris Shannon

Contributors

Harsha Yadav

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

MECONE

Suite 1204b, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

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Declaration

This Review of Environmental Factors (REF) has been prepared for School Infrastructure (SI) on behalf of the NSW Department of Education (DoE) and assesses the potential environmental impacts which could arise from the proposed activity to demolish the existing school Block J, car parking spaces and structures, and the construction of a new school hall and Covered Outdoor Learning Area (COLA), at Sutherland Public School located at 38-54 Eton Street, Sutherland.

This REF has been prepared in accordance with the *Guidelines for Division 5.1 Assessments* (the Guidelines) and the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TI SEPP).

This REF provides a true and fair review of the activity in relation to its likely impact on the environment and the information it contains is neither false nor misleading. It addresses to the fullest extent possible all the factors listed in Section 3 of the Guidelines, the EP&A Regulation and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Author	Chris Shannon
Qualification	Bachelor of Science Bachelor of Laws Graduate Diploma of Legal Practice Master Urban and Regional Planning
Position	Western Sydney Practice Director
Signature	
Date	1 August 2025

I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.



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Abbreviations

Abbreviation	Description
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System
AMG	Australian Map Grid
BC Act 2016	Biodiversity Conservation Act 2016
BC Regulation	Biodiversity Conservation Regulation 2017
BAM	Biodiversity Assessment Method
CM Act	Coastal Management Act 2016
CEMP	Construction Environment Management Plan
DoE	Department of Education
DPHI	Department of Planning, Housing and Infrastructure
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cth)
EPI	Environmental Planning Instrument
LEP	Local Environmental Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	National Parks and Wildlife Act 1974
NPW Regulation	National Parks and Wildlife Regulation 2009



NPWS	National Parks and Wildlife Service (part of EES)
NT Act (Cth)	Native Title Act 1993 (Cth)
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
POEO Act	Protection of the Environment Operations Act 1997
Proponent	Department of Education
REF	Review of Environmental Factors
RF Act	Rural Fires Act 1997
RFS	Rural Fire Service
R&H SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
Roads Act	Roads Act 1993
SEPP	State Environmental Planning Policy
SINSW	School Infrastructure NSW
TI SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WM Act	Water Management Act 2000

1 Introduction

1.1 Purpose of the REF

The purpose of this Review of Environmental Factors (**REF**) is to assess the proposed works to demolish the existing school Block J, car parking spaces and structures, removal of six (6) trees, and the construction of a new school hall and Covered Outdoor Learning Area (COLA), and document the likely environmental impacts and mitigation measures to be implemented. The proposed activity is located at 38-54 Eton Street, Sutherland NSW 2232 (the **site**), known as the Sutherland Public School (the **school**).

The REF has been prepared in accordance with the requirements of all potentially relevant NSW and Commonwealth legislation. The REF has been prepared in accordance with Section 3 of the *Guidelines for Division 5.1 Assessments – June 2022* (the **Guidelines**) and section 171A and 171(2) of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**).

In doing so, it satisfies sections 1.7 and 5.5 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), which requires a public authority to examine and take into account to the fullest extent possible, all matters affecting, or likely to affect, the environment by reason of the activity.

The assessment contained within this REF has been prepared having regard to:

- whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for an EIS to be prepared and approval sought from the Minister for Planning and Public Spaces under Part 5 Division 5.1 of the EP&A Act
- whether the proposed activity is likely to have a significant impact on the environment and therefore the necessity for a Species Impact Statement (**SIS**) and Biodiversity Development Assessment Report (**BDAR**) to be prepared
- the potential for the proposal to significantly impact *Matters of National Environmental Significance* (**MNES**) on Commonwealth land
- the need to refer the activity to the Australian Government Department of Environment and Energy for a decision by the Commonwealth Minister for the Environment on whether assessment and approval is required under the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**).

1.2 Proposal background

The proposed construction of a new school hall at the school is in alignment with the NSW Government's 2023–24 Budget, which has allocated \$8.8 billion to fund the development and upgrading of schools across the state. This funding initiative reflects the government's commitment to investing in educational infrastructure to support growing communities and provide access to world-class public education. As part of this broader strategy, the proposed upgrades at the School aim to cater to the evolving needs of its student population and the wider school community.



2 The site

2.1 Site description

The site accommodates the Sutherland Public School which is located at 38-54 Eton Street, Sutherland, NSW 2232. The Sutherland Public School is approximately 1.35 hectares in area and is made up of the following 16 allotments:

- Lot 1 DP6600
- Lot 2 DP6600
- Lot 3 DP6600
- Lot 4 DP6600
- Lot 5 DP6600
- Lot 6 DP6600
- Lot 7 DP6600
- Lot 8 DP6600
- Lot 9 DP6600.
- Lot 10 DP6600
- Lot 5 Section 45 DP802
- Lot 6 Section 45 DP802
- Lot 7 Section 45 DP802
- Lot 8 Section 45 DP802
- Lot 9 Section 45 DP802
- Lot 10 Section 45 DP802.

The proposed school hall is located within Lot 6, 7 and 8 DP 802 and has an area of approximately 957 sqm. Refer to **Figure 1**.

Vehicular access to the site is provided from Eton Street, Flora Street, and Merton Street, with parking spaces available along the northern and western sides of the site. Service vehicles and waste collection access the site through the Merton Street gate, which is located near the existing toilet block.

The site is currently zoned as SP2 Infrastructure (Educational Establishment) in the *Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015)*. The site has a street frontage to Flora Street to the north, Merton Street to the east, President Avenue to the south and Eton Street to the west. These local roads include footpaths, street lighting and street trees along all frontages.

The area of works currently includes Block J, steel awning for existing COLA, a garden bed, trees, four car parking spaces and covered walkway structures which are proposed to be demolished to accommodate the new school hall.



Figure 1: School boundary in green, and the site in red

Source: Mecone MOSAIC

2.2 Site locality

The site is within close proximity to Sutherland Town Centre, surrounding high density residential development and also within 400 metres to Sutherland Railway Station. The school is also located within proximity to childcare and early learning facilities, which includes an existing childcare facility at the Minerva School, Moore Street Early Education Centre, St Patricks Catholic Church, Sutherland Presbyterian Church, Sutherland Shire Council Family Day Care, and Sutherland Child Care Centre. There are also two schools located directly adjacent to Sutherland Public School, which are Minerva School to the south and St Patricks Catholic School to the east.

There are multiple bus stops located along President Avenue and East Parade, in proximity to the Sutherland Railway Station. Public bus routes operating within 400m vicinity of the site include 961, 962, 965, 969, 976, 991 and M92.

2.3 Site hazards and environmental constraints

Acid Sulfate Soils

The site is not classified as acid sulfate soils.



Contamination

Investigation of the site identified some contamination in soils. This will be managed through a site remediation and environmental management strategy (see **Section 7.2**). The Remediation Action Plan (**RAP**) identifies that remediation works involving offsite disposal constitutes Category 2 Remediation under Clause 4.11 of *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)* and can be undertaken without consent. An alternative methodology considered is cap and containment. This methodology would constitute Category 1 Remediation under Clause 4.8(f) of R&H SEPP and requires development consent from Council under Part 4 of the EP&A Act. As such, development consent has been sought from Council under the development application DA25/0186. The conditions of development consent associated with DA25/0186 are included as an appendix to this REF.

Stormwater and Flooding

The site is not identified as flood prone land and is not subject to flood related development controls.

Bushfire Prone Land

The site is not classified as bushfire prone land.

Flora and Fauna

The site is not classified as having biodiversity values.

Aboriginal Heritage

The survey of the site concluded no Aboriginal sites were identified and therefore there is low archaeological potential.

European Heritage

The site contains the following two heritage items of local significance, as identified under the SSLEP 2015:

- Item#3614 – known as ‘Former Sutherland Intermediate High School building (now part of Sutherland Primary School)’ and located at 38–54 Eton Street (Lots 6-10 Section 45 DP 802)
- Item #3618 – known as ‘Sutherland Primary School, including original building and grounds’, Flora Street (corner of Eton and Merton Streets) and located at Lot 5 Section 45 DP 802 and Lots 1–10 DP 6600.

These items are also listed on DoE’s s107 register.

Mitigation measures are provided in Section 8.8 to minimise and mitigate impacts on the heritage items.

2.4 Easements and restrictions

A copy of the certificate of titles for the site that is less than six months old have been obtained. The area of activity is not likely to impact any easements.



3 Need and alternatives

3.1 Strategic need for the proposal

The addition of a dedicated school hall will serve as a versatile space for various different activities and events. It will provide students, staff, and families with a venue to celebrate achievements, host assemblies, and conduct cultural, educational, and extracurricular activities. This facility is designed not only to enrich the educational experience but also to foster a sense of community and belonging.

The upgrades proposed by the NSW Department of Education (**DoE**) reflect a targeted investment in the region's growth, ensuring that infrastructure keeps pace with the population and demographic of the area. By improving facilities at Sutherland Public School, the project aims to create an environment that supports quality education and enhances student welfare. These enhancements align with the Department's broader objectives to equip public schools with modern, functional spaces that meet contemporary teaching and learning standards.

The construction of the new school hall is part of a forward-thinking approach by the NSW Government and the DoE to ensure that schools like Sutherland Public School remain well-equipped to serve their communities now and into the future. This project is in line with the commitment to provide students with access to facilities that inspire learning, celebrate achievements, and support their overall development.

3.2 Alternatives and options

Three alternative options were identified by DoE to address the lack of dedicated space for gatherings, events, extracurricular activities, and weather-proof assembly space, and improve school facilities. These were considered against a base case or do-nothing option.

A summary of the key elements of scope and assumptions of likely outcomes and impacts arising from each of the options is provided below.

3.2.1 Base Case: status quo

The Base Case assumes that the School would continue to operate using its existing buildings, infrastructure and facilities. Key elements of this scenario include:

- no additional school infrastructure will be built
- students and staff will continue to use existing facilities for assemblies, events and other gatherings
- no dedicated indoor space for large-scale activities, such as performances, presentations or inclement weather gatherings. The existing hall in Block A is undersized and cannot accommodate large groups of students, such as for school assemblies
- continued reliance on makeshift or outdoor areas for key events
- increasing maintenance costs over time due to wear and tear on existing facilities.

Under the Base Case, the school is likely to face ongoing challenges due to the lack of a purpose-built space for assemblies and events. The limited facilities may lead to disruptions during bad weather, reduced opportunities for extracurricular programs, and a potential decline in student engagement and community involvement. The operational efficiency and the quality of student experience may also



suffer. Over time, the absence of proper facilities may make it difficult for the school to cater to a growing student population.

3.2.2 Option 1: construct a new school hall

This option involves the construction of a modern, purpose-built school hall to accommodate assemblies, performances, and other school and community events. Key features include:

- a dedicated indoor space with capacity for the entire school community
- improved audio-visual and stage facilities for performances, presentations, and meetings
- a weather-protected space for events during inclement weather
- opportunities for enhanced extracurricular activities, such as music, drama, and sports programs
- potential to serve as a community resource for after-school events.

This option provides a long-term solution to the school's infrastructure challenges, significantly enhancing the learning environment and the school's ability to engage the broader community. The school hall would offer flexibility for a wide range of activities, improving student welfare, operational efficiency, and staff satisfaction. While the upfront cost may be significant, the long-term benefits outweigh the investment, especially given the growing population and increased demand for modern facilities.

3.2.3 Option 2: install a temporary modular hall

This option involves installing a prefabricated modular structure to serve as a temporary hall. Key elements include:

- a lower-cost, semi-permanent solution to address immediate needs
- reduced construction time compared to a permanent hall
- limited capacity and features compared to a permanent structure
- maintenance and replacement costs after 10-15 years of use.

While a temporary modular hall provides a short-term solution, it lacks the functionality, durability, and capacity of a permanent structure. The limited lifespan and ongoing maintenance requirements make it less cost-effective over time. This option could be considered as an interim solution but does not address the school's long-term needs.

3.2.4 Option 3: repurpose an existing building

This option involves retrofitting and repurposing an existing structure on school grounds to serve as a hall. Key aspects include:

- utilisation of existing space, potentially reducing costs compared to new construction
- retrofitting existing buildings to meet the requirements of a school hall
- limited scope and flexibility, as the repurposed structure may not fully meet the school's needs
- potential disruption during the retrofitting process.

While repurposing an existing building may reduce costs, it is unlikely to fully meet the functional requirements of a modern school hall. The limited flexibility and potential for increased maintenance costs make this option less favourable. It may also result in the loss of space currently used for other purposes.



3.3 Options assessment

Constructing a new multi-purpose hall offers the most comprehensive solution, addressing both the immediate and long-term needs of the school. While it requires higher initial investment, the benefits to the school community in terms of improved facilities, student engagement and operational efficiency justify the cost. Options 2 and 3 could be considered if funding constraints arise, but they lack the long-term benefits and capacity of a purpose-built hall.

4 Project activity

4.1 Activity outline

The project will address the existing undersized hall facility at Sutherland Public School, by providing an upgrade to achieve a medium primary school core facility according to the DoE Educational Facilities Standards and Guidelines (EFSG).

This will include demolition of existing Block J, a garden bed, car parking spaces and associated structures, and construction of a new single-storey school hall, including a covered outdoor learning area (COLA) and connecting covered walkways.

The proposal retains the existing staff and student capacity at Sutherland Public School.

4.2 Project scope of activity

The proposed activity includes the following works:

- demolition of existing Block J, garden bed, four car parking spaces and structures (refer demolition plan prepared by BKA Architecture)
- removal of six trees
- construction of a new multi-purpose school hall, including canteen/kitchenette, OOSH office, amenities, and storage
- relocation of existing COLA to the east of the school hall
- civil works as per the Civil Engineering Plan prepared by Enstruct.

The area of proposed activity is shown in **Figure 2** below. Additional technical drawings are provided within the civil package at **Appendix 3**. There is road opening works along Eton Street for connection to Council's stormwater system and installation of a new mains power supply. The proposal may also include some trenching works along Eton Street for utility services.

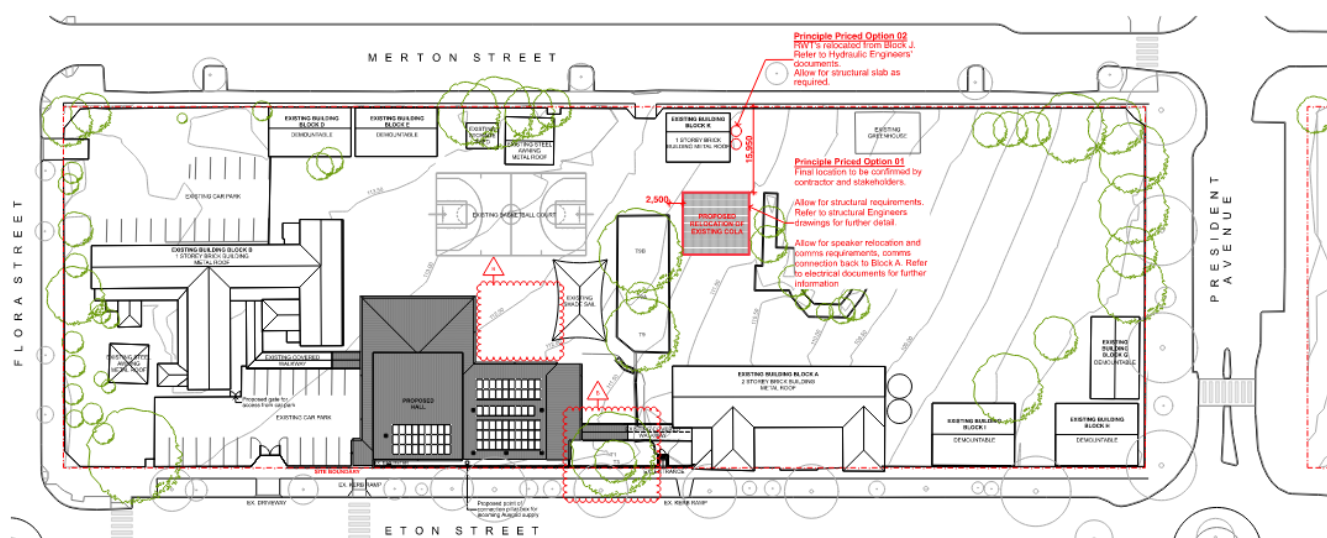


Figure 2: Proposed Site Plan

Source: BKA Architecture

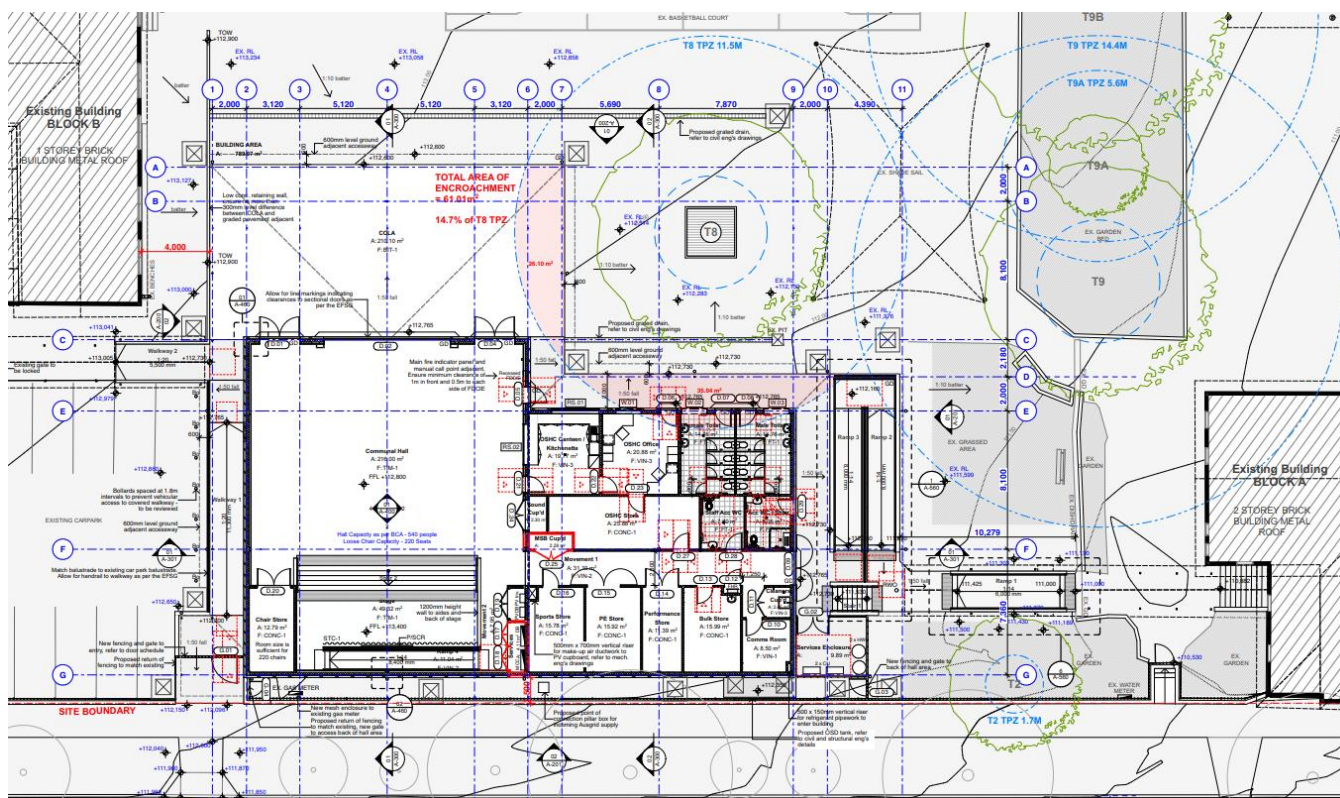


Figure 3: Proposed Ground Level Plan

Source: BKA Architecture

4.3 Physical layout and design

The proposed site layout responds to the existing site condition and has been developed with regard to functional requirements of the school hall.

The proposed school hall and COLA is located towards the north-western side of the site. The school hall has a height of 7.5m, which is consistent with NSW Government Education Department's Educational Facilities Standards and Guidelines and is compliant with section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*. Refer **Figure 4** below.

The school hall includes storage areas, amenities, disabled WC and shower, OOSHC office/store, canteen and associated store/office, covered walkways, landscaping and COLA within an area of 985 sqm.

The proposed school hall is sited to provide the following setbacks to the adjoining street frontage and buildings:

- 1.5m setback from the western property boundary along Eton Street
- 4m setback from Block B to the north to the COLA for the new hall.

