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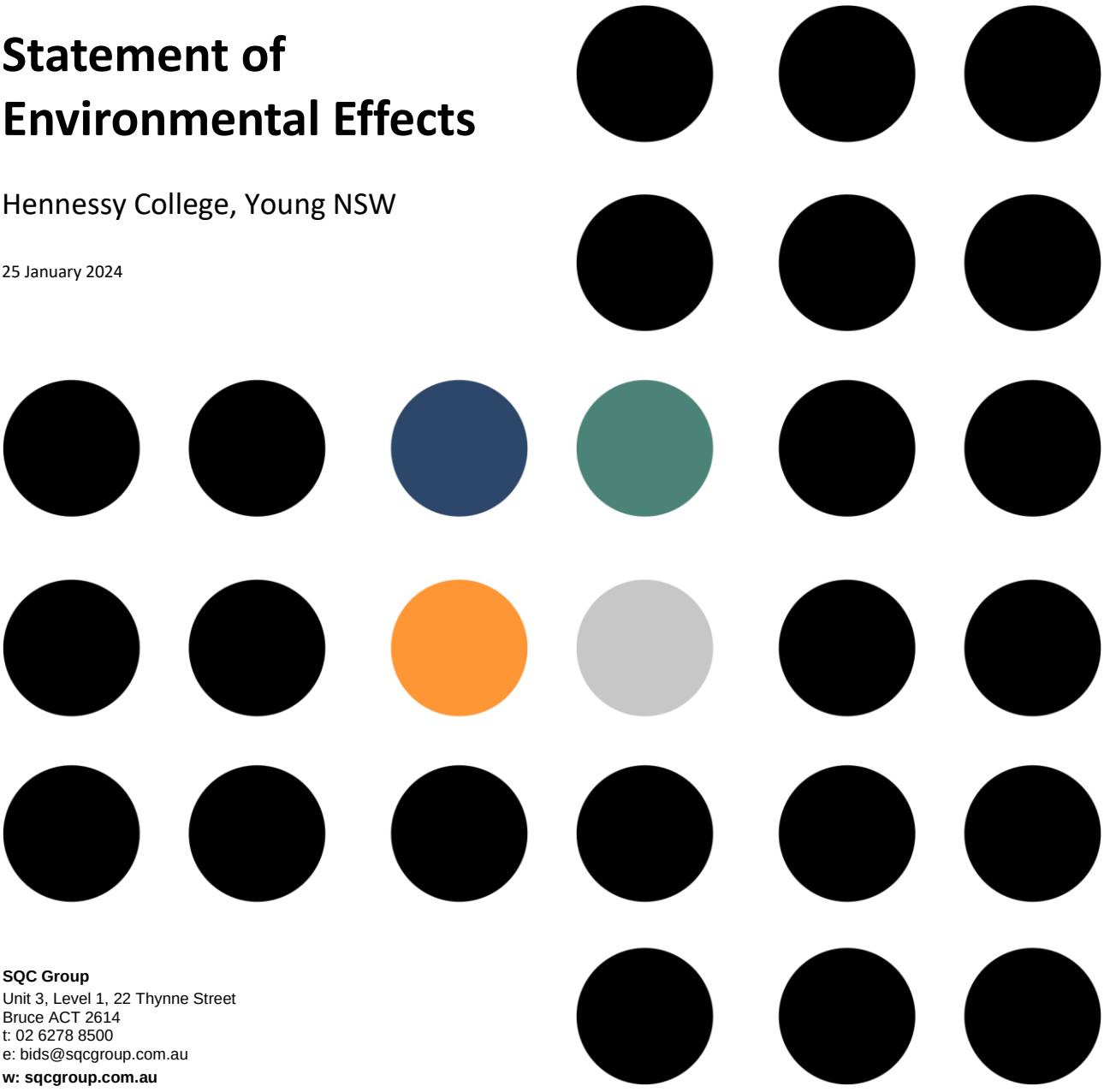
Statement of Environmental Effects