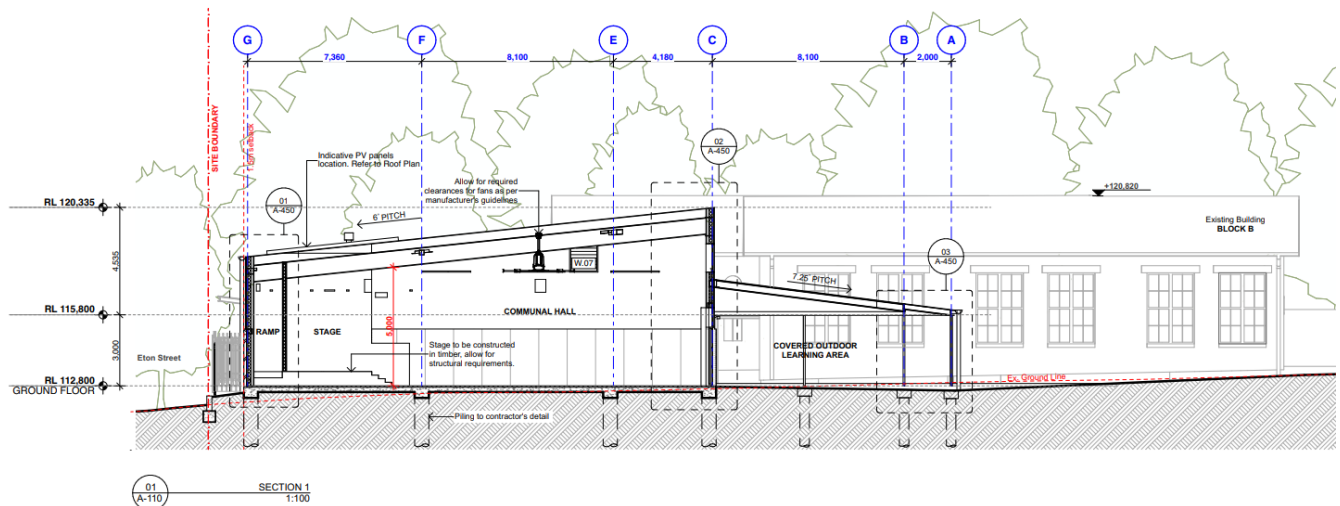


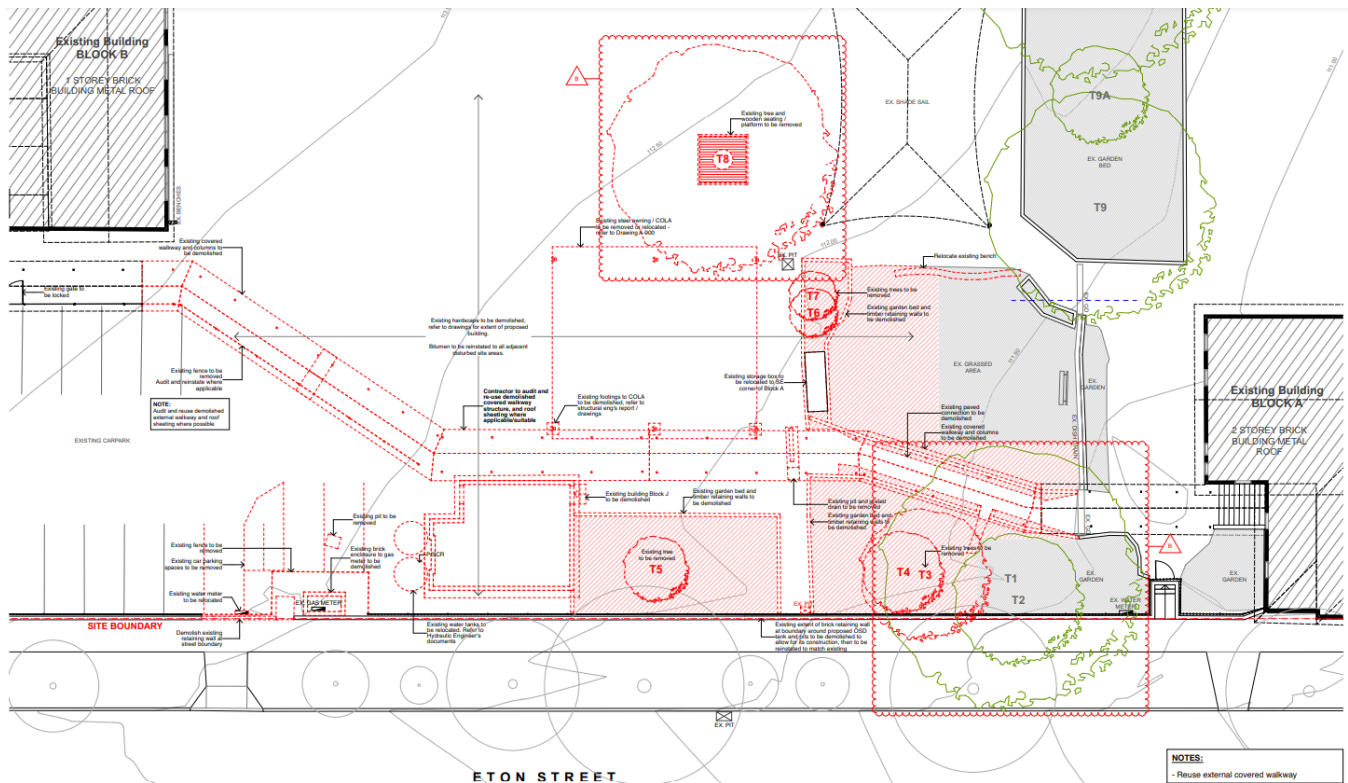
Figure 4: Proposed Section
Source: BKA Architecture

4.4 Demolition

The proposal includes demolition of existing Block J, garden bed, four car parking spaces and structures, as shown in **Figure 5** below.

The proposal does not include demolition of existing heritage items on the site. Tree 8 is proposed to be removed (as part of the tree permit approval TP25/0342 issued by Council) and is located within the grounds of the heritage items. The Statement of Heritage Impact (**Appendix 16**) concludes that while the removal of Tree 8 will impact the setting of the heritage-listed grounds of Item 3618, a number of other mature trees within the school will be retained to ensure the landscaped character of the school is not lost.

The new school hall and COLA is located along between the heritage listed buildings, Building B (item no. #1892) and Building A (item no. #1929). Refer to **Figure 2** and **Figure 3** above for the location of proposed hall and COLA.



Source: BKA Architecture

Bulk earthworks are required to facilitate construction of the school hall. Given the topography of the site, an estimated total of 192.111 m³ of cut and an estimated total of 179.437 m³ fill is required for the proposed school hall footprint, as outlined in the Civil Engineering Review Report of Enstruct (**Appendix 3**).

A Detailed Site Investigation (**DSI**) for contamination has been conducted at the site of the proposed school hall (**Appendix 9**). The report found that the site contains asbestos in the existing Building J, which is proposed to be demolished. The asbestos was found to be non-friable. Polycyclic aromatic hydrocarbons (**PAH**) and total recoverable hydrocarbons (**TRH**) have been found to exceed either human health or ecological criteria in a number of the fill samples in this area.

The RAP identifies the following two methodologies for remediation:

- 11



It is also possible that the preferred remediation strategy will comprise a combination of both methodologies.

The preferred remediation strategy will also comprise the following:

- Verify the suitability, from a contamination perspective, of any proposed imported materials to be used for site levelling; and
- Waste classification and landfill disposal of any surplus soils generated through excavations (e.g. OSD tank and footings).

Methodology 1: cap and containment

Remediation works involving the cap and containment methodology constitutes Category 1 Remediation under Clause 4.8(f) of R&H SEPP and requires development consent from Council under Part 4 of the EP&A Act. As such, development consent has been sought from Council under DA25/0186.

Section 4.8(f) provides that Category 1 remediation work is remediation work that is to be carried out on land in a manner that does not comply with a Council policy. Sutherland Development Control Plan, Chapter 40 Environmental Risk section 1.8(1)(d) Remediation Categories describes the types of works that constitute Category 1 remediation works. This includes:

d. Remediation work involving on-site capping or containment of contaminated soils.

Methodology 1 remediation work involving cap and containment would be carried out in a manner that is inconsistent with a Council policy, constituting Category 1 remediation works. Category 1 remediation works requires development consent. As such, development consent has been sought from Council under the development application DA25/0186. The cap and containment will be undertaken as per the development consent conditions under DA25/0186, which are included as an appendix to this REF.

Methodology 2: offsite disposal

Remediation works involving the offsite disposal methodology constitutes Category 2 Remediation under Clause 4.11 of the R&H SEPP and can be undertaken without consent. This methodology has been considered as part of the REF and is the preferred methodology to enable remediation works to be undertaken without consent.

4.7 Waste management

An Operational Waste Management Plan has been prepared and can be found at **Appendix 20**. These are the existing waste management procedures in place at the school. The following waste measures will continue to be implemented:

- general waste:
 - 3 x 1,100L Bins (38-54 Eton Street)
 - collected twice weekly
- paper and cardboard recycling:
 - 3 x 1,100L Bins o 3 x 120L Bins
 - collected fortnightly.

The WMP concludes that the hall is expected to generate minimal waste, which can be dealt with via the existing waste management arrangements employed at the school.

Waste collection point is located on the eastern side of the site, as shown in the **Figure 6** below.

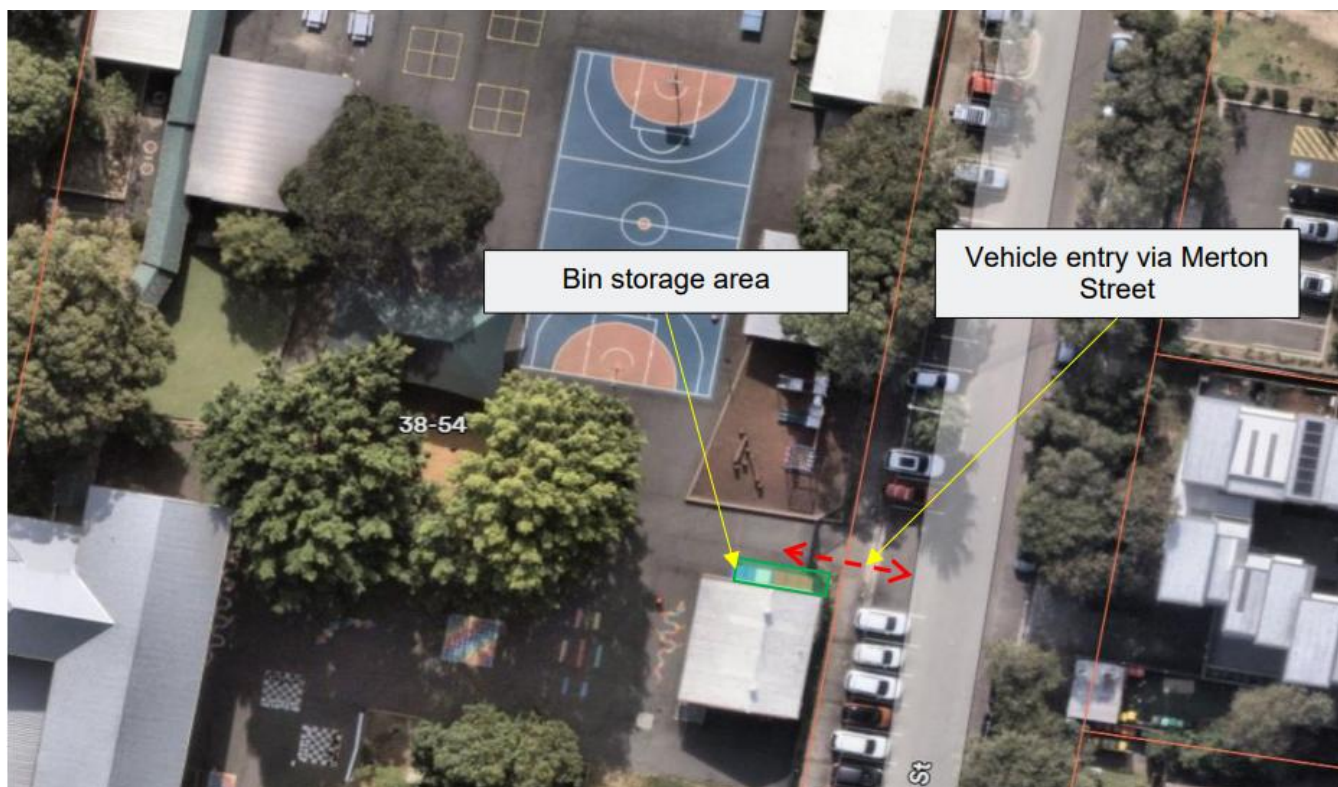


Figure 6: Waste collection point

Source: MRA Consulting

4.8 Construction activities

Construction will involve the following activities:

- demolition works
- bulk earthworks and site preparation including removal of trees
- construction of school hall and potential relocation of the existing COLA

The detailed construction staging will be confirmed at the detailed design stage. A detailed Construction Management Plan will be prepared at this stage.

4.9 Operation

The operational hours of the new hall are as follows:

- during school hours: 9am to 3pm
- Out of School Hours Care (OSHC): 7am to 9am and 3pm to 6pm
- occasional after school hours use (e.g. presentations, parent teacher sessions): up to 10pm.

The hall will be utilised during school hours for the following purposes:

- student assemblies
- student performances
- Indoor sports
- teaching activities.

Outside school hours, the Hall will be used for:



- Out of School Hours Care (OSHC)
- occasional school events.

Note: SINSW has confirmed that the sole purpose of this facility is as a primary school hall, that will be used for school related activities only. At the opening of the new hall there are no planned community group uses. In any case, the hall will not operate past 10pm.

The school hall will not change the existing student and staff capacity on the site.

4.10 Staging

No staging is proposed.

4.11 Related activities

There are no other projects occurring concurrently at the site. All proposed works are included within this REF.



5 Legislation and planning framework

This section of the report provides an overview of the relevant development assessment frameworks and environmental planning instruments applicable to the project and site.

5.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the primary piece of legislation regulating land use planning and development assessment in NSW and outlines the planning approval pathway and environmental impact assessment requirements for the proposal. This proposal is subject to the environmental impact assessment and planning approval requirements of Part 5 of the EP&A Act.

Part 5 of the EP&A Act specifies the environmental impact assessment for activities undertaken by public authorities, such as the NSW Department of Education, which do not require development consent under Part 4 of the Act.

The *Guidelines for Division 5.1 Assessments* (DPE June 2022) and the *Guidelines for Division 5.1 assessments Consideration of environmental factors for health services facilities and schools Addendum* (DPHI October 2024) provide a list of environmental factors that must be taken into account for an environmental assessment of the activity under Part 5 of the EP&A Act. Under Division 5.1, Section 5.5 and 5.6 of the EP&A Act, DoE as the ‘proponent’ and ‘determining authority’, must examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposal. The table below provides an assessment against the required environmental factors.

Section 171(4) outlines circumstances where an REF must be published on the Department’s website or the NSW Planning Portal. This REF is required to be published as the activity has an estimated development cost of more than \$5 million, in accordance with Section 171(4).

Table 1: Assessment of environmental factors under the Guidelines for Division 5.1 assessments

Environmental factors	Assessment
(a) the environmental impact on the community	The proposed school hall will be constructed within an existing school site, which is already developed and designated for educational use. The proposal allows appropriate visual amenity given its surrounding context. The proposal is compatible with the locality in which it is proposed while having no adverse environmental impacts. The activity will be undertaken without disturbance to significant vegetation or native habitats. The proposal will incorporate appropriate stormwater management measures to prevent erosion and sedimentation. As assessed in the Noise Impact Assessment, the proposal complies with the relevant noise regulations. The proposal does not result in an increase in student numbers and will not result in detrimental traffic impacts. Construction traffic will be managed by a detailed CTMP. All potential environmental impacts of the proposal can be suitably mitigated as per the mitigation measure included in the accompanying consultant reports.



	A detailed assessment against relevant environmental factors have been addressed in Section 7 of this report.
(b) the transformation of the locality	The proposal is sympathetic to the local context. The proposed school hall is located within an established school site and is consistent with the site and local context. The design of the proposal considers neighbouring uses, particularly residential areas, to minimise any visual impact.
(c) the environmental impact on the ecosystems of the locality	Given there are no threatened fauna species within the area of works and surrounding areas with some native vegetation providing limited foraging potential and nesting habitat, and implementation of the additional mitigation measures to avoid potential impacts to native species, significant impacts to terrestrial vegetation and fauna due demolition and construction works are not expected. There is no aquatic body located around the site which may be impacted by the proposed works. As such, the proposed works will not impact on any aquatic biodiversity.
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality	The works are contained within the site boundary with some trenching works along Eton Street for utility services. The proposed activity will not have an impact on the aesthetic, recreational, scientific or other environmental quality or value of the locality.
(e) the effects on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations	The site contains items of European heritage, being Block A and B which have been identified as items of heritage significance under the LEP and DoE's s170 register. The proposal does not impact the heritage curtilage of these items as assessed in Section 7 of this report. An Aboriginal heritage assessment has been undertaken which concluded that there are no concerns from an Aboriginal archaeological perspective. Non-Aboriginal archaeological was identified in the report, however, this was across the broader school site and not located within the area of works.
(f) the impact on the habitat of protected animals, within the meaning of the Biodiversity Conservation Act 2016	There are some native vegetation providing limited foraging potential and nesting habitat within the site. However, the proposed activity does not include removal of trees containing potential fauna habitat features. Given the mitigation measures as listed in Section 7 of the reports are implemented, the proposed activity will not impact any habitat features within and around the site.
(g) the endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air	The proposed activity will not impact endangered species, as assessed in the Ecological Assessment (Appendix 11).
(h) long-term effects on the environment	Given the proposed mitigation measures are in place, the construction and operation of the school hall will not result in long-term adverse environmental effects.



(i) degradation of the quality of the environment	The proposal does not result in such effects. Refer detailed assessment in Section 7 regarding construction demolition and air quality.
(j) risk to the safety of the environment	The proposal does not result in such effects. Refer to Hydraulic and Fire Services Schematic Design Report (Appendix 27).
(k) reduction in the range of beneficial uses of the environment	The construction of the school hall will not reduce the range of beneficial uses of the environment. The development is designed to enhance the school's existing facilities without displacing or limiting current activities. The location of the hall has been selected to ensure that essential outdoor spaces, such as sports fields, playgrounds, and landscaped areas, remain available for student and community use. Additionally, the new hall will serve multiple functions, including academic, cultural, and extracurricular activities, thereby increasing the versatility of the school's infrastructure.
(l) pollution of the environment	There may be some impact on air quality. However, these are limited to the duration of certain activities during construction and no long-term odour impacts would result from the proposal. Given, the mitigation measures related to air quality are implemented, any potential air quality impacts can be managed.
(m) environmental problems associated with the disposal of waste	A detailed Waste Management Plan will be prepared as part of the CEMP to ensure adequate waste disposal and reuse of materials.
(n) increased demands on natural or other resources that are, or are likely to become, in short supply	The proposal does not increase demands on natural or other resources that are, or are likely to become, in short supply. The proposal includes energy-efficient systems and water-saving fixtures, to minimise resource consumption. The construction process will also adhere to best practices in waste reduction and recycling, ensuring minimal impact on resource availability.
(o) the cumulative environmental effect with other existing or likely future activities	There are no other existing or likely future activities that would combine with the proposed works to result in significant cumulative impacts.
(p) the impact on coastal processes and coastal hazards, including those under projected climate change conditions	The site is not located within a coastal zone and will not result in such effects.
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	These have been considered in Section 5.6 above.
(r) other relevant environmental factors	All relevant environmental factors have been considered in the supporting technical documents and Section 7 of this report.



5.2 Environmental Planning and Assessment Regulation 2021

Section 171(2) of the EP&A Regulation outlines the factors which must be considered when determining if an activity assessed under Part 5 of the EP&A Act would have a significant impact on the environment. Refer to **Section 7** of this REF for detailed discussion on the environmental impact assessment of the proposal and **Section 8** for the response to the factors for consideration under Section 171. Section 171(4) outlines circumstances where an REF must be published on the Department's website or the NSW Planning Portal. This REF is required to be published as the activity has an estimated development cost of more than \$5 million, in accordance with Section 171(4).

5.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

5.3.1 Permissibility and planning approval pathway

State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) aims to facilitate the effective delivery of infrastructure and educational establishments across the state and provides that various developments for the purposes of a government school are permitted without consent. The proposed activity is development permitted without consent as outlined at Table 1.

Table 2: Description of Proposed Activities under the T&I SEPP

Division and Section within TI SEPP	Description of Works
Section 3.37	The proposed activity comprises development for the purposes of a school hall with an associated COLA, on behalf of a public authority on land which contains an existing school and is zoned SP2 Infrastructure (Educational establishment), which is a prescribed zone under the T&I SEPP. The proposed activity involves the construction of a new school hall and COLA with a maximum height of 7.5m, and is compliant with section 3.37. The site is not subject to a height limit under the environmental planning instrument applying to the site. The proposal includes removal of six trees which is not permitted without consent under the T&I SEPP. As such, the department has obtained a Tree Permit (TP25/0342) for the removal of these trees.
Section 3.38	The Department of Education provided written notice to the Council of the intention to carry out the development and allowed 21 days for responses. Only one response was received from Council regarding the permissibility of tree removal under the REF. It was clarified that a separate tree removal permit had been obtained from Council to permit the tree removal.

5.3.2 Design principles

Section 3.37(5A) of the T&I SEPP requires consideration of the design quality principles set out in Schedule 8 and the design principles set out in the NSW Government Architect Better Placed: Design Guide for Schools (Issue no. 2 – 2018) (**Design Guide**). The Architectural Design Report prepared by BKA Architecture (**Appendix 28**) has assessed the design of the development against the design



quality principles in Section 8 of the T&I SEPP and the design principles in the Design Guide. An assessment against these principles is provided below.

Principle 1:

- **Responsive to context (Schedule 8 of T&I SEPP)**
- **Context, built form and landscape (Design Guide)**

The proposed school hall has been designed to respond to its surrounding context, integrating seamlessly with the existing school environment and broader neighbourhood. The building form, scale, and materials have been carefully selected to compliment the character of the surrounding school buildings.

The proposed building is well setback from the other school buildings and the site's western boundary. The building is setback 4 m from the existing heritage building Block B and 1.5 m from the western site boundary in order to allow for a zone of services and buffer from the site boundary. The school hall is 7.5 m in height (being compliant with section 3.37 of the T&I SEPP) and is consistent with the other school buildings on site. Further, the highest level of the proposed hall roof remains below the ridge level of the adjacent heritage building Block B. As such, the design of the development has demonstrated that it is responsive to its context.

Principle 2:

- **Sustainable, efficient and resilient (Schedule 8 of T&I SEPP)**
- **Sustainable, efficient and durable (Design Guide)**

The proposed school hall incorporates sustainable measures as set out in the ESD Report (**Appendix 12**) to enhance energy efficiency and reduce environmental impact. High-performance materials and energy-efficient fixtures have been selected to minimise energy consumption.

The school hall's facade openings and building envelope are optimised for thermal performance and daylight access, with over 77.57% of occupied spaces receiving ample natural light during operational hours. Glazed louvres provide natural ventilation, reducing reliance on mechanical systems and ensuring a free area of at least 6.25% of the floor space to meet ventilation requirements for year-round comfort. The base of the school hall is constructed from brick to complement heritage buildings, while the upper-level cladding references newer weatherboard-clad additions. These materials offer durability, simplicity and aesthetic harmony with the site's architectural context.

Principle 3:

- **Accessible and inclusive (Schedule 8 of T&I SEPP)**
- **Accessible and inclusive (Design Guide)**

Matt Shuter Associates have assessed the proposed design from an accessibility perspective. As concluded in the Access Report (**Appendix 7**), the design is capable of complying with the relevant standards. The layout promotes ease of movement, with clear wayfinding to existing school buildings.

The proposal includes a highly visible and accessible new entry for the school hall, allowing for convenient access by the community for occasional school events as well as access to the OSHC directly off the street.

Principle 4:

- **Healthy and safe (Schedule 8 of T&I SEPP)**



- **Health and safety (Design Guide)**

The proposed school hall has been designed to create a healthy and safe environment for students, staff, and the broader school community. The design prioritises natural light, ventilation, and thermal comfort.

The design ensures clear sightlines and secure access points, such that the safety of the site and students/visitors is not compromised. Fire safety measures have also been incorporated to ensure that the school continues meets the fire safety standards.

Principle 5:

- **Functional and comfortable (Schedule 8 of T&I SEPP)**
- **Amenity (Design Guide)**

The proposed design is functional and comfortable. The ancillary spaces, including storerooms, are positioned along the western boundary without openings, creating an acoustic buffer from Eton Street and the town centre. The communal hall opens to the paved quadrangle, enhancing connectivity with the playground for indoor-outdoor activities while directing sound inward towards school grounds. Additionally, the school hall and stage will be equipped with ICT for performances and presentations.

Principle 6:

- **Flexible and adaptable (Schedule 8 of T&I SEPP)**
- **While of life, flexible and adaptive (Design Guide)**

This school hall's spatial arrangement is such that it allows for flexibility and adaptability for a range of functions, including assemblies, performances, sports, and community events.

Principle 7:

- **Visual appeal (Schedule 8 of T&I SEPP)**
- **Aesthetics (Design Guide)**

The proposed development is designed to ensure it is aesthetically pleasing and complements the surrounding context. The form, materials, and finishes have been selected to ensure the development is sympathetic to the surrounding heritage buildings as well as creates a modern, inviting appearance that reflects the aspirations of the school community. The school hall's internal space and external massing are carefully balanced to complement the surrounding heritage buildings. The roof remains below the ridge of adjacent Block B, with a slightly steeper pitch to better align with the heritage roof forms. The design features a strong base of brickwork for grounding, with a soldier course to add visual interest and establish a datum. The upper portion is clad in lighter grey materials to contrast with the heavier brick base, creating a sense of visual lightness.

Therefore, the design has demonstrated consistency with the design principles under Schedule 8 of the T&I SEPP and the Design Guide.

5.4 Environmental Protection and Biodiversity Conservation Act 1999 (Cth)

The provisions of the EPBC Act do not affect the proposal as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by a Commonwealth agency or development on Commonwealth land, nor does the proposed activity affect



any matters of national significance. An assessment against the EPBC Act checklist is provided at Table 3.

Table 3: EPBC Act Checklist

Consideration	Yes/No
Will the activity have, or likely to have, a significant impact on a declared World Heritage Property?	No
Will the activity have, or likely to have, a significant impact on a National Heritage place?	No
Will the activity have, or likely to have, a significant impact on a declared Ramsar wetland?	No
Will the activity have, or likely to have, a significant impact on Commonwealth listed threatened species or endangered community?	No
Will the activity have, or likely to have, a significant impact on listed migratory species?	No
Will the activity involve any nuclear actions?	No
Will the activity have, or likely to have, a significant impact on Commonwealth marine areas?	No
Will the activity have any significant impact on Commonwealth land?	No
Would the activity affect a water resource, with respect to a coal seam gas development or large coal mining development?	No

5.5 Other approvals and legislation

Table 4 identifies any additional approvals that may be required for the proposed activity.

Legislation	Relevant	Approval required?	Applicability
State legislation			
<i>National Parks and Wildlife Act 1974</i>	Yes	No	The NP&W Act regulates the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas. The main aim of the Act is to conserve the natural and cultural heritage of NSW. Where works will disturb Aboriginal objects, an Aboriginal Heritage Impact Permit (AHIP) is required. An Aboriginal Heritage Due Diligence (Appendix 15) has been prepared which did not identify the site to have potential Aboriginal cultural heritage values. The proposed activity is unlikely to harm Aboriginal objects and therefore a permit under the NP&W Act is not required. See Section 6.6. The proposed activity will proceed as per the Due Diligence Defence of the NP&W Act.



<i>Rural Fires Act 1997</i>	No	No	The RF Act aims to prevent, mitigate and suppress bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts. The site is not classified as bushfire prone land on the NSW Rural Fire Service. As such, the proposal does not require any specific bushfire protection measures.
<i>Water Management Act 2000</i>	No	No	The proposed activity is not located on 'waterfront land' and as such a Controlled Activity Approval (CAA) under section 89 of the Act is not required. Accordingly, no approval is required from the Office of Water (Department of Primary Industries) prior to the carrying out of works.
<i>Biodiversity Conservation Act 2016</i>	Yes	No	The site will not adversely impact on critical habitat, threatened species or ecological population or community, noting that the site is clear of any established vegetation and notable trees, as such a Biodiversity Development Assessment Report waiver (BDAR waiver) is not required.
<i>Heritage Act 1977</i>	Yes	No	The site is listed on the Department of Education's Section 170 Conservation Register as 'Sutherland Public School – Building B00B and Grounds' and 'Sutherland Public School – Building B00A'. Additionally, the site is listed in Schedule 5 of the LEP. A Heritage Impact Statement has been prepared and included at Appendix 16 which assesses the proposed activity and impacts caused on the heritage items on site, being Block B and A, and the potential for historic archaeological remains, and provides mitigation measures. The heritage assessment concluded that proposed school hall and COLA will result in a minor impact to the heritage significance of the two heritage items on the school grounds. The proposal does not include demolition of heritage buildings. The canteen structure which is proposed to be removed is a late 20th-century addition to the site and does not hold any heritage significance. Further, the proposed activity does not impact the curtilage of surrounding heritage items on site being Block A and B. An Aboriginal Heritage Due Diligence (Appendix 15) has been prepared which did not identify the site to have potential Aboriginal cultural heritage values. Approval of works on the site is therefore not required under Part 4 of the Heritage Act.
<i>Contaminated Lands Management Act 1997</i>	Yes	No	A Detailed Site Investigation (Appendix 9) has been prepared which concluded that the site is suitable for the proposed school hall given the recommendations in Section 7.2.3 are implemented.



<i>Roads Act 1993</i>	Yes	Yes	Works to a public road are proposed due to the road opening for connection to Council's stormwater system and installation of a new mains power supply. As such, consent is required under s138 of the <i>Roads Act 1993</i>. The proposal may also include some trenching works for utilities service. A Section 138 permit must be obtained before works commence.
<i>Electricity Supply Act 1995</i>	Yes	Yes	<i>Electricity Supply Act 1995</i> relates to production and use, and the delivery of a safe and reliable supply of electricity. The new hall requires a 400A incoming supply, requiring an upgrade to the existing electrical consumer mains. To accommodate this, a new main switchboard is proposed within the hall. We understand that Steensen Varming submitted a connection application to Ausgrid and a connection offer has been issued and accepted by DoE. The ASP3 design for the new mains power connection has been certified by Ausgrid.

State Environmental Planning Policies

<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Yes	No	The Biodiversity and Conservation SEPP aims to encourage the conservation and protection of native vegetation, key habitats and biodiversity. The SEPP applies to development under part 4 of the EP&A Act 1979. As the proposed activity is not 'development', it does not apply. Regardless, consideration of impacts on biodiversity may still be relevant under the BC Act 2016.
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	Yes	No	Chapter 3 of the Sustainable Buildings SEPP sets out the requirements for non-residential development. An ESD Report (Appendix 12) has been prepared which addresses the requirements under Chapter 3 regarding minimisation of waste, energy efficiency, potable water consumption and embodied emissions.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Yes	Yes / No	The site requires remediation works to ensure it is suitable for the proposed development. The RAP identified two methodologies for remediation: - Methodology 1: cap and containment This methodology falls under Category 1 remediation work, as defined by Clause 4.8(f) of the R&H SEPP. Development consent has been sought for these works under the development application DA-25/0186. - Methodology 2: offsite disposal



			This methodology falls under Category 2 remediation work, as defined by Clause 4.11 of R&H SEPP and can be undertaken without consent. This methodology has been considered as part of the REF.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Yes	No	The proposed development is permissible without consent under clause 3.37. No approvals are required under this SEPP.
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	No	No	Chapter 3 of <i>State Environmental Planning Policy (Industry and Employment) 2021</i> aims to ensure advertising and signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high-quality design and finish. The proposed signage can be undertaken as exempt development under the Exempt and Complying Codes SEPP. As such, further consideration under this SEPP is not required.
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	No	No	The proposal does not meet any of the thresholds for State Significant Development as specified under section 2.6 of the SEPP.
<i>State Environmental Planning Policy (Exempt and Complying Codes 2008)</i>	Yes	No	The proposed signage is exempt development under section 1.15 and Part 2, Division 2, Subdivision 1, Subdivision 2, Subdivision 3, Subdivision 9 and Subdivision 10 of the Codes SEPP. The proposed signage has been considered, but does not form part of the activity approval under this REF as it is exempt development.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The proposed activity will be accompanied by a number of signs that are outlined in the Signage Schedule (Revision A 13.12.24). The signs listed in the Signage Schedule meet the relevant standard for signage under the Codes SEPP to be considered exempt development. Under Section 1.6 of the EP&A Act, the carrying out of exempt development does not require an environmental impact assessment under Division 5.1. Therefore the Signage Schedule has been considered but does not form part of the REF.

The signage that will accompany the proposed activity falls into the following exempt development categories under the Codes SEPP:

- **Building identification sign**, which is defined as follows:

a sign that identifies or names a building and that may include the name of a building [eg. Building 1], the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

- **Wall sign** (being a business identification sign), which relates to the school signage on the west facade of the school hall and is defined as follows:

a sign—

(a) that indicates—



- (i) the name of the person or business [Sutherland Public School], and
- (ii) the nature of the business [Public School] carried on by the person at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo [school logo] or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

- **Internal signage**, which relates to signage not visible outside the site (eg. internal room names and numbers, amenities and exit signs)
- **Community notice and public information signs**, which relates to signage information on a site of a public institution or organisation (i.e. public school).

The table below describes the categories that each of the proposed signs fall under and the relevant exempt development provision.

Table 4: Exempt development signage

Signage category	Proposed Signage Schedule	Exempt Development Codes provision
Building identification sign	Block I. (Sign number: G.S.1)	Part 2, Division 2, Subdivision 2 of the Exempt and Complying SEPP
Wall sign (business identification sign)	School signage on the west facade of the proposed hall. (Sign number: G.S.0)	Part 2, Division 2, Subdivision 3 of the Exempt and Complying SEPP
Internal sign	Multiple internal signs within an area enclosed by a building. (Sign numbers: G.S.2, 5-7, 9-19, 21-33)	Part 2, Division 2, Subdivision 9 of the Exempt and Complying SEPP
Community notice and public information signs	Multiple signs providing information on the site of a public institution or organisation, including wayfinding. (Sign number: G.S.3, 4, 8, 18)	Part 2, Division 2, Subdivision 10 of the Exempt and Complying SEPP

5.6 Sutherland Shire Local Environmental Plan 2015

The Sutherland Shire Local Environmental Plan 2015 (**SSLEP 2015**) is the primary local planning instrument applying to the site. The site is zoned SP2 Infrastructure (Educational establishment) under the SSLEP 2015.

The proposed works are classified as permitted with consent. However, as these works will be undertaken by a public authority (NSW Department of Education), they are considered permitted without consent under the Transport and Infrastructure SEPP (as discussed above) and therefore development consent is not required. No further assessment is required against the SSLEP.



5.7 Sutherland Shire Development Control Plan 2015

The Sutherland Shire Development Control Plan 2015 (**SSDCP 2015**) supports the SSLEP 2015. It contains objectives and controls that are used to assess development applications under Part 4 Section 4.15 of the EP&A Act.

Chapter 40 Environmental Risk of the SSDCP outlines provisions relating contaminated land management that has been considered in relation to the proposed remediation strategy. These provisions do not apply to Methodology 2 remediation works involving offsite disposal.

If Methodology 1 remediation works are proposed, involving the cap and containment of existing fill material, Chapter 40 Environmental Risk section 1.8(1)(d) Remediation Categories describes this type of work as Category 1 remediation works. This includes:

d. Remediation work involving on-site capping or containment of contaminated soils.

Section 4.8(f) of the R&H SEPP provides that Category 1 remediation work is remediation work that is to be carried out on land in a manner that does not comply with a Council policy.

Methodology 1 remediation work identified in the RAP involving cap and containment would be carried out in a manner that is inconsistent with a Council policy (i.e. without consent), constituting Category 1 remediation works. Category 1 remediation works requires development consent. Separate development consent has been sought from Council under the development application DA25/0186. The cap and containment will be undertaken as per the development consent conditions under DA25/0186, which are included as an appendix to this REF.

There are no other provisions in the SSDCP that requires assessment for the activity to be undertaken as development without consent.

5.8 Strategic Plans

The table below considers strategic plans that are relevant to the proposed activity.

Table 5: Consideration of applicable Strategic Plans

Strategic Plan	Assessment
NSW State Priorities	The NSW Government's plan to rebuild essential services, the 2023-24 Budget is delivering a record \$8.8 billion for new and upgraded schools. This targeted investment in growing communities will ensure working families get access to a world class public education. The proposed activity directly responds to the State's priority of delivering new upgrades to existing school and high quality learning spaces and facilities aimed at improving education opportunities and learning outcomes.
State Infrastructure Strategy 2022-2024	The proposed new school hall aligns with the key objective of 'servicing growing communities' as it will deliver key infrastructure to meet the needs of a growing population.
School Infrastructure NSW Delivery Strategy 2023 – 2024	The proposed activity was announced as one of 23 new or upgraded schools across NSW as part of the 2023-24 NSW Budget and forms part of the Department's Delivery Strategy published by the NSW Department of Education in December 2023.



	The proposed activity is consistent with the Strategy as it provides for upgrades to existing school and would allow for the delivery of high quality, sustainable and contemporary learning environments.
Greater Sydney Region Plan: A metropolis of three cities	The proposed activity is consistent with the Greater Sydney Region Plan, in particular, Objective 6: Services and infrastructure meet communities' changing needs.
South District Plan	The proposed activity is consistent with the South District Plan, in particular, Planning Priority S3: Providing services and social infrastructure meet people's changing needs.
Sutherland Local Strategic Planning Statement	The proposed activity is consistent with the Sutherland LSPS, in particular, Planning Priority 9: Community Connections.



6 Stakeholder and community engagement

6.1 Government agency engagement

The Transport and Infrastructure SEPP requires consultation and notification with public authorities prior to undertaking an activity under Part 3.2 Division 1. This is not required if the public authority to be consulted is also the approval authority.

The Department of Education, as the public authority, will be executing the works in conjunction with a main works contractor. All government agency engagement activities will occur as part of normal process for school projects, including consultation with Council as per section 3.8 and 3.9 of the Transport and Infrastructure SEPP regarding potential impacts on Council's stormwater management services and potential impacts on the site's heritage significance.

A notification letter was issued to Council on 28 November 2024 to notify it of the project and invite any feedback Council may have. There was no response received from Council.

Further, a meeting was held with Council on 18 February 2025 to understand any concerns it may have with the proposed activity. Council did not raise any concerns with the proposal. As per Council's email dated 27 February 2025, Council confirmed that Methodology 1 cap and containment remediation works are Category 1 remediation works and requires development consent from the Council. As such, Methodology 2 remediation works involving offsite disposal is required for the works to be undertaken without consent under this REF. Alternatively, Methodology 1 involving cap and containment remediation works requires separate development consent under Part 4 of the EP&A Act.

6.2 SINSW/DoE consultation

In addition, a comprehensive stakeholder consultation process was undertaken throughout the Masterplan, Concept and Schematic Design phases. This consultation broadly involved stakeholders from the NSW Department of Education, Sutherland Public School, Minerva Public School and School Infrastructure, including representatives from AMU, IT & Comms, School Security Unit, Heritage, Environment and Sustainability, Transport and Access, and EFSG.

Project Reference Group (**PRG**) meetings have been held quarterly throughout the design phases to date. The PRG is a key SINSW consultation forum that includes the Director Educational Leadership (DEL), School Principal and select staff, P&C representative, AMU, SINSW project team and external project manager. PRG's are used to provide a status update to school centered stakeholders and seek feedback on development of the designs.

The following table provides a high-level summary of the stakeholder consultation undertaken during design to date:

Table 6: Summary of consultation Undertaken as part of design development

Phase	Consultation Undertaken	When	By Who?
Masterplan	Technical stakeholder Due Diligence investigations	Q1 2023	SINSW Infrastructure Planning
	Project Reference Group (PRG) Meetings	Quarterly 2023 / 2024	SINSW Infrastructure Planning



Concept Design	Technical Stakeholder Group (TSG) Workshop #1	Sep 2024	SINSW Infrastructure Planning / Project Manager
	Project Reference Group (PRG) Meetings	Quarterly 2024	SINSW Infrastructure Planning / Project Manager
	Issue of final concept designs for review & comment by technical stakeholders	Oct 2024	SINSW Infrastructure Planning / Project Manager
Schematic Design	Technical Stakeholder Group (TSG) Workshop #2	Dec 2024	SINSW Infrastructure Delivery / Project Manager
	Safety in Design Review & Risk Workshop	Dec 2024	SINSW Infrastructure Delivery / Project Manager
	Project Reference Group (PRG) Meetings	Quarterly 2024 & 2025	SINSW Infrastructure Delivery / Project Manager
	Issue of final schematic designs for review & comment by technical stakeholders	Feb 2025	SINSW Infrastructure Planning / Project Manager
	Design briefing held with AECG Committee and all-members meeting	Feb 2025	SINSW Infrastructure Planning / Project Manager

A summary of the key feedback received during design consultation is provided in the following table:

Who?	Feedback Provided	Design Response
Sutherland PS	School would prefer for tree 08 to be removed due to apparent declining health and maintenance burden.	Tree 08 to be removed as part of development.
	School currently lacking in amenities for both staff and students. Additional toilets provided as part of hall project desirable.	Additional male and female cubicle accommodated in amenities.
	School would prefer external access to student ACC WC for use during recess and lunch.	Student ACC WC can be accessed externally to enable use during recess & lunch and external events.
	Confirmed that school already has a cleaner / garden store and additional one in the hall is not required.	Garden store removed from design and other storerooms resized to accommodate.
SINSW Sustainability Team	Would like existing water tanks reused if possible.	Existing water tanks proposed to be relocated to existing amenities block at the school for irrigation use of landscaping and existing greenhouse.
SINSW Heritage	Visual connection between existing heritage blocks A & B is important and	Hall footprint adjusted to minimise visual impacts between blocks A & B as much



	new hall needs to be sympathetic to this.	as possible. COLA roof lowered compared to main hall roof to minimise impact. Hall COLA is a transparent structure to maintain visual connection.
	Ensure that solar panel placement does not impact on heritage setting of site and adjacent residences.	Majority of solar panels accommodated on ancillary spaces roof, which is pitched towards the internal space of the school away from heritage building and neighbouring properties. Solar panels on main hall roof to be laid flat, rather than on tilt frame to minimise visual impact.
	Pitched hall roof is generally not in keeping with existing heritage buildings on site. Review roof design in consideration of heritage impacts.	Project team investigated six different hall roof options including gable forms to match existing heritage buildings. The pitch of roof required for a gable form resulted in a very high roof impacting on visual connection between blocks A and B and presentation from the street. Angle of pitched roof altered to keep roof as low as possible and efficient in terms of structure. See detailed commentary within the SoHI on this.

6.3 Community consultation

As part of the Sutherland Public School upgrade project, the DoE provided project updates and information boards from October 2023 to November 2024. These were distributed via email to the school community and delivered to local properties through a letterbox drop.

The following information was included in the project updates to the community:

- DoE shared details with the community regarding the progress of the project and design. A dedicated project page has been published on the SINSW's website, which is updated as the project progresses. The community was advised to contact SINSW through its community information line or email it directly.
- Once specialist consultants were appointed, DoE began work on the masterplan and concept design of the hall. A Project Reference Group (PRG) was appointed in consultation with the school, which was made up of representatives including school staff, a school community representative and architects. The PRG was formed to help develop the concept design, gain an understanding of the operational requirements for the school, the environment, how the buildings will interact with other school buildings and how it will work best for the school and local community.
- Project Reference Group meetings were held in May and early July 2024. As an advisory group, it made recommendations to the project team on the operational requirements for the school,



how the new hall will interact with other school buildings and how it will work best for the school and local community. The concept design was shared with the community for feedback.