Hennessy College, Young NSW

25 January 2024



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1. Issue and Amendment Register

Issue	Date	Name of revision	Prepared by	Reviewed by
1	10-Nov-23	For DA - Draft	DT	SV
2	06-Dec-23	For DA – Internal Review	DT	NG
3	25-Jan-24	For DA – Client Review	SE	DT
4	21-Feb-24	For DA	SE	DT
5				
6				

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2. Contents

3. Project Description

Hennessy College provides education for students in years 7-12. The buildings that form part of this proposal are intended to improve the quality of workspaces for staff and learning spaces for students. The proposal also aims to address current limitations for accessible circulations in the proposed buildings and the link between them. It also intends to address elements that do not comply with current regulations and standards within the buildings.

The proposed works include the following scope:

Administration Building

- Demolition of a two-storey previous addition to the original building (former Girls School).
- Removal of one tree (exotic species – likely *Rhus Succedanea,* a noxious weed) near the boundary fence. This tree will be replaced with two endemic trees elsewhere on site – location TBD.
- Removal of an unused underground water tank.
- Construction of a new two-storey addition to be sympathetic with the original building.
- Internal refurbishment of original building, including structural reinforcements, consistent floor levels, and spatial layout modifications to suit current use and to meet current regulations and standards.
- Rectification of elements in the back verandas, including balustrades heights, damage caused by inappropriate stormwater management, and various minor repairs to brickworks and the like.
- Improving waterproofing of front and back verandas.
- Construction of modern staff toilets to meet current regulations and standards.
- Installation of modern vertical circulations (stairs and lift) in the building.
- Construction of accessible points of entry to the building.

Science Building

- Demolition of a two-storey building and basement.
- Demolition of a COLA structure adjacent to the demolished building.
- Construction of a new two-storey building with basement and COLA.
- Rectifications to make accessibility compliant horizontal circulations that links the building to the rest of the campus.
- Installation of a stormwater catchment system.
- Construction of modern toilets to meet current regulations and standards.
- Installation of modern vertical circulations (stairs and lift) in the building.
- Construction of accessible points of entry to the building.

The construction costs for both buildings and associated site works were estimated by a qualified person to be around $7,400,000.

4. Site and Context Suitability

Project Background

Catholic Education commenced in Young, NSW in 1860 by establishing the campus that is currently used by Hennessy College as a private Catholic school. The College is located on the block surrounded by Ripon St, Campbell St (Olympic Hwy), Dundas St, and Caple St. The school campus currently has an array of buildings suited for learning, administration, sport, and ancillary usage, and shares the site with the Church, Chapel, and Parrish, which are operated by other institutions. Architecturally, the site has buildings of different periods in a very eclectic fashion.

In 2020, the College commissioned SQC Group to prepare a masterplan report to address some of their campus limitations for potential growth, staff areas, disability access and circulations. The proposed buildings in this Development Application are a consequence of the findings of that Masterplan report.

Location

Hennessy College is located in Young, NSW (Hilltops Council). The campus is situated within 500m of Boorowa Street, the main commercial local area.