- An information session was held on 5 December 2024 to allow opportunity for the community to view the information board and project design. Key feedback and the responses from community from the information session can be found in the community feedback register in **Appendix 22** of the REF.
- The community was advised that a planning application will be submitted by early 2025 and construction will begin by mid 2025.

6.4 Utility providers engagement

Several utilities are located in proximity to the school. Early engagement has been undertaken with these providers to identify the location of the services and infrastructure.

The following information has been provided:

Ausgrid

A switchboard is located within the school site. A Level 3 design consultant prepared a design for a new mains power supply to the school from a recently completed substation installation as part of a development on Eton Street. The design has been certified by Ausgrid.

Sydney Water

Sydney Water provided information regarding potable and non-potable water. Application for pressure and flow information has been issued by Sydney Water and is deemed suitable for the proposed activity, without the need of pumps and / or storage tanks for potable water supply.

6.5 Ongoing or future engagement

In accordance with EP&A Regulation 2021 Section 171 (4) this REF will be placed on published on the NSW Planning Portal or Council's website as the project has an estimated development cost of more than \$5 million and requires a permit under the *Roads Act 1993* due to the road opening for connection to Council's stormwater system.

The REF was notified until 22 April 2025 and letters were issued to adjoining owners/occupiers. There were two submissions received. The first letter did not object to the proposal or raise any concerns regarding the proposed design.

The second letter raised a concern regarding the removal of staff car parking during the construction phase of the new hall. A response to the letter was provided clarifying that the western staff car park accessed from Eton Street is only a temporary measure during construction. During this period, school staff will be able to park in the northern car park accessed off Flora Street which has space for approximately 20 staff vehicles. The western car park will be allocated exclusively to the Contractor, allowing off-street parking for some of their vehicles. Additionally, as part of the mitigation measures listed in the REF, Contractor staff will be encouraged to utilise public transport and carpool where possible to minimise congestion on local roads and car parking.



7 Environmental impact assessment

The assessment below identifies the proposal's key potential environmental impacts. All other potential environmental impacts are considered minor and will be mitigated by implementing the mitigation measures detailed in this section and included in the Mitigation Measures (**Appendix 1**).

7.1 Landform, geology and soils

7.1.1 Existing environment

Douglas Partners completed a Geotechnical Investigation (**GI**), to assess the soil and groundwater conditions. A copy of the report is attached as **Appendix 13**.

An original GI was conducted on the site that involved five boreholes. A supplementary investigation was undertaken that involved a further five boreholes, resulting in a total of 10 borehole investigations.

In addition, logging of the soil was undertaken in general accordance with AS 1726:2017 for continuous groundwater monitoring.

As set out in the GI, the existing site conditions were investigated and are summarised **Table 5** below.

Table 7: Description of Site Conditions

Site condition	Description
Geological Setting	According to the 1:100,000 Sydney Geological Map, the site is underlain by Hawkesbury Sand Sediments comprising mudstone, claystone, siltstone and sandstone.
Acid Sulfate Soil Risk	The 1:25,000 Acid Sulfate Soil Risk Map indicates the site is in an area of no known occurrence of acid sulfate soils.
Subsurface Conditions	• Pavement/concrete slab: thickness of between 50mm and 100mm • Existing fill: 0.2 – 1.3m depth • Residual clay: 2.3m – 2.8m depth • Weathered siltstone bedrock: inferred very low and low strength siltstone bedrock
Salinity	As per the Dryland salinity risk and hazard mapping 2000, the soils on site are not classified as high salinity hazard or in proximity to high salinity risk area.
Hydrogeology	Previous investigation undertaken in 2023 observed shallow water seepage at depths of between 1m and 5m near the site.



7.1.2 Impact assessment

Based on the geotechnical investigation undertaken on site, the GI does not find any major geotechnical issues that would preclude the site to be re-developed for a new school hall. It found the following:

Variability of existing fill

Residual clays, derived from weathered siltstone and sandstone of the Hawkesbury Sandstone unit, underlie the fill across all areas. These clays are typically stiff to hard, with medium to high plasticity and moderate reactivity. Beneath them lies a weathered siltstone profile of very low to low strength, extending to the depths of this geotechnical investigation.

Slab

The depth and presence of fill on-site result in the site classification as Class P under AS2870–2011 “Residential Slabs and footings”.

Excavation

- Excavations will be required for site leveling, retaining walls, service trenches, footings, and other localised works.
- Residual soils are suitable for reuse as engineered fill, but moisture content must be controlled during compaction, particularly for moderately to highly reactive clays, which should be compacted at 100%–102% of the Standard optimum moisture content.
- Reuse of site-won fill and natural solid should account for potential contamination.
- Imported fill should match or exceed the engineering properties (e.g. plasticity, reactivity, CBR) of the existing site materials.

The GI concludes that the proposed development has close to no impact on the soil resources, surface and groundwater resources from a geotechnical point of view.

7.1.3 Safeguards and mitigation measures

Impact	Mitigation measure	Responsibility	Timing
Soils	Construction Environmental Management Plan (CEMP) will be prepared and submitted to the Sutherland Shire Council for information two weeks prior to any works taking place. The CEMP should consist of simple statements and diagrams of how each factor will be managed on site to achieve the stated aims of: • site delineation and marking of ‘no go’ areas (with the aim of keeping the impacted area to a minimum) • sediment and erosion control plan • use of temporary crossings or other access works (with the aim of keeping the impacted area to a minimum) • site restoration and clean up (with the aim of ensuring that the impacted area recovers as soon as possible) • site rehabilitation and revegetation (with the aim of ensuring that there are no long-term impacts after works are completed).	Contractor	Construction
Soil and water	Prepare a Soil and Water Management Plan (SWMP) and site specific erosion and sediment control plan as part of the	Contractor	Pre-construction



	CEMP. The SWMP will identify all reasonably foreseeable risks relating to soil erosion and water pollution and describe how these risks will be addressed during construction.		
	Site management will incorporate best management erosion and sediment control practices such as 'the Blue Book' Managing Urban Stormwater, Soils and Construction Vol 1 and 2A (Landcom, 2004 and DECC 2008).	Contractor	Construction
	Any excavated sediments or soil that require disposal will be sampled, tested and classified in accordance with the EPA's <i>Waste Classification Guidelines: Part 1 Classifying Waste</i> (EPA, 2014) before being disposed of at a waste facility licensed to accept the relevant class of waste. Any materials classified as hazardous waste may require treatment or an immobilisation approach in accordance with Part 10 of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> before off-site disposal.	Contractor	Construction
Erosion and sedimentation	Sandbags, hay bales wrapped in geotextile fabric etc. will be used to slow water flow and trap sediment. No straw bales are to be used.	Contractor	Construction
	All erosion and silt control devices will be visually inspected weekly to ensure effectiveness as well as after each rainfall event. Damaged controls will be fixed immediately.	Contractor	Construction
	Sweep roads/pathways at least daily, and before rainfall.	Contractor	Construction
	Keep vehicles in designated areas.	Contractor	Construction
Soil stabilisation and restoration	The rehabilitation of disturbed areas will be carried out progressively and in accordance with Landcom's "Blue Book" (4th Edition) on sediment and erosion control.	Contractor	Construction / post-construction

7.2 Contaminated land and acid sulfate soils

7.2.1 Existing environment

The SSLEP 2015 does not identify the site as containing acid sulfate soils.

A Detailed Site Investigation (**DSI**) was prepared by Douglas Partners to characterise the contamination status of the site, and to determine the suitability for ongoing educational establishment use as attached at **Appendix 9**. The DSI assesses the contamination at the area of works, identified as Methodology 1 (as shown in **Figure 7** below) in the DSI report.

This investigation is supported by a Supplementary Contamination Investigation (**SCI**) and a Remediation Action Plan (**RAP**) also prepared by Douglas Partners. These reports are provided at **Appendix 8** and **10**.

The activity seeks to manage residual environment hazards and any potential asbestos impacted surface soils during site remediation works, and develop a management plan to ensure no unacceptable health or ecological risks from impacts left in-situ.



Figure 7: Area of works identified as Methodology 1

Source: Douglas Partners

7.2.2 Impact assessment

Samples of fill material and natural soils within accessible areas of the site were analysed for a range of identified potential contaminants of concern including asbestos. It found:

- the asbestos register identifies asbestos in the buildings within the site. This is recorded in the schools asbestos register and the DSI report.
- PAH and TRH have been found to exceed either human health or ecological criteria in a number of the fill samples in this area.

The DSI and SCI concluded that the site can be made suitable for the proposed development given the identified asbestos and other hazardous materials in buildings within the area of works (as Methodology 1 area) are removed. The RAP provides mitigation measures and strategies to ensure the site is suitable for the proposed development. These are detailed below.

7.2.3 Safeguards and mitigation measures

Based on the findings of this investigation it is considered that a site management strategy is required to address any potential contaminated soils and identified asbestos in Building J. Douglas Partners have prepared a RAP (**Appendix 10**) which describes the required management strategy including any necessary remediation and validation works to ensure the site is suitable for proposed redevelopment.



Prior to remediation

The RAP provides the following procedures to be implemented prior to starting remediation works:

- Prior to demolition work, a hazardous building materials survey (**HBMS**) must be undertaken to identify the type, condition, and location of hazardous building materials in the structures to be demolished. The Asbestos Register and Management Plan for the SPS should be referenced as part of the survey by an experienced occupational hygienist.
- Following the completion of the HBMS, a demolition plan must be prepared to detail the process to safely remove hazardous materials in a manner to prevent risk to human and environmental health. Following the removal of the hazardous materials, a clearance inspection and report must be completed by an occupational hygienist before general demolition works commence.
- Following the completion of demolition and removal works (including hardstand areas), a surface clearance inspection and certificate must be prepared by an occupational hygienist to confirm that no hazardous building materials from the demolition and removal works remain at the surface of the site.
- The general sequence of remediation shall be determined by the Contractor with the aim of minimising the potential for cross contamination of 'clean' areas / soils with contaminated soils. This should include avoiding, wherever possible transporting or placing contaminated soil over 'clean' areas separating stockpiles of different origin / contamination profile and validating the complete removal of any contaminated material placed / potentially impacting 'clean' areas.

Remediation actions –

Cap and containment (Methodology 1)

Cap and containment has been identified as a remediation strategy in the RAP report, which has also been approved by Council under the development application DA25/0186. These works will be carried out in accordance with the development consent conditions outlined in DA25/0186, which are included as an appendix to this REF.

Excavation and disposal (Methodology 2)

- Prior to commencement of excavation work, a waste classification assessment must take place for the material to be excavated and removed from the site. The Environmental Consultant may complete a waste classification assessment using data presented in the DSI and SSI, but may also supplement the data with additional sampling and testing. The waste classification can also be undertaken on stockpiled fill soils, again utilising existing data as applicable.
- The waste classification must occur with regards to the NSW EPA Waste Classification Guidelines, Part 1: Classifying Waste (2014) and the NSW EPA Sampling Design Part 1 – Application (2022), refer Section 14. A waste classification report must be prepared and the receiving landfill facility should be contacted to obtain disposal approval. This waste classification documentation should be arranged at least 3-4 weeks prior commencement of disposal of soils.

Operation

A general site management plan for the operational phase of site remediation is included in the RAP. The Remediation Contractor is to implement the general site management plan for the duration of remediation works by incorporating the plan into their over-arching construction environmental management plan (CEMP).

7.3 Stormwater and Flooding

A Civil Engineering Review Report (CER) report has been prepared by Enstruct (**Appendix 3**). The CER demonstrates the legal points of discharge and that a suitable stormwater management strategy is available for the proposed development.

7.3.1 Existing environment

The site currently has a developed drainage system on each lot that collects stormwater and discharges it to the existing network in Eton Street.

The Council's Sutherland Shire Flood Prone Land Map indicates the site is not flood affected (refer **Figure 8** below).

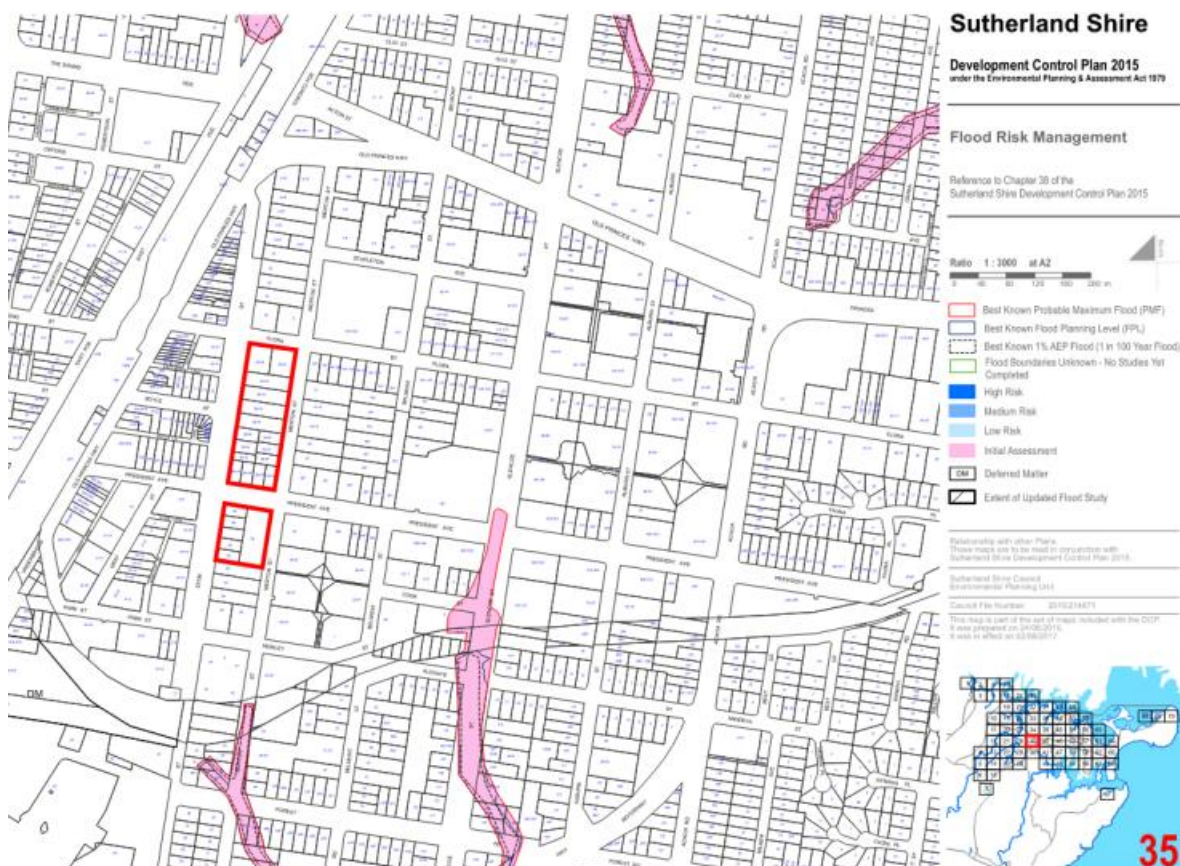


Figure 8: Sutherland Shire Flood Prone Land Map

Source: Enstruct

7.3.2 Impact assessment

Flooding

Sutherland Shire Council's Specification Stormwater Management 2009 requires minimum freeboard of 500mm over the 1% AEP water surface level for habitual floor levels and 200mm for garage floors, car parks and pedestrian access ways.

As the site is not flood-mapped, it is reasonable to assume that the flood level around the proposed hall would correspond to the lowest point in its immediate vicinity. Based on this assumption, the flood level RL during a 1% AEP storm is estimated to be approximately RL 110.88m. The proposed finished floor level (FFL) of the hall is RL 112.80m. This provides a freeboard of over 500mm between the hall's FFL



and the estimated 1% AEP flood level and complies with the requirement under the Sutherland Shire Council's Specification Stormwater Management 2009.

Given an OSD tank of a capacity of 33m³ is provided, the hydrological assessment concluded that the local post development flows from the site will be consistent with predevelopment flows and demonstrates that the site discharge will not adversely affect any land, drainage systems or watercourse as a result of the development.

Stormwater detention

An above-ground detention system is not feasible due to the topography of the site, the use of the external areas and spatial constraints. Therefore, a below ground OSD tank is proposed at the lowest point of the development site to ensure all surface flows will be directed to the OSD. The proposal will continue to discharge collected stormwater into the existing network in Eton Street.

Whilst there is no preference for OSD tank construction materials, the tank is to be structurally sound and maintain the ability to hold and retain water prior to its discharge into the connecting stormwater system. Given the tank is partly below the building footprint, a reinforced concrete tank is considered appropriate.

Stormwater quality

Stormwater from the development will be treated with Water Sensitive Urban Design (**WSUD**) measures to meet Council's Stormwater Management requirements.

A series of pollution control devices is proposed to treat stormwater runoff to the required standards before discharge. These include litter screens in pits, a detention tank trash screen, and seven 690mm ocean protect storm filter cartridges to remove contaminants such as nitrogen and phosphorus. This system is preferred as it meets pollutant reduction requirements, is easy to maintain, requires minimal space, and poses no safety risk to the school population. Additionally, the EFSG specifies that stormwater must be treated to remove foreign matter and minimise environmental impact.

The proposal will achieve the following stormwater pollution reduction targets post development:

- Total Suspended Solids - 84.9% reduction in the post development mean annual load (pass - Council requirement of 80%)
- Total Phosphorous - 75.19% reduction in the post development mean annual load (pass - Council requirement of 40%)
- Total Nitrogen - 51.34% reduction in the post development mean annual load (pass - Council requirement of 40%)
- Gross Pollutants – 100% development achieves a total retention of litter and organic matter greater than 50mm for storm events of up to 1 in 3-month ARI (pass - Council requirement of 100%).

7.3.3 Safeguards and mitigation measures

- The proposed erosion and sediment control measures include sediment fences, shaker grid construction vehicle exit, sand bag sediment traps, stabilisation of stockpiles and geotextile filters over stormwater inlets. Erosion and sediment controls are to be designed, constructed, and installed in accordance with Managing Urban Stormwater: Soils and Construction - Volume 1 and maintained until the site is fully stabilised to prevent pollution of the receiving environment. Refer to the Erosion and Sediment Control Plan (**Appendix 3**).



- A 33m³ Onsite Stormwater Detention (**OSD**) tank is required to control stormwater discharge from the post development site from all storm durations up to and including the 1% AEP (1 in 100 year) storm event. The location of the OSD tank is shown on the Civil Engineering Plans within the CER (**Appendix 3**).
- Stormwater quality control measures comprise of litter screens in pits, a detention tank trash screen and seven 690mm ocean protect storm filter cartridges. Further details regarding this are included on the Stormwater Details Plan (**Appendix 3**).
- The site is not identified as being flood prone according to Sutherland Shire Council's flood map. There is more than 500mm freeboard between hall FFL and the expected 1% AEP flood water level. Overland flow paths will be sized to accommodate the 1% AEP storm flows and not exceed a safe Depth x Velocity product of 0.4m²/s for pedestrians and vehicles.

7.4 Biodiversity

An Ecology Report has been prepared by RPS (**Appendix 11**) to confirm the likely presence of terrestrial threatened flora, fauna and endangered communities. A desktop research and fieldwork survey were undertaken to assess impacts on biodiversity. Desktop research included the following:

- BioNet Vegetation Classification
- NSW State Vegetation Type Map
- Aerial imagery of the Subject Land (Nearmap 2024), and
- Biodiversity Values Map and Threshold Tool.

7.4.1 Existing environment

Terrestrial biodiversity

The activity area lies within an active public school, largely covered by hardstand. The vegetation on site is highly maintained lawn with exotic species and landscaped native plants, lacking native composition, structure, and diversity. Trees are mostly isolated along boundaries, while ground cover is sparse, predominantly exotic, and partly bare.

The terrestrial biodiversity features at the site are summarised below.

- Planted native and exotic vegetation:
 - *Brachychiton acerifolius* (Illawarra Flame Tree)
 - *Eucalyptus robusta* (Swamp Mahogany)
 - *Melaleuca quinquenervia* (Broad-leaved Paperbark)
 - *Eucalyptus microcorys* (Tallowwood)
 - *Lophostemon confertus* (Brush Box)
 - *Plumeria* spp., (Frangipani)
 - *Callistemon rigidus* (Stiff Bottlebrush)
 - *Grevillea robusta* (Silky Oak)
 - *Cinnamomum camphora* (Camphor Laurel)
 - *Leptospermum petersonii* (Lemon-scented Teatree)
 - *Quercus agrifolia* (Coast Live Oak)
 - *Cupressus* spp., (Cypress)
 - *Ficus microcarpa* (Fig).
- Ground cover:



- *Chlorophytum comosum* (Spider plant)
- *Agapanthus praecox* subsp
- *Orientalis* (African Lily)
- *Aspidistra elatior* (Cast Iron Plant)
- *Agave attenuate* (Foxtail Agave)
- *Curio repens* (Blue Chalksticks)
- *Plectranthus neochilus*
- *Crassula ovata* (Jade plant)
- *Aeonium arboretum* (Tree aeonium)
- *Lomandra longifolia* (Spiny-head-mat-rush)
- *Lolium perenne* (Pernial Rye Grass)
- *Cenchrus clandestinus* (Kikuyu Grass)
- *Leontodon saxatilis* (Hairy Hawkbit).

The fieldwork survey undertaken in November 2024 did not identify any listed threatened ecological communities (**TECs**) within the site. Additionally, no threatened flora or fauna species were identified within the site.

Some fauna habitats were identified and were limited to isolated trees and small islands of vegetation within the school grounds (refer **Figure 9** below).

The site is not identified on the Biodiversity Values Map and Threshold Tool as land with high biodiversity value under the NSW *Biodiversity Conservation Act 2016*.



Figure 9: PCTs and habitat features identified within the area of works

Source: RPS

Aquatic biodiversity

There is no aquatic body located around the site which may be impacted by the proposed works. As such, the proposed works will not impact any impact on aquatic biodiversity.

7.4.2 Impact assessment

Terrestrial biodiversity

The proposed school hall requires removal of six trees (refer **Figure 10**). Tree removal is not permitted without consent, as such, the removal of these six trees will be undertaken as part of the Tree Permit TP25/0342 issued by Council.



Figure 10: Trees proposed for removal

Source: RPS

Potential impacts on vegetation and fauna habitats within the site due to construction and operation of the new school hall include:



- entrapment of fauna during compound establishment and construction work, such as excavations. This can result in fauna death or injury through construction works through interaction with plant equipment.

Given there are no threatened fauna species within the area of works and surrounding areas with some native vegetation providing limited foraging potential and nesting habitat, and implementation of the additional mitigation measures to avoid potential impacts to native species, significant impacts to terrestrial vegetation and fauna due demolition and construction works are not expected.

Key threatening Processes

The following key threatening processes that could arise from the activity:

- infection of native plants by *Phytophthora cinnamomic* as a result of the movement of soil, water or plant material on footwear and plant or equipment
- invasion, establishment and spread of some weed species (e.g. garden plants, lantana, exotic perennial grasses, vines and scramblers) through introduction of seeds or plant fragments on *footwear and plant or equipment*.

Adoption of the identified safeguard and mitigation measures will mean the activity is not considered likely to lead to a significant exacerbation of any of the above key threatening processes.

Aquatic biodiversity

No impact on aquatic biodiversity is anticipated from the proposed works.

Conclusion on impacts

The activity may have short-term impacts, which are not considered to be significant, on native species and/or fauna habitats. The identified impacts can be managed through the adoption of the identified safeguard and mitigation measures.

Adoption of the identified safeguard and mitigation measures will mean the activity is unlikely to result in a significant exacerbation of the identified key threatening processes.

7.4.3 Safeguards and mitigation measures

Impact	Environmental safeguards	Responsibility	Timing
Incidental impacts to fauna	Any fauna injured during construction/clearing activities should be transported to a veterinary clinic or taken by a Wires volunteer	Contractor	Prior and during vegetation removal and construction
Erosion and Sedimentation	Appropriate erosion and sediment control should be erected and maintained at all times during construction in order to avoid the potential of incurring indirect impacts on biodiversity values. As a minimum, such measures should comply with the relevant industry guidelines such as The Blue Book (Landcom 2004).	Contractor	Construction



Hygiene	Appropriate hygiene measures such as vehicle and equipment cleaning protocols are to be implemented to ensure that operations within the activity area do not contribute to the encouragement or spread of feral pest, disease or weed species.	Contractor	Prior and during vegetation removal and construction
Storage and stockpiling of materials	Any temporary structures required for construction, such as temporary facilities and laydown areas, must be located in areas away from vegetation within existing hardstand. All fuels, chemicals and other hazardous materials must be stored in a roofed, fire-protected and impervious bunded area at least 50 m from waterways, drainage lines, basins, flood-affected areas or slopes above 10%. Bunding design must comply with relevant Australian Standards and should generally be in accordance with relevant guidelines. Importing of soils from outside the site should be avoided where possible due to the potential of pathogen and weed introduction. Only weed-free material is to be reused during site rehabilitation.	Contractor	During vegetation removal and construction
Exotic species	If landscaping and/or offset planting is proposed as part of the project, native vegetation representative of the nearest mapped native community, Sydney Coastal Shale-Sandstone Forest, should be prioritised. Species for consideration include: Canopy: • <i>Corymbia gummifera</i> • <i>Angophora costata</i> • <i>Allocasuarina littoralis</i> • <i>Eucalyptus resinifera</i> Mid strata: • <i>Lomatia silaifolia</i> • <i>Persoonia levis</i> • <i>Banksia spinulosa</i> • <i>Acacia myrtifolia</i> Ground: • <i>Entolasia stricta</i> • <i>Lomandra obliqua</i> • <i>Dianella caerulea</i> • <i>Xanthorrhoea media</i>	Contractor	Construction and post-construction



Loss of biodiversity	A Construction Environmental Management Plan (CEMP) must be prepared. This must delineate the work site and 'no go' areas, with the aim of: • keeping the impacted area to a minimum • retaining vegetation as identified within the Ecology Report • site restoration and clean up (with the aim of ensuring that the impacted area recovers as soon as possible).	Contractor	Construction
Loss of biodiversity	The layout of the site office/compound is to be designed to avoid harm to trees that identified to be retained.	Contractor	Pre-construction/ construction
Loss of biodiversity	No disturbance will be permitted other than in the immediate area of the works. No excavation filling, dumping or burning of tree stumps, or any other activity is permitted outside of the immediate area of the works.	Contractor	Construction
Loss of biodiversity	No vehicle wash-down or re-fuelling will occur onsite.	Contractor	Construction
Loss of biodiversity	No snags or large woody debris from trees and shrubs are to be removed, realigned or relocated without first obtaining written approval from Sutherland Shire Council.	Contractor	Construction
Site disturbance	In the event of any of the planted trees in proximity to the activity area deteriorating in health during the construction period, an arborist shall be engaged to provide advice on any remedial action. Remedial action shall be implemented as soon as practicable and certified by the arborist.	Contractor	Construction
Site disturbance	Material storage and stockpiling is to be kept to a minimum.	Contractor	Construction
Site disturbance	On completion of the works the site is to be rehabilitated and stabilised including: • surplus construction materials and temporary structures (other than silt fences and other erosion and sediment control devices) installed during the course of the works are to be removed.	Contractor	Construction



Fauna disturbance	Restricting work to daylight hours. Minimising the use of loud machinery whenever possible or containing such machinery within noise barriers. This will ensure minimal disturbance to sensitive fauna using habitat within the activity area and adjacent lands.	Contractor	Construction
Fauna	If fauna is found on the construction site, stop work. All native fauna is protected. Do not touch animal but wait for it to leave. If it is a threatened species, call an ecologist immediately for advice. If not threatened, call WIRES or a rescue agency.	Contractor	Construction

7.5 Arboriculture

An Arboricultural Impact Assessment, including a Tree Protection Management Plan, has been prepared by Hugh The Arborist and provided at **Appendix 5**. The report details the relative retention values of all trees that may be affected by the activity, assess the impacts of the activity and provides recommendations to minimise negative impacts.

7.5.1 Existing environment

11 existing trees located within the site were identified in the assessment of the proposal, including a mix of native and exotic species.

7.5.2 Impacts assessment

Six trees have major, unmitigable encroachments into their Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) due to the required construction works. The location of the trees that will be removed is shown in **Figure 11** below. Tree removal is not permitted without consent, as such, the removal of these six trees will be undertaken as part of the Tree Permit TP25/0342 issued by Council.





				term impacts on the tree's viability are unlikely. Tree protection measures are listed in Section 6.5.3 which will be implemented to ensure the tree is not impacted.	
2	<i>Eucalyptus microcorys</i>	A1	None	The proposed activity does not encroach the TPZ of this tree. Tree protection measures are listed in Section 6.5.3 which will be implemented to ensure the tree is not impacted.	Retain and protect
3	<i>Eucalyptus robusta</i>	A1	Major	The proposed access ramp, stairs, services enclosure and associated stormwater pipes will encroach into the TPZ and the SRZ by up to 38%. This is a major encroachment that is likely to affect the viability of the tree. Therefore, this tree will be removed through a Tree Permit (TP25/0342) issued by Sutherland Shire Council.	Remove
4	<i>Melaleuca quinquenervia</i>	A1	Major	The proposed access ramp, stairs, services enclosure and associated stormwater pipes will encroach into the TPZ and the SRZ by up to 33%. This is a major encroachment that is likely to affect the viability of the tree. Therefore, this tree will be removed through a Tree Permit (TP25/0342) issued by Sutherland Shire Council.	Remove
5	<i>Brachychiton acerifolius</i>	A1	Major	The tree is located within the footprint of the building proposing 100% encroachment. The tree is not retainable under the proposed development. Therefore, this tree will be removed through a Tree Permit (TP25/0342) issued by Sutherland Shire Council.	Remove
6	<i>Leptospermum petersonii</i>	A1	Major	The tree is located within the footprint of the covered walkway proposing 100% encroachment. The tree is not retainable under the proposed development. Therefore, this tree will be removed through a Tree Permit (TP25/0342) issued by Sutherland Shire Council.	Remove



7	<i>Leptospermum petersonii</i>	A1	Major	The tree is located within the footprint of the covered walkway proposing 100% encroachment. The tree is not retainable under the proposed development. Therefore, this tree will be removed through a Tree Permit (TP25/0342) issued by Sutherland Shire Council.	Remove
8	<i>Lophostemon confertus</i>	A2	Major	The proposed extended Cola and covered walkway will encroach into the TPZ but not the SRZ by up to 14%. The proposed electrical services and new pits transect through the SRZ of the tree on two sides and are within close proximity to the trunk of the tree. The combined encroachment from the works is considered to be a major encroachment that is likely to affect the viability of the tree.	Remove
9	<i>Ficus macrocarpa</i> var. <i>hillii</i>	A1	None	The proposed activity does not encroach the TPZ of this tree. Tree protection measures are listed in Section 6.5.3 which will be implemented to ensure the tree is not impacted.	Retain and protect
9A	<i>Ficus macrocarpa</i> var. <i>hillii</i>	A1	None	The proposed activity does not encroach the TPZ of this tree. Tree protection measures are listed in Section 6.5.3 which will be implemented to ensure the tree is not impacted.	Retain and protect
9B	<i>Ficus macrocarpa</i> var. <i>hillii</i>	A1	None	The proposed activity does not encroach the TPZ of this tree. Tree protection measures are listed in Section 6.5.3 which will be implemented to ensure the tree is not impacted.	Retain and protect

7.5.3 Safeguards and mitigation measures

Construction

Tree protection measures for trees proposed to be retained are provided according to encroachment type and should be increased relative to the level of encroachment. AS 4970-2009 outlines the types of



TPZ encroachment and mitigation measures required to ensure long term viability which are summarised in **Table 7** below.

Table 9: Mitigation measures for tree protection

Factor	Mitigation Measures
Sensitive construction methods for tree identified as T1	T1 will require the following tree sensitive construction methods to minimise impacts and ensure retention of the tree and allow remediation to encourage new root development.
	Mulch (T1) applied to the Tree protection Zone prior to the commencement of any works will enrich the soil by improving aeration, promote healthy Mycorrhizal (Fungal) associations and provide consistent organic matter as the mulch breaks down. The layer also acts as a barrier from the wind and the sun reducing the evaporation of ground water, all of which promote the development of tree roots and healthy soils.
	Irrigation (T1) can be installed within or on top of the mulch. A moisture probe and an automatic timer with a drip/soaker hose can provide consistent and accurate irrigation for mature trees during the development phase and minimise risks of waterlogged or hydrophobic soils. This, in combination with mulch, tree protection and a nutrient rich soil conditioner will provide favourable growing conditions for trees to offset the impacts of major incursions to the TPZ area that are associated with root loss.
	Tree Sensitive Hard Surfacing Construction (T1): Hard surfacing within the TPZ of retained trees should be constructed in a tree sensitive method. The hard surfacing should be constructed above existing grades in the TPZ of the trees. The diagram below (Image C) gives an example of a no-excavation method for constructing hard surfacing close to trees. The location of retaining pegs should be flexible, avoiding damage to structural roots. If excavations are essential, they must not exceed 100mm below the existing grades. The excavations should be supervised by a project Arborist with a minimum AQF level 5 qualification. All excavations for the hard surfacing should be carried out manually to avoid impacting retained tree roots. All tree roots greater than 40mm in diameter should be retained unless the project arborist has assessed and advised that the pruning/severing of the root will not impact the condition or stability of the tree. Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. Where tree roots greater than 40mm are encountered that must be retained, the hard surfacing should be elevated over the individual tree root to allow for its retention. Examples of methods that can be used to bridge individual tree roots have been included below (Image D and E). Using pier and beam bridges as per image E is the recommended/preferred method, as it will allow for future growth of the tree roots, reducing future damage to the surfacing from the roots.
Underground Services	AS4970 Protection of trees on development sites (2009) recommends that all underground services located inside the TPZ of any tree to be retained should be installed via tree sensitive techniques. This should include either directional drilling methods or manual excavations to minimise the impact to trees identified for retention. If directional drilling is proposed, section 4.5.5 of AS4970- 2009 says that 'The directional drilling bore should be at least 600 mm deep. The project Arborist should assess the likely impacts of boring and bore pits on retained trees.



	If manual excavations are proposed, all excavations for the services should be carried out manually under the supervision of the project Arborist (minimum qualification AQF 5). All roots greater than 40mm in diameter should be retained in the service trench. The service pipe should then be threaded below the retained roots where practical. Roots greater than 40mm within the alignment of the service pipe should only be severed/pruned under the approval of the project Arborist. All root pruning should be in accordance with AS4373 Pruning of amenity trees (2007). Open trenching in the SRZ of trees can be impractical without impacting significant roots, as often dense root growth is present in the SRZ. Open trenching should therefore be avoided in the SRZ. It is recommended that any section of pipe that is located in the SRZ of trees to be retained is installed via sub-surface boring/directional drilling methods only. The feasibility of sub-surface boring/directional drilling will need to be investigated by a sub-surface boring/directional drilling specialist. The project Arborist should provide advice and supervise excavations for bore pits, which must be carried out manually if located within the TPZ. The top of the pipe must be at least 600mm below the existing soil grade. The location of bore pits should be flexible in the TPZ to avoid significant roots, the project Arborist should assess and advise in writing the impact of any significant root severance to the condition of the tree.
Tree 1 and 2	Fencing around the existing remaining garden bed to isolate the trees.
Tree 3,4,5,6,7	No mitigation measure required as these trees will be removed.
Tree 9, 9A, 9B	Trees are sufficiently set back from the proposed works not to require protection.
Project Arborist	Prior to any works commencing at the site a project Arborist should be appointed. The project Arborist should be qualified to a minimum AQF level 5 and/or equivalent qualifications and experience and should assist with any development issues relating to trees that may arise. If at any time it is not feasible to carryout works in accordance with this, an alternative must be agreed in writing with the project Arborist.
Tree work	All tree work must be carried out by a qualified and experienced Arborist with a minimum of AQF level 3 in arboriculture, in accordance with NSW Work Cover Code of Practice for the Amenity Tree Industry (1998) and AS4373 Pruning of amenity trees (2007).
Initial site meeting/on-going regular inspections	The project Arborist is to hold a pre-construction site meeting with principal contractor to discuss methods and importance of tree protection measures and resolve any issues in relation to tree protection that may arise. In accordance with AS4970-2009, the project Arborist should carryout regular site inspections to ensure works are carried out in accordance with this document throughout the development process. I recommend regular site inspections on a frequency based on the longevity of the project; this is to be agreed in the initial meeting.



Tree protection Specifications	Mitigation measures for specific trees are provided above. It is the responsibility of the principal contractor to install tree protection prior to works commencing at the site (prior to demolition works) and to ensure that the tree protection remains in adequate condition for the duration of the development. The tree protection must not be moved without prior agreement of the project Arborist. The project Arborist must inspect that the tree protection has been installed in accordance with this document and AS4970-2009 prior to works commencing.
Protective fencing	Where it is not feasible to install fencing at the specified location due to factors such as restricting access to areas of the site or for constructing new structures, an alternative location and protection specification must be agreed with the project Arborist. Where the installation of fencing is unfeasible due to restrictions on space, trunk and branch protection will be required. The protective fencing must be constructed of 1.8 metre 'cyclone chainmesh fence'. The fencing must only be removed for the landscaping phase and must be authorised by the project Arborist. Any modifications to the fencing locations must be approved by the project Arborist.
TPZ signage	Tree protection signage is to be attached to the protective fencing, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information: - Tree protection zone/No access. - This fence has been installed to prevent damage to the tree/s and their growing environment both above and below ground. Do not move fencing or enter TPZ without the agreement of the project Arborist. - The name, address, and telephone number of the developer/builder and project Arborist.
Trunk and Branch Protection	The trunk must be protected by wrapped hessian or similar material to limit damage. Timber planks (50mm x 100mm or similar) should then be placed around tree trunk. The timber planks should be spaced at 100mm intervals and must be fixed against the trunk with tie wire or strapping and connections finished or covered to protect pedestrians from injury. The hessian and timber planks must not be fixed to the tree in any instance. The trunk and branch protection shall be installed prior to any work commencing on site and shall be maintained in good condition for the entire development period.
Mulch	Any areas of the TPZ located inside the subject site (only trees to be retained directly adjacent to site works) must be mulched to a depth of 75mm with good quality composted wood chip/leaf mulch.
Ground Protection	Ground protection is required to protect the underlying soil structure and root system in areas where it is not practical to restrict access to whole TPZ, while allowing space for construction. Ground protection must consist of good quality composted wood chip/leaf mulch to a depth of between 150-300mm, laid on top of geo textile fabric, overlaid with durable timber boards/plywood. If vehicles are to be using the area, additional protection will be required such as rumble boards or track mats to spread the weight of the vehicle and avoid load points. Ground protection is to be specified by the project Arborist as required.



Restricted activities inside TPZ	The following activities must be avoided inside the TPZ of all trees to be retained unless approved by the project Arborist. If at any time these activities cannot be avoided an alternative must be agreed in writing with the project Arborist to minimise the impact to the tree.
Demolition	The demolition of all existing structures inside or directly adjacent to the TPZ of trees to be retained must be undertaken in consultation with the project Arborist. Any machinery is to work from inside the footprint of the existing structures or outside the TPZ, reaching in to minimise soil disturbance and compaction. If it is not feasible to locate demolition machinery outside the TPZ of trees to be retained, ground protection will be required. The demolition should be undertaken inwards into the footprint of the existing structures, sometimes referred to as the 'top down, pull back' method.
Excavations	The project Arborist must supervise and certify that all excavations and root pruning are in accordance with AS4373-2007 and AS4970-2009. For continuous strip footings, first manual excavation is required along the edge of the structures closest to the subject trees. Manual excavation should be a depth of 1 metre (or to unfavourable root growth conditions such as bed rock or heavy clay, if agreed by project Arborist). Next roots must be pruned back in accordance with AS4373-2007. After all root pruning is completed, machine excavation is permitted within the footprint of the structure. For tree sensitive footings, such as pier and beam, all excavations inside the TPZ must be manual. Manual excavation may include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device. No pruning of roots greater 40mm in diameter is to be carried out without approval of the project arborist. All pruning of roots greater than 10mm in diameter must be carried out by a qualified Arborist/Horticulturalist with a minimum AQF level 3. Root pruning is to be a clean cut with a sharp tool in accordance with AS4373 Pruning of amenity trees (2007). The tree root is to be pruned back to a branch root if possible. Make a clean cut and leave as small a wound as possible.
Root investigation method.	In the event non-destructive excavations are to be carried out along the outer edge of proposed or existing structures within the TPZ (excavation methods include the use of pneumatic and hydraulic tools, high-pressure air or a combination of high-pressure water and a vacuum device). Excavations generally consist of a trench to a depth dictated by the location of significant roots, bedrock, unfavourable conditions for root growth, or the required depth for footings up to 1 metre. The investigation is to be carried out by AQF5 consulting Arborist who is to record all roots greater than 40 millimetres in diameter and produce a report discussing the significance of the findings.



	No roots 40 millimetres in diameter are to be frayed or damaged during excavation and the trench is to be backfilled as soon as possible to reduce the risk of roots drying out. In the event roots must be left exposed they are to be wrapped in hessian sack and regularly irrigated for the duration of exposure.
Landscaping	All landscaping works within the TPZ of trees to be retained are to be undertaken in consultation with a consulting Arborist to minimize the impact to trees. General guidance is provided below to minimise the impact of new landscaping to trees to be retained.
Sediment and Contamination	All contamination run off from the development such as but not limited to concrete, sediment and toxic wastes must be prevented from entering the TPZ at all times.
Tree Wounding/Injury	Any wounding or injury that occurs to a tree during the construction process will require the project Arborist to be contacted for an assessment of the injury and provide mitigation/remediation advice. It is generally accepted that trees may take many years to decline and eventually die from root damage. All repair work is to be carried out by the project Arborist, at the contractor's expense.
Completion of Development Works	After all construction works are complete the project Arborist should assess that the subject trees have been retained in the same condition and vigour. If changes to condition are identified the project Arborist should provide recommendations for remediation.

7.6 Aboriginal heritage

7.6.1 Existing environment

An AHIMS search was undertaken which confirmed that no Aboriginal heritage sites are recorded in or near the location of works (**Appendix 14**). An Aboriginal Heritage Due Diligence has been prepared and submitted at **Appendix 15**.

7.6.2 Impact assessment

The Preliminary Indigenous Heritage Assessment and Impact Report has been prepared for the proposed activity. The assessment identified that the school site was not located within a landform more likely to contain Aboriginal objects. The school site was assessed to have undergone moderate to high levels of historic disturbance. No Aboriginal objects or areas of potential archaeological deposit were identified during the site survey. No potential Aboriginal heritage values were identified. Works may proceed with caution under the Due Diligence Defence of the *National Parks and Wildlife Act 1974*.