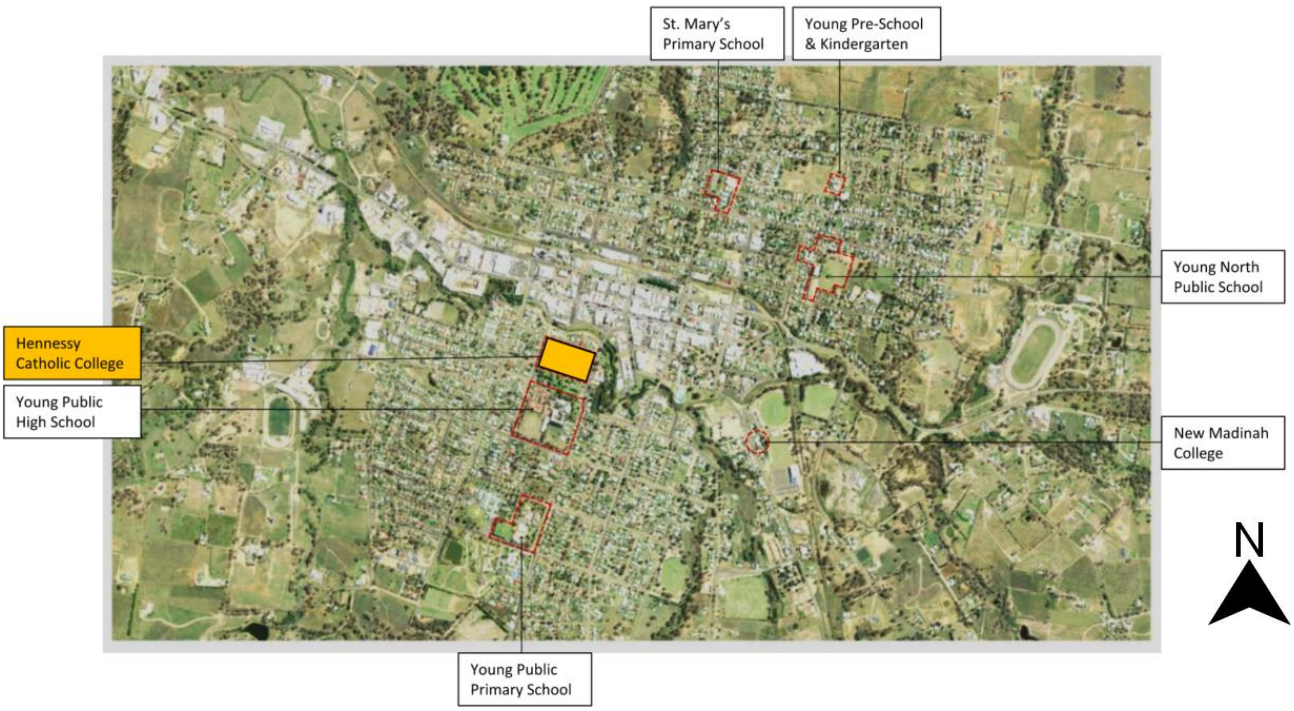
The school block is surrounded by Carrington Park to the South, the Burrangong Creek to the North, the Young Historical Society to the East and single dwelling residences to the West.

The block is not in a bushfire prone area or flood zone. It slopes downwards towards the creek.

Both proposed buildings are located on the South side of the block, along Ripon Street. This streetscape has local heritage significance, which has been considered in the architectural design of both buildings, including their geometry, materials, and access.

Existing streetscape along Ripon Street

Proposed streetscape along Ripon Street



Hennessy College in Young – location map

Hennessy College immediate surroundings

5. Present and Previous Uses

The site has always functioned as a place of Catholic education, worship, and associated activities.

The former Convent was originally used as accommodation for the Presentation Sisters, which were the nuns' congregation who operated the school. For a period in the 20th Century the building remained vacant, until 1995 when it was used as a residence for the deputy headmaster. Since 2000, it has been converted to function as the Administration Building for Hennessy College. This is still the current use.

The Science building was built in mid-20th Century and is currently still used for the intended purpose. The replacement of the Science building has been driven by a code compliance and functional assessment of the building for suitability for education purposes, as well as the safety of users. It will remain as a Science Building so to meet the requirement for continuation of education on the site.

The proposed works for both buildings would allow consolidating the administration and staff spaces and services required within one building, currently located throughout the College. It will also allow for the Science building to be brought up to code and have the possibility of future learning areas expansion.

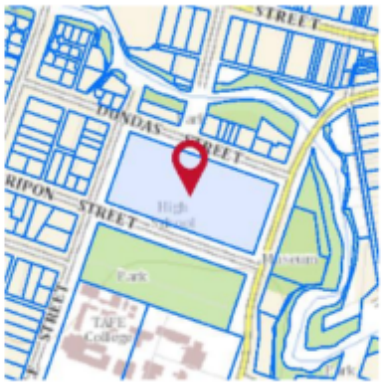
6. Development Standards

The relevant statutory development standards that apply to this project are as follows:

NSW GOVERNMENT

Property Report

9 RIPON STREET YOUNG 2594



Property Details

Address:	9 RIPON STREET YOUNG 2594
Lot/Section /Plan No:	1/-/DP1195788
Council:	HILLTOPS COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning	R1 - General Residential: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	700 m²
Heritage	Chapel, St Mary's Church Significance: Local St Joseph's School (former) Significance: Local St Mary's Catholic Church Significance: Local St Mary's Presentation Convent (former) Significance: Local St Mary's War Memorial School (former) Significance: Local St Patrick's School Hall (former) Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	YOUNG
Regional Plan Boundary	South East and Tablelands

The block is zoned R1 (Residential), however, because the site is a school some of the planning constrains from the Development Control Plan applicable to the residential zoning would not directly apply for the proposed buildings.

Further to the above information extracted from the Property Report obtained from NSW Planning Portal Spatial Viewer online, the project must conform with:

- Design Guides for Schools
- NSW Code of Practice for Part 5 Activities
- State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017

The Administration Building intervened in this proposal is listed as having Local Heritage Significance. A Heritage Impact Statement is provided as part of this Development Application to address this.

7. Design Guidelines

NSW Code of Practice for Part 5 Activities for registered non-government schools (RNS)			
Performance Outcome / Controls		**Complies**	**Comments**
Class 1: Review of Environmental Factors (REF)	Other School Development Works	Section 3.3.3 of the Code	Mandatory Consultation
Class 2: Species Impact Statement	Not applicable	N/A	Part of mandatory consultation
Class 3: Environmental Impact Statement	Most development undertaken for the purposes of schools will not be of a scale or level of impact that would require the preparation of an EIS.	N/A	Part of mandatory consultation
Design Guide for Schools			
1 Context, built form and landscape	Drawing: Both Buildings: • A020-Street Elevations • A030-Isometric View • A031-Perspective Admin Building: • A013-Detail Site Plan Science Building: • A011-Site Plan Report: Statement of Heritage Impact	Complies	The architectural design of the two planned buildings, situated on the South side of the block on Ripon Street—a street with local heritage importance—reflects careful consideration of their shape, materials, and entryways. The two proposed buildings aim to blend with the streetscape creating a grounded and aesthetic environment towards the street.
2 Sustainable, efficient, and durable	Drawings: Admin Building: • A206-Elevations 2 • A500-Finishes Concepts Science Building: • A129-Basement Plan • A160-Roof Plan • A206-Elevations 2 • A820-3D Views Report: N/A	Complies	The proposed works on both buildings improve their thermal efficiency, reduce their water consumption, incorporate native greenery, and enhance their durability. Allowances for solar panels to be installed on the roofs have been considered for a future stage. Durable and reliant materials have been specified for the buildings. Water tanks have been allowed for the collection of rainwater.

3 Accessible and inclusive	Drawing: Admin Building: • A013-Detail Site Plan • A130-Ground floor • A135-First floor • A310-Ramp • A311-Ramp section Science Building: • A130-Ground floor • A131-First floor Report: N/A	Complies	The proposed works on both buildings comply with current accessibility standards to provide inclusive spaces for people with different needs and capabilities.
4 Health and safety	Drawing: Both Buildings: • A020-Street elevations • A030-Isometric View • A031-Perspective Admin Building: • A004-Site plan • A005-Site analysis • A013-Detail site plan • A310-Ramp • A311-Ramp section Science Building: • A011-Site Plan • A820-3D Views Report: N/A	Complies	The proposed works on both buildings meet current health and safety regulations, including compliance with emergency egress, fire protection, users' amenity, and security. The school's existing boundary fence provides visibility to the inside of the grounds offering a welcoming and secure environment for the community with passive supervision. Minor upgrades to the boundary fence intend on enhancing this.
5 Amenity	Drawing: Admin Building: • A013-Detail Site Plan • A130-Ground floor • A135-First floor Science Building: • A011-Site Plan • A130-Ground floor • A131-First floor Report: N/A	Complies	The design of the two buildings provides with ample space for indoor and outdoor learning, natural ventilation, sunlight, visual and acoustic privacy, storage, and service areas required by the school. The proposed works on both buildings improve the amount and quality of toilets and recreation areas.
6 Whole of life, flexible and adaptable	Drawing: Admin Building: • A013-Detail Site Plan • A130-Ground floor • A135-First floor Science Building: • A011-Site Plan • A130-Ground floor	Complies	The proposed works on the Administration building will add longevity to a heritage building currently at risk of being vacated. Refer to Heritage Impact Statement for more detail on this matter. The Science building is designed to comply with current regulations, including safer