7.6.3 Safeguards and mitigation measures

Impact	Mitigation measure	Responsibility	Timing
Aboriginal heritage	All personnel working on site will receive training to ensure awareness of Aboriginal objects and relevant statutory responsibilities.	Contractor	Pre-construction/ construction



	All relevant staff and contractors should be made aware of their statutory obligations for heritage under the <i>National Parks and Wildlife Act 1974</i> , which may be implemented as a heritage induction.	Contractor	Construction
Unexpected Aboriginal heritage finds	Relevant mitigation measures are included in Appendix 1 Mitigation Measures and Appendix 16 Statement of Heritage Impact.	Contractor	Construction

7.7 Non-Aboriginal heritage

7.7.1 Existing environment

A Statement of Heritage Impact (SoHI) has been prepared by City Plan and provided at **Appendix 16**. The site contains the following two heritage items of local significance, as identified under the SSLEP 2015:

- Item #3614 – known as 'Former Sutherland Intermediate High School building (now part of Sutherland Primary School)' and located at 38–54 Eton Street (Lots 6-10 Section 45 DP 802)
- Item #3618 – known as 'Sutherland Primary School, including original building and grounds', Flora Street (corner of Eton and Merton Streets) and located at Lot 5 Section 45 DP 802 and Lots 1–10 DP 6600.

The site is also listed on the Department of Education's Section 170 Conservation Register as 'Sutherland Public School – Building B00B and Grounds' and 'Sutherland Public School – Building B00A.'

The following heritage items are located within proximity to the site:

- Item #3619 – known as 'Church' and located at Flora Street (corner of Merton Street).
- Item #3617 – known 'Single tree - *Ficus rubiginosa* (Port Jackson Fig)' and located at Western side of Eton Street, outside 61-65 Eton Street.

The site is not located in a heritage conservation area.

Figure 12 below shows the location of site that contains two heritage items and surrounding heritage items.

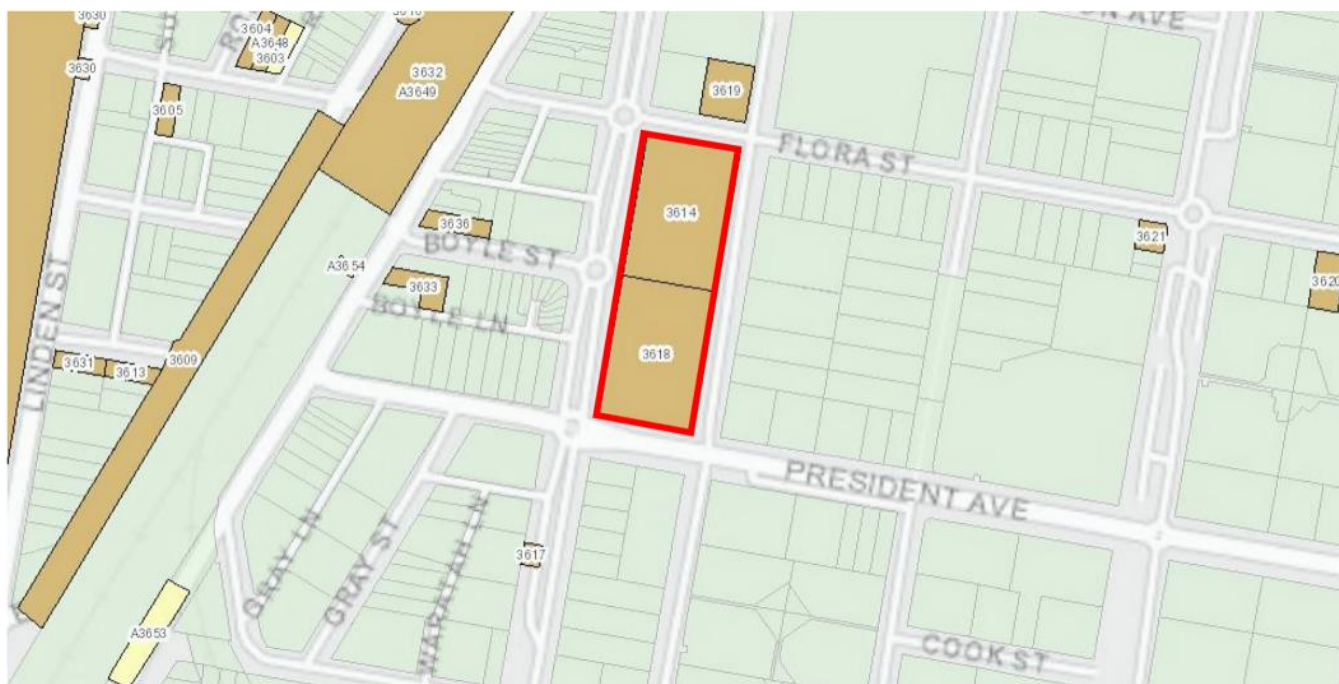


Figure 12: Location of site (in red) containing heritage items 3614 and 3618, and surrounding heritage items

Source: City Plan

The following statements of heritage significance are taken from the NSW State Heritage Inventory (SHI) database listing for each item, as follows:

Former Sutherland Intermediate High School building

The site, as the first high school in Sutherland, evidences the development of education in the Sutherland Shire. The building is a fine example of the Interwar free classical style. The building is well known to the local community. The building is a rare example of an Interwar free classical style in the area. The building has a high level of integrity.

Sutherland Primary School, including original building and grounds

The site evidences the development of education in the Sutherland Shire. The building is a fine example of the late Victorian / Federation style. The building is well known to the local community. The building is a rare example of a late Victorian / Federation style in the area. The building has a high level of integrity.

7.7.2 Impact assessment

7.7.2.1 Roof design

Consideration was given to alternative designs for the proposed school hall roof and COLA. Each of these options is listed and discussed in the following table.

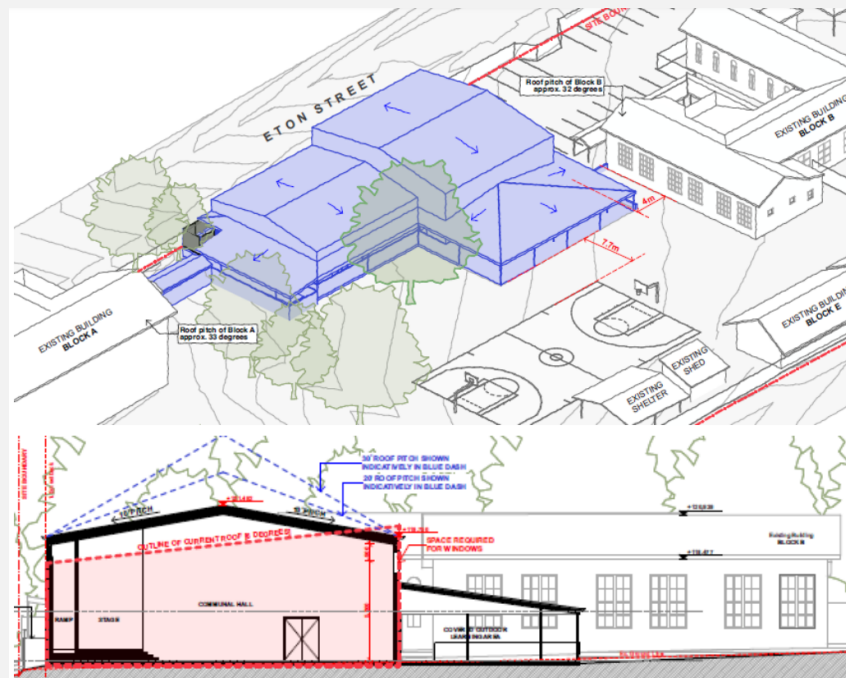
Table 10: Design Options Assessment

Option	Assessment
Option 1 - Gable (10 Degrees to Main Roof)	<u>Positive</u> - The 10-degree roof pitch aligns better with the steeper heritage roof forms of Block A (~33°) and Block B (~32°). - No box gutters are required.

- Gabled roofs provide ample space and flexibility for PV cell placement.
- Gabled design aligns with the heritage gable roofs of school buildings B00A and B00B.

Negative

- Spreaders are required on the lower roofs of the eastern facade, potentially impacting the visual appearance of the school-facing 'front'.
- The main building mass is increased to accommodate a 5.6m internal height for the hall and 900mm for high-level windows for daylighting and ventilation, resulting in a ridge height surpassing the adjacent heritage Block B.
- A 30-degree roof pitch (illustrated in blue dash) reflecting the heritage buildings' steepness is not suitable in scale and undermines the surrounding context.
- The increased volume of ancillary spaces due to roof changes may reduce the visual connection between Blocks A and B, requiring further analysis.



Option 2 - Gable (30 Degrees to Main Roof)

Positive

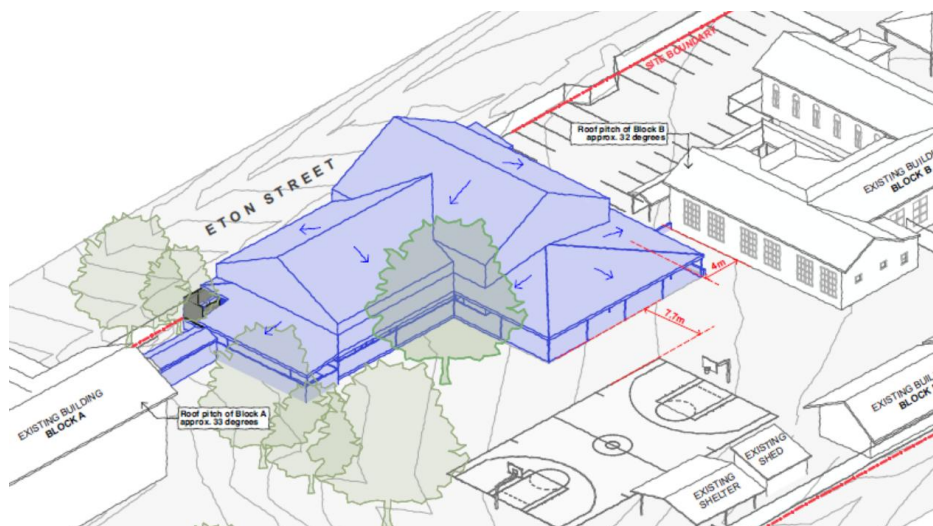
- A 30-degree roof pitch closely aligns with the steeper heritage roof forms of Block A (~33°) and Block B (~32°).
- No box gutters are needed.
- Gabled roofs provide ample space and flexibility for PV cell placement.
- The design aligns with the gable roofs of heritage buildings B00A and B00B on the school grounds.

Negative

- Spreaders are required on all lower roofs, potentially impacting the building's overall visual appearance.
- The main building mass, designed to meet a 5.6m internal height for the hall, has significantly increased, with the ridge height exceeding that of the

adjacent heritage Block B. The roof form is inappropriate in scale and detracts from the surrounding context.

- Increased volume in ancillary spaces due to roof changes may reduce the visual connection between Blocks A and B, requiring further analysis.



Option 3 - East-West Pitch (6 Degrees to Main Roof) - The Proposal and Preferred Option

Positive

- A 6-degree roof pitch aligns more closely with the steeper roof forms of heritage buildings Block A (~33°) and Block B (~32°).
- No box gutters or spreaders to lower roofs are required.
- Downpipes can be placed at the rear of the building or along the covered walkway.
- The building's highest point remains below the ridge of adjacent Block B, preserving the surrounding context.
- Mono-pitched roofs provide ample space and flexibility for PV cell placement.

Negative

The character and setting of the heritage items are strongly defined by the gabled rooves across the school site. The proposed roof form is not in keeping with the existing nature of the school and streetscape.

Conclusion

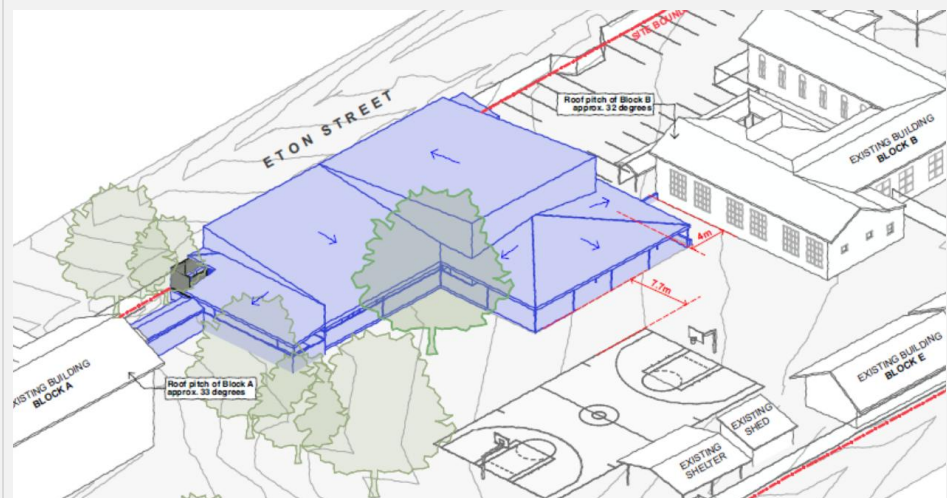
This roof design is the preferred and proposed design option as any hipped or gabled roof form would be a dominant element introduced between the two heritage buildings (Block A and B). Gabled roof forms even at the shallower 10 degrees pitch would reach and go over the ridge height of Block B.

Hence the preference is the proposed combination of multi skillion style pitched roof form to minimise the dominance of the new Hall between the two heritage buildings (Block A and B).

The proposed roof design is a better solution and an acceptable compromise in the context of the heritage buildings along the Eton Street presentation, retaining Block A and Block B as the highest buildings on the site. In this case, the new hall would not compete with their scale and streetscape views.

Ultimately, this roof design will create a more subtle and simpler building mass that would not overwhelm the heritage buildings at either side and would allow for its visual impact being lesser than if it was in the gabled or hipped roof form.

Based on the street context of the new Hall where it will be observed by the passerby, and existence of various building types and high-rise contemporary developments, the introduction of non-gabled roof form in order to reduce its dominance across the school streetscape (especially between the two heritage buildings) would be an acceptable compromise from a heritage point of view. The use of gabled roof forms would provide some benefit, but in this context for the hall it would provide a more dominant and visually competing new building mass between the two heritage buildings that would easily be seen by the passerby.



7.7.2.2 Building location, articulation and views

The location and siting of proposed hall responds to the site constraints such as the school grounds and heritage buildings. The proposed location of new hall does not compromise the heritage significance and curtilage of the two heritage buildings (Block A and B).

The proposed design provides a 4m setback between the proposed hall and existing Block B to the north, ensuring adequate separation is provided such that Block B remains visible, interpreted, and appreciated from the street frontages.

The proposed new hall has a height of approximately 7m which is lower than the surrounding buildings including Block A and B. As such, the new hall will not result in visual impacts on the surrounding heritage buildings. The proposed roof design being a combination of multi skillion style pitched roof form allows the roof to be appropriately articulated to mitigate any potential visual impacts. The existing landscaping along the western side of the new hall facilitates screening of the proposed building.

City Plan's assessment of the proposed design did not identify a need to provide additional articulation on the western elevation for the following reasons:

- the existing trees along Eton Street provide adequate screening for the western elevation of the new hall. Therefore, using different materials or adding additional screening to the western elevation would not achieve a different outcome from the proposed design (refer **Figure 13** below)

- the proposed metal-clad facade, with its strong vertical profile and groove lines, offers a unique architectural presence, distinct from traditional school buildings
- additional facade articulation options, such as window openings, gable forms, and barge capping, were considered but not recommended for the hall's western elevation. These additions would not serve a functional purpose, would increase bulk, and would remain largely obscured by existing tree plantings along Eton Street.

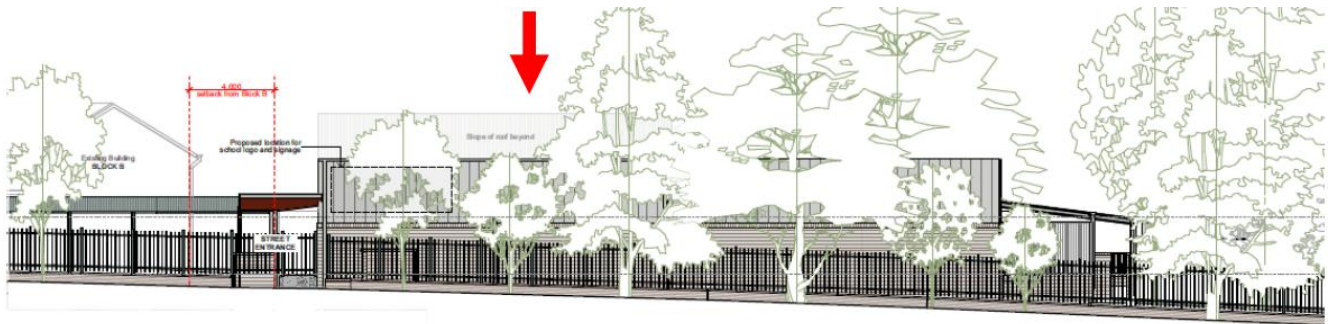


Figure 13: Western elevation of new hall screened by existing vegetation – viewed from Eton Street

Source: City Plan

7.7.2.3 Trees removal and retention

The construction of new school hall and COLA requires removal of six trees which will be removed as part of the separate Tree Permit (TP25/0342) issued by Council. There is a mature tree identified as 'Tree 8' which will be removed due to impacts from civil and utilities works. Tree 8 has been identified as having heritage significance for the contribution it makes to the school grounds of the heritage item (3618). Whilst removal of Tree 8 will impact the setting of the heritage-listed grounds of Item 3618, a number of other mature trees within the school will be retained to ensure the landscaped character of the school is not lost.

The other trees requiring removal are not identified as having heritage significance nor as contributing to the landscape of the school grounds.

The school hall's location preserves a significant mature tree, enhancing the heritage item's setting and amenity. The design has been developed to prioritise the retention of other substantial trees, including Trees 1, 9, 9a, and 9b.

7.7.2.4 Materiality

The proposed materiality for the new hall does not compete with materiality of the surrounding heritage context (facebrick and metal cladding). The proposed materiality does not mimic Block A and B. The distinctive elements such as the rendered brick quoins of Block A or the vertically proportioned timber multipaned windows of Block B are not imitated in the proposed design, preserving the uniqueness of these original features and allowing them to be appreciated.

The proposal does not affect the fabric or spatial arrangements of heritage items Block A and B. However, there may be some minor penetrations for connection of communication and security services if existing pits/conduits cannot be reused.

City Plan's heritage assessment concluded that:

- the proposed roof design utilises monopitched roofs on associated structures to reduce the scale of the new hall and minimise its visual impact on surrounding heritage buildings



- the proposed school hall and COLA will result in an acceptable impact to the heritage significance of the two heritage items on the school grounds
- the proposal does not include demolition of heritage buildings. The canteen structure which is proposed to be removed is a late 20th-century addition to the site and does not hold any heritage significance
- the proposed activity does not impact the curtilage of heritage items Block A and B. The curtilage is identified as the schoolgrounds of Sutherland Public School, which is not proposed to be altered. The following recommendations should be implemented to ensure the proposed new communications and security cables into the communication racks in Block A and B do not impact the fabric of these heritage items:
 - Existing cable runs should be utilised where possible,
 - New cable runs should not be chased into original walls. Options for cables to run through floor and roof spaces should be investigated, and
 - New fixtures should be affixed into mortar joints to prevent impacts to significant fabric.
 - A heritage consultant reviews any identified penetrations to ensure that the significant heritage fabric of the building is retained.
- The proposed activity is not within an area of potential archaeological deposits and will not have an impact on any such deposits.

The proposal demonstrates compliance with the existing controls regarding heritage conservation.

7.7.3 Safeguards and mitigation measures

Relevant mitigation measures are included in Appendix 1 Mitigation Measures and Appendix 16 Statement of Heritage Impact.

7.8 Noise and vibration

The proposed activity will result in noise and vibration impacts arising from the construction activities and noise during the operational phase of the development.

A Noise and Vibration Impact Assessment (**NVIA**) has been prepared by Acoustic Studio (**Appendix 4**). The NVIA aligns with the applicable NSW Environment Protection Authority (EPA) guidelines. Criteria for operational, construction, and traffic noise limits were derived from the relevant criteria and scenarios were simulated using a validated computer noise model.

The purpose of the NVIA is to determine the potential impacts of noise emissions associated with construction and operation stages of the new hall and COLA.

7.8.1 Existing environment

Sensitive receivers were identified based on the existing context of the site, which comprises a mix of commercial, residential and educational establishment. The nearest residential receivers are located ~40m west of the area of works, across Eton Street. Residential developments are also located ~70m east of the area of works, across Merton Street and ~180m southeast of the area of works along Merton Street. Other nearby sensitive receivers include commercial developments to the north and west, and educational establishment to the east and south of the site.

The nearest sensitive receivers are depicted in **Figure 14**. The long and short-term noise survey results are also presented in **Figure 14**.