	• A131-First floor Report: Statement of Heritage Impact		handling of chemicals, accessible circulations, accessible toilets, and emergency egress. The proposed works for this building also include an informal learning space, offering flexible learning opportunities for students. This area is intended to adapt to various teaching styles and learning activities, providing a dynamic environment that supports the evolving educational needs. This space is designed with the potential to be converted into a formal classroom to accommodate for future growth.
7 Aesthetics	Drawing: Both Buildings: • A020-Street elevations • A030-Isometric View • A031-Perspective Admin Building: • A013-Detail Site Plan • A130-Ground floor • A135-First floor • A205-Elevations 1 • A206-Elevations 2 • A310-Ramp • A311-Ramp section Science Building: • A011-Site Plan • A130-Ground floor • A131-First floor • A205-Elevations 1 • A206-Elevations 2 • A820-3D Views Report: Statement of Heritage Impact	Complies	The architectural design of the two buildings was meticulously crafted to harmonize with the adjacent buildings, seamlessly integrating with the local landscape and enhancing the visual appeal of the suburb. The extension to the existing heritage building is a thoughtful homage to its architectural legacy, harmonizing with the established styles in a manner that is both subtle and innovative. By integrating the extension seamlessly, we ensure that the narrative of the past is carried forward into the future. In the design of the new science building, we preserve the essence of the removed structure's dimensions, materials, and proportions, offering a respectful approach at this corner. Yet, we boldly transform these cues into a contemporary, state-of-the-art facility poised to enrich the lives of the community and nurture the academic pursuits of students. This modern adaptation pays tribute to the site's heritage and elevates its functionality to meet today's educational demands.
Design Verification Statement	Design Verification Statement attached	Complies	Refer to Statement

DCP Section 4.1 – Car Parking and Vehicle Access			
PPA1	New car parks are sufficient in number and design for the needs of development	Complies	Off-street parking in the area has recently been upgraded. It is not expected for the proposed development to increase the number of users (staff and students). New car parking areas are not part of the proposed development.
PPA2	Parking areas are designated to operate in a safe manner for drivers and pedestrians	Complies	Off-street parking in the area has recently been upgraded. The upgrade includes ramps from street level to kerb level. These have not been reviewed for DDA compliance. The proposed development excludes works outside the block boundaries.
PPA3	Car parking bays must be readily accessible, with adequate turning and manoeuvring of vehicles	Complies	Off-street parking in the area has recently been upgraded. The proposed development excludes works outside the block boundaries.
DCP Table 4.1	Students set-down and pick-up areas for buses and cars.	Complies	Off-street car and bus parking exists on the perimeter of the school block. School administrators have expressed that students' drop-off and pick-up is not an issue for the school currently.
DCP Table 4.1	Secondary Schools rate of provisions Drawing: • A004-Site Plan	Complies	The school campus historically does not have parking within its boundaries, however there is plenty of street parking on all surrounding streets (estimated 289 spaces). Based on the current school population, it is expected that 74 parking spaces are required to meet the school's rate of provisions. 65 staff = 65 spaces (1pp) 2 service spaces 70 senior students = 7 spaces (1:10 ratio) No live-in students
DCP Section 4.3 - Tree Removal or Lopping			
PT1	Trees are protected unless they are an environmental weed species	Complies	The tree proposed for removal appears to be *Rhus Succedanea*, a noxious weed species as declared for the Young LGA.
PT2	If a tree is removed, an environmental offset is provided	Complies	Two trees of a species endemic to the Young area will be planted elsewhere – location to be determined
PT3	Management of existing trees minimises threat to the long-term survival of the tree	Complies	Existing trees to be retained in the vicinity of the proposed works will be protected with appropriate fencing and drip line clearance.