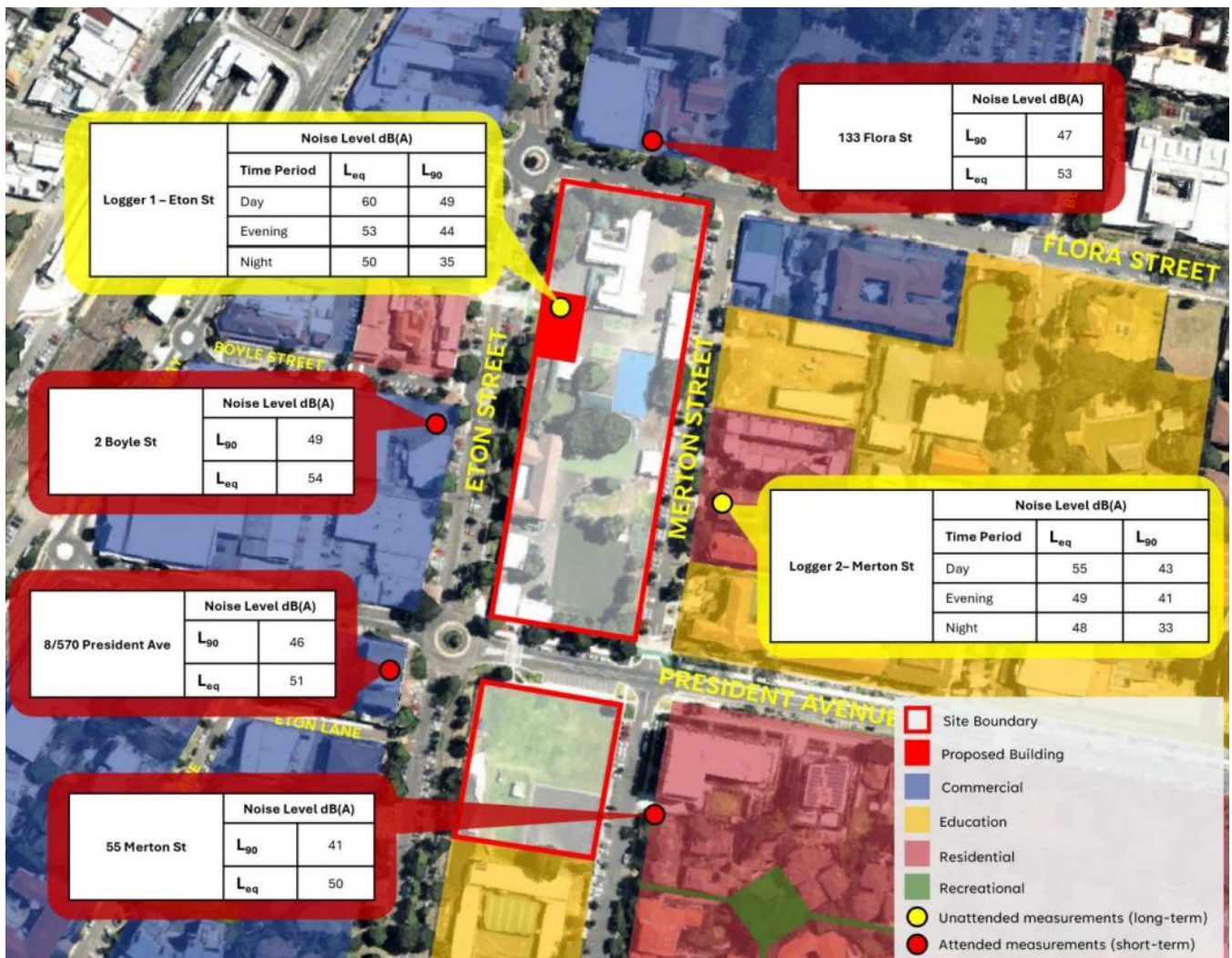


Figure 14: Site aerial and surrounding receivers
Source: Acoustic Studio

7.8.2 Impacts assessment

7.8.2.1 Operational

Operational noise emissions have been predicted at the surrounding sensitive receivers. Assumptions were adopted for mechanical assessment purposes for the proposed development.

Hall and COLA

The new hall will operate between 9:00am and 3:00pm Monday to Friday. Out of School Hours Care (OSHC) will be operative between 7:00 am to 9:00 am and 3:00 to 6:00 pm Monday to Friday. The hall may be occasionally used after hours till 10:00 pm.

The total predicted noise levels related from the operation of the new hall and COLA received at surrounding receivers during different times of the day are presented in **Figure 15** and **Figure 16**. Based on these predictions, it was found that there are no exceedances at the surrounding receivers. Therefore, no additional noise mitigation measures are required.



Receiver	Time Period	PNTL dB L _{Aeq} (15 min)	Predicted Noise Level dB L _{Aeq} (15 min)	Complies?
Residential West – Eton St	Day (7am – 6pm)	54	45	Yes
Residential East – Merton St		48	46	Yes
Classrooms – St Patricks Catholic Primary	When in use	43 (external)	43	Yes
Place of Worship – Sutherland Uniting Church		48 (external)	39	Yes
Commercial – Eton St		63	41	Yes

Figure 15: Operational Noise Levels from New Hall at Receivers

Source: Acoustic Studio

Receiver	Time Period	PNTL dB L _{Aeq} (15 min)	Predicted Noise Level dB L _{Aeq} (15 min)	Complies?
Residential West – Eton St	Day (7am – 6pm)	54	< 30	Yes
Residential East – Merton St		48	38	Yes
Classrooms – St Patricks Catholic Primary	When in use	43 (external)	37	Yes
Place of Worship – Sutherland Uniting Church		48 (external)	< 30	Yes
Commercial – Eton St		63	< 30	Yes

Figure 16: Operational Noise Levels from COLA at Receivers

Source: Acoustic Studio

Public address systems

A public address system will be installed in the new hall which may impact the acoustic amenity of the surrounding residential receivers. Mitigation measures are recommended for any future public address systems as listed in Section 6.8.3 below.

Building services

A schematic design of the mechanical plant is included in the architectural plan (**Appendix 2**) prepared by BKA Architecture, showing potential mechanical services located closest to the residences along Eton Street to the west. However, final mechanical plant location, orientation and equipment selection are not confirmed at this stage. Though these details may change at the detailed design stage, the NVIA has undertaken a conservative assessment by accounting for the following measures, to ensure the proposal achieves the relevant noise emissions targets:

- Condenser units and fans and associated ductwork as per Steensen Varming mechanical layouts and schedules.
- The most restrictive criterion for the plant operating is as per below:
 - Day (7am to 6pm) – 54 dB(A)
 - Evening (6pm to 10pm) - 48 dB(A)
 - Night (10pm to 7am) - 40 dB(A)

Note: Criteria above corresponds to Eton Street residences, which are closer to the proposed plant locations. Achieving the criterion above will ensure compliance with the relevant criteria at all other receivers.

- All plant services will generally be restricted to operate during normal day time hours only (7am to 6pm).



- After hours use of the school facilities may require plant to be operational during the evening period (6pm to 10pm), as per the Noise and Vibration Impact Assessment.
- Comms room – one condenser will supply the communication room and operate 24 hours per day.

In addition, some general design considerations are provided in Section 6.8.3 to ensure mechanical noise is minimised.

With regard to sleep disturbance, the hall is not proposed to operate after 10pm. The only plant that will be operative 24/7 will be the condenser unit catering for the comms room. As such, the NVIA concluded that the proposal will not have an impact on sleep disturbance at surrounding residential receivers.

Overall, the NVIA finds that the proposed hall and COLA will not exceed the Project Noise Trigger Levels during the day and evening with all windows and doors open for natural ventilation. The mechanical plant and public address system will be strategically selected such that the acoustic amenity of the surrounding receivers is not impacted. Recommendations have been provided to ensure these elements are compliant with the noise triggers.

7.8.2.2 Construction

Noise modelling of the construction noise emissions was undertaken using ground topography and the proposed design. As a detailed list of equipment likely to be used during construction is not available at this stage, this information was based on other similar projects. The typical equipment expected to be used is assumed for the following construction activities:

- site clearing, demolition, and earthworks
- concrete works
- building construction
- fit-out (internal works)
- landscaping works.

Preliminary assumptions are applied to provide noise predictions, which can be revisited at detailed design stage. The construction noise impacts are based on the expected worst-case scenario consistent with the requirements of the Interim Construction Noise Guideline 2009 and to inform the scheduling of construction activity and management of noise during the detailed design phase,

The typical noise levels during construction at the surrounding receivers are detailed in **Figure 17**. Each of the construction activities are representative of the noisiest construction periods where there may be simultaneous operation of noise intensive construction plant on site.



Location (external)	Residential West – Eton Street	Residential East – Merton Street	Classrooms (at schools and other educational institutions)	Place of Worship (Sutherland Uniting Church)	Commercial – Retail, offices, etc	Comments
NML (external)	59	53	65	65	70	
Construction Activities	Predicted equipment noise levels at surrounding community receivers, in Leq,15min dB(A)					
Site Establishment	64 - 78	60 - 74	57 - 71	54 - 68	64 - 78	Noise dominated by heavy vehicles.
Demolition	64 - 82	60 - 78	57 - 75	54 - 72	64 - 82	Noise levels dominated by excavator with hammer attachment. Noise levels from other equipment is typically 5 dB quieter.
Excavation / Earthworks	63 - 82	59 - 78	56 - 75	53 - 72	63 - 82	
Substructure	63 - 78	59 - 74	56 - 71	53 - 68	63 - 78	Noise levels dominated by piling and concreting works. Consider schedule these works not concurrently.
Structure	64 - 76	60 - 73	57 - 69	54 - 66	64 - 76	Noise levels dominated by the use of percussive hand tools. Non-percussive tools can be considered to significantly reduce noise.
Façade	57 - 74	53 - 70	50 - 67	47 - 64	57 - 74	Noise levels dominated by crane. Electric cranes can be considered to significantly reduce noise.
Fit-out (internal works)	50 - 67	46 - 63	43 - 60	40 - 57	50 - 67	Lesser noise impacts due to most works occurring inside the new hall structure.
Landscaping Works	53 - 67	49 - 63	46 - 59	43 - 56	53 - 67	Noise levels dominated by concreting works. TBC when detailed construction program is available.

Figure 17: Predicted construction noise impacts

Source: Acoustic Studio

The results of the preliminary assessment indicate noise levels are expected to be below, equal to or exceed noise management levels at all surrounding receivers during all construction activities. The predicted worst case noise management levels exceedance at any receiver is 82 dBA which is at Residential West – Eton Street during demolition and earthworks.

Construction noise impacts at surrounding residential receivers are predicted to exceed the highly noise affected levels only when works are conducted at the boundary of the construction site.

The assessment is based on a ‘worst case scenario’ including the simultaneous operation of noise intensive construction plant at the boundary of the site through to central to the site. It is considered likely the construction noise levels would frequently be lower than the levels assessed. The NVIA recommends all reasonable and feasible noise mitigation measures are implemented to minimise construction noise impacts on the surrounding receivers (refer Section 6.8.3).

A Preliminary Construction Traffic Management Plan (**Appendix 17**) has been prepared by Stantec. Construction vehicle volumes is not determined at this stage, however, based on Stantec’s experience from similar projects, it is estimated that during peak activities there will be approximately five to six vehicles per hour and a daily volume of 20 vehicles. While some construction workers will be required to drive to and from the site, the traffic generated by these light vehicles is expected to be minimal and can be appropriately managed by the contractor.

Likely vehicle approach route for construction vehicles is included in the Preliminary Construction Traffic Management Plan. The contractor will ensure construction vehicle movements are prohibited during the school drop-off and pick-up periods. A detailed Construction Traffic Management Plan will be prepared at the detailed design stage which will consider construction traffic volumes, vehicle routes and mitigation measures to minimise construction traffic noise impacts. The following recommendations as included in the NVIA will be considered in the detailed Construction Traffic Management Plan:

- worker parking should be established where possible. Some construction parking is to be provided on site within the construction area. Depending on the staging of works, the staff car park may become available to construction workers at some point during the works



- local roads surrounding the site have on-street parking capacity which may also be utilised by workers. However, workers are strongly encouraged to utilise alternatives such as public transport or active travel modes
- appropriate arrangements should be made for any equipment / tool storage and drop-off requirements.

Truck arrivals to, and departures from, the site should be scheduled to occur outside the busiest traffic periods, but where possible should also avoid noise-sensitive time periods.

With regard to construction vibration, the following activities could potentially generate ground-borne vibration:

- excavator hammer
- vibratory roller
- bored piling.

Actual vibration levels will be dependent upon the following:

- site and strata characteristics
- specific construction equipment and methodology used
- exact areas where works are carried out and proximity to buildings.

The predicted construction vibration activities are likely to be low risk from a human disturbance and building damage perspective. A detailed assessment will be carried out when a contractor has been engaged. The NVIA provides recommendations to minimise any vibration impacts on surrounding receivers (refer Section 6.8.3).

7.8.3 Safeguards and mitigation measures

7.8.3.1 Operation

Public address system

- Limit times to daytime only (7am to 6pm).
- Good practice design including directional speakers, facing inwards to the school away from residents, and focussing on required coverage area.
- Noise levels set and limited to the lowest level whilst still being audible and intelligible requirements for the coverage areas as defined by the EFSG section DG64 (communications).

Mechanical plant

- Strategic selection and location of plant to ensure the cumulative noise contribution at the receiver boundary is achieved.
- Noise control measures to be put in place to minimise noise impacts such as:
 - noise enclosures or barriers/screening as required
 - acoustic louvres as required
 - in-duct attenuation
 - sound absorptive panels.



7.8.3.2 Construction

If construction noise levels are predicted to be above the established NMLs, reasonable mitigation and management measures are proposed to minimise noise emissions, including through site specific construction noise management plans. Proposed mitigation measures are:

- provide notification to residential receivers for upcoming works that are likely to be noise intensive. This may include activities > 75dB(A) or 20 dB above NMLs.
- consider the scheduling and duration of high-impact activities and provide respite periods:
 - where practical and feasible, schedule noisier activities that cannot be shielded by acoustic curtains / hoarding to occur at less sensitive periods of the day for surrounding residences (i.e. not early morning or late afternoon).
 - include respite periods where activities are found to exceed the 75 dB(A) Highly Affected Noise Level at receivers, such as 3 hours on and 1 hour off.
- Implement a complaints hotline for residents and surrounding receivers.
- Include an allowance for attended monitoring (half day) at the commencement of the first round of noise intensive works, including excavation / earthworks and substructure. This will be used to quantify predictions, inform improvements and updates to the management plan and determine if further or longer term monitoring is required.
- Hoarding can be installed at the construction site boundary. This is able to achieve 5-10 dB noise reduction for receivers at the same level (this will have a reduced or no effect for elevated receivers or elevated works), particular for activities carried out at the boundary including piling and excavation.
- Prepare a Construction Noise and Vibration Management Plan (CNVMP) when the Contractor is on board that outlines actual works and considers project specific mitigation measures as outlined in the NVIA. Final details of the vibration management controls required for the works would be determined when the CNVMP is prepared by the Contractor. It is recommended that, prior to the commencement of the works, vibration surveys be carried out of each key vibration-generating-activity / equipment.
- The Contractor shall carry out a vibration assessment at the commencement of operations for each vibration generating activity to determine whether the existence of significant vibration levels justifies a more detailed investigation. Site law tests will help determine allowable working distances from structures to manage vibration.
- If the assessment indicates that vibration levels might exceed the relevant criteria, then vibration mitigation measures will need to be put in place to ensure vibration impacts are minimised using all reasonable and feasible measures.
- The Contractor will be required to prepare a final CNVMP based on their proposed plant, equipment and construction methodology.
- A vibration monitoring system is to be implemented if determined to be required as part of the CNVMP and pre-commencement vibration survey. This system would monitor vibration levels when there is potential for them to change.
- Where noise and vibration monitoring occurs, the Contractor is to prepare a noise monitoring report for review by the Project Manager. The reports are to summarise and interpret the results of the noise and vibration monitoring carried out during that period. Non-compliance reports can be used as appropriate to deal with failures to meet the construction noise and vibration management and control requirements. Where a non-compliance is identified, a detailed review



should be carried out to re-examine work methodologies and implementation of reasonable and feasible mitigation measures.

- The Contractor is to establish a communication register for recording incoming complaints. The registration of a particular item will remain open until the complaint has been appropriately dealt with.

7.9 Air quality

7.9.1 Existing environment

The existing air quality near the location of the proposal is primarily influenced by emissions from motor vehicles, commercial and residential activities. Air quality is also influenced by the prevailing weather and climatic conditions, bushfires and other natural factors such as pollen.

The nearest DPHI air quality monitoring station to the site is the Earlwood monitoring station. A review of available air quality data in January 2025 on the NSW Air Quality website indicates that air quality is generally categorised as 'Good' based on the NSW air quality category (AQC).

7.9.2 Impact assessment

During the construction of the proposal temporary impacts on air quality may arise from:

- minor generation of particles and dust from general construction work (e.g. excavations, concrete cutting and breaking, vehicles driving in and out of the construction area)
- minor emissions (primarily diesel exhaust) from plant and machinery
- minor emissions from construction traffic.

Dust could be generated from a variety of activities including:

- earthworks
- demolition
- construction
- transportation and handling of materials and waste.

The total amount of dust would depend on the silt and moisture content in the soil, prevailing weather conditions and the types of activities being carried out. Depending on wind speed and direction, these short-term construction impacts could be experienced at all nearby sensitive receivers. During construction, odours may be generated that impact adjacent residential areas or users of public areas. These impacts would be limited to the duration of certain activities during construction and no long-term odour impacts would result from the proposal.

The site operation would be unlikely to result in odour at levels that would cause offence. The operation of the new hall and COLA would not result in additional impacts to the air quality.

7.9.3 Safeguards and mitigation measures

The following mitigation measures are recommended to minimise construction dust impacts:

Mitigation measure	Responsibility	Timing
An Air Quality Management Plan (AQMP) will be prepared and implemented as part of the CEMP.	Contractor	Pre-construction



To limit dust pollution to adjoining properties, dust suppressants are to be used at construction area.	Contractor	Construction
If the prevailing weather conditions contribute to the dust pollution and if the opinion of the superintendent, the works are required to be ceased, the works must stop immediately.	Contractor	Construction
Site disturbance will be minimised by containing machinery access to site areas required for the approved works.	Contractor	Construction
Measures to minimise or prevent air pollution or dust are to be used, including covering and watering or covering exposed areas.	Contractor	Construction
Vehicles and vessels transporting waste or other materials that may produce odours or dust are to be covered during transportation.	Contractor	Construction
Vehicles and equipment are to be maintained in good working order.	Contractor	Construction
Monitor work areas and stockpiles for dust generation and seed/cover/spray to suppress.	Contractor	Construction
Machinery to be turned off rather than left to idle when not in use.	Contractor	Construction
Maintain the work site in a condition that minimises fugitive emissions such as minor dust.	Contractor	Construction

7.10 Traffic, transport and access

Stantec were engaged to prepare a parking assessment for the project which is attached at **Appendix 18**. The purpose of the parking assessment is to demonstrate the site is compliant and consistent with the traffic and parking requirements prescribed by Council and Transport for NSW.

7.10.1 Existing environment

The site contains 23 parking spaces, and two motorcycle parking spaces located along the north-western boundary as shown in **Figure 18** below. In addition, 17 more on-site spaces have recently been converted into parking located along the eastern side of Building B and the northeastern boundary of the school. In total, the site contains 40 car parking spaces. The school parking is exclusively provided for the staff. As of 2023, the full-time equivalent staff employed at Sutherland Public School is 20.5.



Figure 18: Existing parking spaces on site
Source: Stantec

7.10.2 Impact assessment

Parking

Although Part 3.4 of the T&I SEPP does not require an assessment against parking, this REF has provided one below, as part of the assessment of environmental impacts.

The project will result in the loss of four off-street parking spaces at the southeast part of existing parking. This loss of four spaces will be compensated by the recent addition of 17 parking spaces. Consequently, no additional parking spaces are required.

The existing parking demand is 21. Given there is no change to existing staff or student numbers on site, there is no change to parking demand on site as a result of the proposed development.

Traffic generation

Given the proposal does not include any additional parking on site and does not change existing staff and student numbers, there is no additional traffic generated from the proposed development. As such, the performance of the local road network will not be impacted by the proposed development.

Access

Pedestrian access to the proposed development will be via Eton Street. The proposal does not change the existing vehicular access arrangement from Eton Street, Flora Street and Merton Street.

Construction traffic

A Preliminary Construction Traffic Management Plan (Preliminary CTMP) has been prepared by Stantec and provided at **Appendix 17** which considers impacts on site and road network due to the construction activities listed in Section 4.7 above.

Construction vehicles will access the site via the existing driveway along Eton Street, as shown in the swept path in **Figure 19** below. Construction vehicles accessing the site will include small rigid vehicles and medium rigid vehicles.



Figure 19: Swept path for construction vehicles (MRV)

Source: Stantec

The exact construction vehicle volume is unknown at this stage, however, from Stantec's experience with similar sites/projects it is suggested that during peak activities there will be approximately five to six vehicles per hour and a daily volume of 20 vehicles. Considering the typical construction work hours, the peak periods are likely to occur outside of traditional road network peak periods. Construction vehicle movements will be prohibited during the school drop-off and pick-up periods.

The exact number of construction personnel is unknown, however, from Stantec's experience with similar sites/projects (Jannali East Public School and Milperra Public School Halls) it is suggested that a peak of around 30 workers and an average of about 20 workers will be on site.

The proposal does not provide on-site parking for construction workers. Although some construction workers will need to drive to and from the site, the traffic generated by light vehicles is expected to be minimal and manageable by the main contractor. Kerbside parking in the surrounding area is generally time-restricted, ranging from one to four hours, with some unrestricted spaces on Eton Street and nearby roads. However, workers will be encouraged to use alternative transport. Public transport is an accessible mode of transport to the site which will be encouraged to reduce reliance on private vehicles.

A section of the current staff car park near the construction site will serve as the contractor's compound, housing the site office, amenities, material storage, lunchroom, and changerooms, resulting in the temporary occupation of about 14 parking spaces (as shown in **Figure 20** below). Staff can still park in the western car park accessible via Flora Street.

The site will be appropriately screened to reduce dust, dirt and visibility to construction activities, such that the construction activities do not impact pedestrian and cyclist movements. The proposal maintains the existing footpaths along the surrounding street frontages and will not cause detrimental impact on pedestrian and cyclists.

The construction activities do not require closure of footpath or cycle path. Footpath and cycle path will be swept throughout duration of the works. Pedestrians and cyclists may briefly be held for safety when trucks enter or exit the site, but won't be stopped for extended periods or in anticipation. Therefore, it is assessed that the construction activities will result in minimal impact given the mitigation measures provided below are also implemented.

With regard to impacts on public transport, bus stop no. 2232200 will be temporarily closed during works hours, but passengers will be able to use the nearby stop 2232126, which is 50m away from the site and services the same routes. School bus activities will not be impacted as construction vehicles will be prohibited during drop-off and pick-up periods. Emergency vehicles will not be impacted.

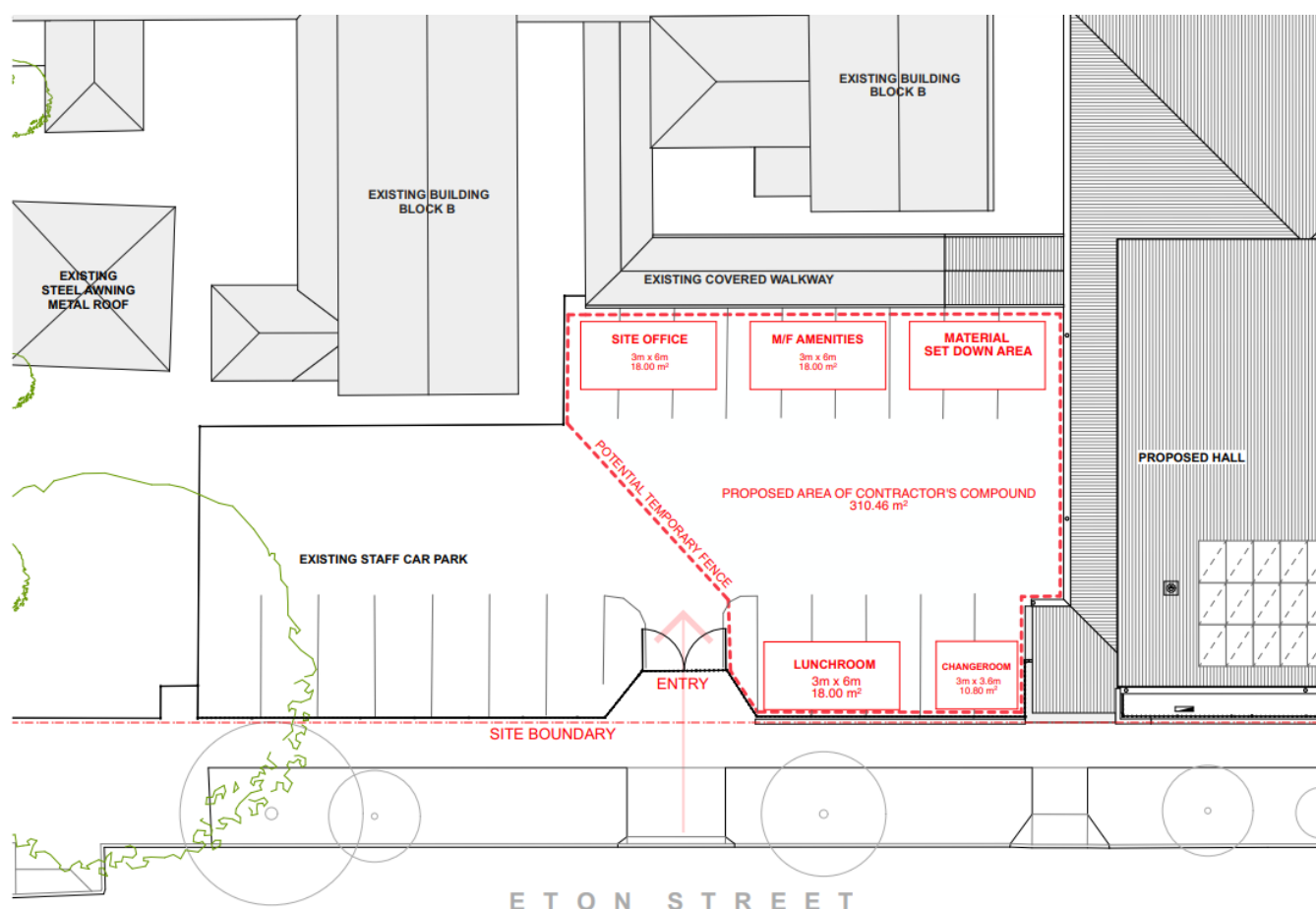


Figure 20: Contractors compound

Source: BKA Architecture

7.10.3 Safeguards and mitigation measures

Impact	Environmental safeguards	Responsibility	Timing
Traffic and transport	A detailed Construction Traffic Management Plan (CTMP), which will include a Construction Traffic Control	Contractor	Pre-construction



	Plan, will be prepared in accordance with Transport's <i>Traffic Control at Work Sites Manual</i> (Transport, 2022). The CTMP will include: • confirmation of haulage routes • measures to maintain access to local roads and properties • site-specific traffic control measures (including signage) to manage and regulate traffic movement • measures to maintain pedestrian and cyclist access • requirements and methods to consult and inform the local community of impacts on the local road network • access to construction sites including entry and exit locations and measures to prevent construction vehicles queuing on public roads. • a response plan for any construction traffic incident • consideration of other developments that may be under construction to minimise traffic conflict and congestion that may occur due to the cumulative increase in construction vehicle traffic • monitoring, review and amendment mechanisms.		
Local community notification	Potentially affected residences are to be notified prior to the commencement of and during work. Consultation should include but not be limited to door knocks, newsletters or letter box drops providing information on the proposal, working hours and a contact name and number for more information or to register complaints.	Contractor	Pre-construction
Road network	Any minor trenching work required on surrounding street frontage to complete service and utility connection are to be completed under single-lane shuttle-flow conditions during standard working hours.	Contractor	Construction



Traffic	Erect signs regarding proposed works, temporary road closures, diversions, etc.	Contractor	Pre-construction
Emergency service vehicles	Traffic management measures must be implemented to ensure emergency services vehicle access is maintained along the existing vehicular accesses to the site during construction.	Contractor	Construction
Sustainable travel	Construction workers are to be encouraged to use public transport to access the proposal.	Contractor	Construction
Access	Pedestrian and vehicle access to neighbouring and nearby properties and businesses will be maintained throughout the duration of the work, where possible.	Contractor	Construction
Road	Queuing or marshalling of construction vehicles must not be permitted on public roads, with call-up procedures to be put in place to manage arrivals.	Contractor	Construction
Transport	The site should make provision for a toolbox storage area to further encourage and make it easier for construction workers to use alternative modes of transport.	Contractor	Pre-construction
Construction activities	All construction heavy vehicle drivers will be made are of the following rules: • all large vehicle movements are prohibited during the drop-off and pick-up periods • all drivers are to follow NSW road rules at all times • all loose materials are to be covered entirely and secured • any emergencies (i.e. road deposits caused by site vehicles) shall be communicated to the lead contractors • any road deposits caused by site vehicles shall be removed at the expense of the contractor • drivers are to follow the proposed haulage routes • drivers must ensure that the vehicles do not create unreasonable noise or vibration.	Contractor	Construction



Traffic	Any workers required to undertake works or traffic control within the public domain shall be suitably trained and covered by adequate and appropriate insurances. All traffic control personnel will be required to hold SafeWork NSW accreditation in accordance with the 'Traffic Control at Work Sites' manual.	Contractor	Construction
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7.11 Waste disposal

The assessment has considered the impacts associated with:

- resource use and materials management during demolition
- waste generation, management and disposal during demolition
- the proposal's ability to respond to waste management and resource conservation plans, policies and guidelines.

The basis of assessment was to consider the hierarchy of avoiding waste generation and primary resource use in favour of reduction, reuse and recycling, consistent with the *Waste Avoidance and Resource Recovery Act 2001*.

7.11.1 Impact assessment

Construction activities could generate various waste streams that will need to be managed and disposed of. Potential wastes include:

- waste from demolition of existing bridge including timber, metal
- waste fuels, oils, liquids and chemicals
- packaging wastes such as cardboard, timber, paper and plastic
- general garbage and sewage from the temporary compound
- potential for contaminated soils and sediment
- various building material wastes (including metals, timbers, plastics and concrete)
- earthworks spoil
- asphalt and concrete
- general waste, including food, litter and other wastes generated by construction workers.

Ancillary facilities would be contained within the site compound(s) and include a portable toilet and small shipping container/shed. Minimal storage of materials is anticipated but may include precast materials and some plant and equipment. All waste removed from the proposal footprint would be transferred by a licenced contractor to a licenced receiving facility.

Any excavated material would be reused where suitable or classified before being disposed to an appropriately licenced facility in accordance with Waste Classification Guidelines: Part 1 Classifying Waste (EPA, 2014). Where necessary, this would include sampling and analysis.

During operation, it is not anticipated that there will be impact to waste generation at the site.



7.11.2 Safeguards and mitigation measures

Impact	Environmental safeguards	Responsibility	Timing
Waste management	A Waste Management Plan will be prepared as part of the CEMP. This will include measures to minimise waste, outline methods of disposal, reuse and recycling and monitoring, as appropriate.	Contractor	Pre-construction
Waste management	All surplus material, off cuts, and other debris resulting from the work shall be removed from site and disposed of by a licensed contractor to a licensed waste management facility. All waste to be covered during transportation.	Contractor	Construction
Waste management	Any excavated sediments or soil that require disposal will be sampled, tested and classified in accordance with the EPA's Waste Classification Guidelines: Part 1 Classifying Waste (EPA, 2014) before being disposed of at a waste facility licensed to accept the relevant class of waste. Any materials classified as hazardous waste may require treatment or an immobilisation approach in accordance with Part 10 of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> before off-site disposal.	Contractor	Construction
Waste management	Waste material is not to be left on site once the works have been completed.	Contractor	Construction
Waste management	Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.	Contractor	Construction
Waste management	Waste management, littering and general tidiness will be monitored during routine site inspections.	Contractor	Construction

7.12 Visual impact

7.12.1 Existing environment

The immediate local context comprises of a mix of commercial and residential developments. Development to the north and west of the site is mainly occupied by mixed-use residential and



commercial developments. There is some residential development to the east of the site. To the south of the site is an education establishment known as Minerva School.

The site information and aerial photography conveys that the most sensitive visual receptors of the development are likely to be located to the north-west of the site at 3 Boyle Street which contains a residential building.

Views will be experienced from adjacent nearby streets and within the residential dwellings located along Eton Street and Merton Street.

7.12.2 Impact assessment

Medium height street trees are located along the street frontages which facilitate screening of the new school hall from the street frontages and surrounding developments. Given the development is 7.5 m in height and sits consistent with the rest of the building on site, it is unlikely to cause a visual impact. Further, the proposed hall is setback 1.5 m from the Eton Street frontage which assists with minimising visual impacts to and from the public domain and neighbouring developments. As such, no visual impacts are anticipated. The setbacks proposed have been considered in the design, to ensure the built form responds to the general desired future character for the site and surrounds. The visual character is further enhanced by the use of landscaping across the site. The new school hall has been designed using materials and finishes that integrate into the existing environment.

The roof structure has been designed to ensure no visual impacts are projected on the surrounding public domain and developments.

7.12.3 Safeguards and mitigation measures

Given the bulk and scale of the development is consistent with the surrounding developments on site, no mitigation measures are required from a visual impact perspective.

7.13 Utilities

7.13.1 Existing environment

Entec has prepared a Hydraulic and Fire Services Schematic Design Report (**Appendix 27**). Additionally, an Electrical and Telecommunications Utility Infrastructure Assessment has been prepared by Steensen Varming (**Appendix 19**).

As per Entec's and Steensen Varming's assessment, the following services are provided on site.

Electrical services

The existing school operates with a 200A main switchboard, supplied through an overhead connection.

Sewer

A sewer connection point for the school is located on President Avenue. Refer location in the **Figure 21** below.



Figure 21: Location of sewer main
Source: Entec

A Section 73 certificate application will be submitted to Sydney Water to ascertain their specific project requirements regarding sewer.

Gas

One (1) gas main connection is provided for the school site, as shown in the **Figure 22** below.

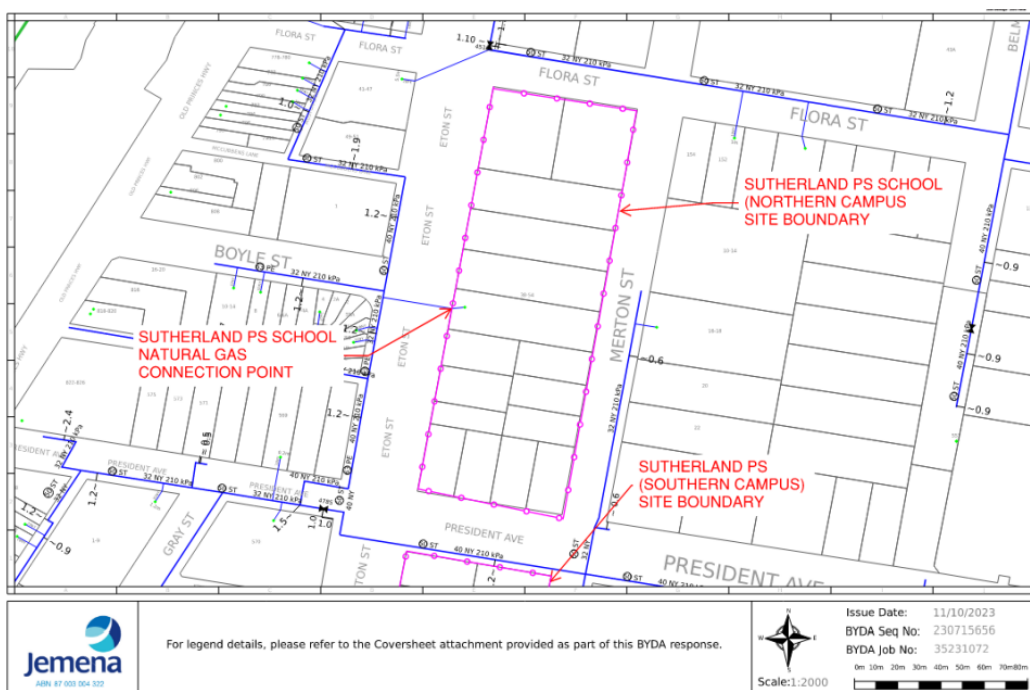


Figure 22: Existing gas connection points to the school site
Source: Entec



Potable water

Potable water mains are located around the proposed works site along Eton Street, President Avenue, Merton Street and Flora Avenue.

Non-potable water

Site inspection confirmed small gravity-fed rainwater reuse systems installed on-site for irrigation and toilet flushing.

Fire hydrant services

Site investigations did not identify a Fire Brigade booster assembly for the existing school. Findings suggest that the school relies on external street hydrants for its fire protection system. Further investigations and studies will be necessary to confirm compliance for each existing building. Notably, the three-storey Building A appears to be the only structure on-site that does not comply with AS 2419 (2021).

Internet services

NBN records indicate that NBN connection is located at Block A.

Telecommunication

The Telstra network is connected to the Campus Distributor in Block B.

7.13.2 Impact assessment

- Electrical services – the new hall requires a 400A incoming supply, requiring an upgrade to the existing electrical consumer mains. To accommodate this, a new main switchboard is proposed within the hall. Steensen Varming has submitted a network application to Ausgrid to explore supply options for the new switchboard.
- Sewer and water main - Based on the proposed development works, the size and location(s) of sewer mains, augmentation or upgrade of sewer main infrastructure is highly unlikely.
- Gas - Considering proposed space heating and domestic hot water heating will use electric power, there will be no impact on the existing natural gas system. As such, the proposed new hall does not require gas for space heating or domestic hot water.
- Fire services - The proposed new hall will achieve compliant hydrant coverage from the existing street hydrant on Eton Street. Based on Sydney Water's pressure and flow data, the available supply is sufficient, eliminating the need for storage tanks or pumps.
- Potable water - Existing domestic water pipes beneath the proposed hall footprint must be diverted before construction begins. All new potable cold-water works will comply with AS3500.1 2021.
- Hot water - New hot water plant will be provided for the new building fixtures and fittings, using electric heat pump technology to ensure industry best practice energy usage. All new domestic hot water supply works will comply with AS3500.4 2021.
- Non-potable water - The existing rainwater tanks and equipment will be relocated to Block K and repurposed for irrigation using collected rainwater.
- Fire hydrant service - The school depends on external street hydrants for its fire protection system. The proposed new hall will meet the required hydrant coverage using the existing street hydrant on Eton Street. According to the Sydney Water pressure and flow data provided, the available flow and pressure will be sufficient without the need for storage tanks or pumps.



- Smoke detection - The proposed new hall will incorporate smoke detection and occupant warning system in accordance with AS1670 and NCC 2022 requirements. It is expected to be mechanical shutdown only system which falls under AS1670.1-2018 Amendment 1 Section 7.

7.13.3 Safeguards and mitigation measures

No specific mitigation measures are considered necessary for the works required on the electrical and telecommunications network as a result of the activity. These works are not deemed to have a significant impact and do not affect the Environmental Factors outlined in Section 3 of the Guidelines for Division 5.1 assessments.

With regard to hydraulic and fire services, Entec's assessment concluded that the proposed works can be connected to the existing services and water supplies without the need for major hydraulic or fire services infrastructure works or additional costs. Existing internal water, sewer and natural gas services will be diverted around the proposed building and reconnected to the existing systems.

7.14 Overshadowing

The school hall has a maximum height of 7.5m and is consistent with NSW Government Education Department's Educational Facilities Standards and Guidelines and compliant with section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*.

The proposed development will not cast shadows on the adjacent residential development to the west of the site, ensuring no impact on its solar amenity. Additionally, the amenity of adjacent school buildings and playgrounds within the site will remain unaffected.

7.15 Social and economic impacts

7.15.1 Impact assessment

Impacts on the following socio-economic matters have previously been discussed in the relevant sections:

- transport and traffic, refer to section 7.10
- noise and vibration, refer to section 7.8
- visual, refer to section 7.12.

Other expected impacts on socio-economic matters include:

- temporary potential impact on surrounding road network due to construction traffic movements
- potential loss of utilities
- safety of general public.

7.15.2 Safeguards and mitigation measures

Impact	Environmental safeguards	Responsibility	Timing
Safety	Safety of the general public will be provided during the construction work. Control of traffic during the course of works will include barricading within and outside the site as required.	Contractor	Construction



	Notify the Asset Manager immediately of any complaints or any accidental damage to property.	Contractor	Construction
Loss of utilities	Locate services on DBYD search and peg out no-go areas to avoid service-disruption.	Contractor	Pre-construction
	Prior to commencement of any construction work, including demolition and excavation, all services will be visually verified. Caution will be exercised when excavating as unknown, redundant and/or non-traceable utilities may be present.	Contractor	Construction
Socio-economic	Contact details will be clearly displayed at the entrance to the site.	Contractor	Construction
	All enquiries and complaints will be tracked through a tracking system, and acknowledged within 24 hours of being received.	Contractor	Construction
	Carry out community and stakeholder consultation before works start. Consultation will include: - notification of relevant stakeholders before the start of the work - Updates on any delays or changes to the construction period.	Contractor	Pre-construction / Construction
	Investigate opportunities to encourage the construction contractor and construction workers to purchase goods and services locally.	Contractor	Construction

7.16 Cumulative environmental impacts

Cumulative impacts have the potential to arise from the interaction of individual elements within the proposal as well as interaction of the proposal with other projects that may be occurring or planned within the surrounding area. Clause 171(2) of the *Environmental Planning and Assessment Regulation 2000* requires that potential cumulative impacts be considered during the environmental impact assessment process.

There are no known significant development applications for the surrounding area currently on exhibition that might interfere with the proposed works, and there are no other known projects that would combine with the proposed works to result in significant cumulative impacts.



8 Conclusion

The proposed construction of new school hall and COLA at the Sutherland Public School located at 38-54 Eton Street Sutherland, is subject to assessment under Division 5.1 of the EP&A Act. The REF has examined and taken into account to the fullest extent possible all matters affecting, or likely to affect, the environment by reason of the proposed activity.

As outlined in this REF, the proposed activity can be justified on the following grounds:

- it responds to an existing need within the community
- it generally complies with, or is consistent with all relevant legislation, plans and policies
- it has minimal environmental impacts
- adequate mitigation measures have been proposed to address these impacts.

The activity is not likely to significantly affect threatened species, populations, ecological communities or their habitats, and therefore it is not necessary for a Species Impact Statement and/or a BDAR to be prepared. The environmental impacts of the proposal are not likely to be significant. Therefore, it is not necessary for an EIS to be prepared and approval to be sought for the proposal from the Minister for Planning and Public Spaces under Division 5.2 of the EP&A Act. On this basis, it is recommended that the department determine the proposed activity in accordance with Division 5.1 of the EP&A Act subject to the implementation of mitigation measures identified within this report.



mecone.com.au
info@mecone.com.au
02 8667 8668