			An arborist will be engaged to provide further advice on protecting and pruning the trees, as required.

8. Operation and Management

Hennessy College manages 10 buildings and structures within the site, adding up to approximately 7,500m2. This will only slightly change with the proposed development because the affected areas will be mostly replaced or consolidated.

The College has a fluctuating population of 435 - 455 students attending years 7-12; and 65 staff, including teaching, administrative, and maintenance staff. The school operates Monday to Friday from 8am to 4pm during standard school terms.

The site is shared with other Catholic Institutions that operate and manage some of the other buildings, including the Church, the Chapel, and the Parrish, which are open to the general public on specific timeframes.

9. Access and Traffic

Off-street parking in the area has recently been upgraded. The upgrade includes ramps from street level to kerb level, however, these have not been reviewed for DDA compliance. The proposed development excludes works outside the block boundaries.

Off-street car exists around the entire perimeter of the school block, however, it is public parking and therefore shared with other users. Under normal circumstances the number of parking spots is sufficient for the school population, however, when there is a gathering at the Church or similar activity, parking becomes limited. Bus parking exists on the corner of Dundas St and Caple St.

The current system for dropping off and picking up students is functioning satisfactorily for the school and is not presenting any problems.

10. General Accessibility

Both buildings are proposed to be upgraded with features such as wheelchair ramps, lifts, accessible and ambulant toilets, visibility contrasting and possibly auditory enhancements to comply with the current accessibility standards, ensuring inclusive spaces for individuals with diverse needs and capabilities.

The school is committed to community engagement by offering after-hours access to the auditorium, gymnasium, and meeting rooms for local events, workshops, and gatherings, fostering a shared and accessible environment for all.

A masterplan report prepared in 2020 captures the campus' current limitations for disability access and circulations. The school aims at addressing this issue progressively will continuously evaluate their facilities to ensure they meet accessibility requirements over time, and make adjustments as

needed to accommodate emerging technologies and the evolving needs of our students and community members.

The inclusive design of both proposed buildings and their surrounding landscape prioritizes universal accessibility, ensuring that every individual, regardless of ability, can navigate and utilize the school's buildings with ease and dignity.

11. Environmental Issues

Air

The proposed buildings do not introduce sources of air pollution. The heritage chimneys in the Administration building will have no wood burning as they will be closed off for structural reinforcement, the laboratories in the Science building will have compliant fumes exhaust (mechanically engineered), and the bathrooms and kitchens will be provided with appropriate ventilation.

Noise

No extra amount of noise is expected in the school area because of the proposed buildings.

Soils and water

No impact on soil quality. Surface water management will be prepared by a qualified Civil Engineer.

Flora and Fauna

The proposed development has no impact on local fauna. A Tree Assessment and Landscape Design will be prepared by a qualified professional to include details of the removed tree replacement, plants selection and general tree management during construction works.

Waste

Waste will continue to be managed and disposed of by the school in the same manner. No change or increase is proposed.

12. Water and Sewer

Water

The existing water meter will remain. No change to the consumption of water is expected due to the nature of the development, which consists of improving existing infrastructure only – the number of users will remain as existing. Hydraulic Engineering will be prepared and provided.

Sewer

Effluent will be disposed of via the existing reticulated sewerage system. Hydraulic Engineer will be prepared and provided.

13. Privacy, Views, and Sunlight

Visual Privacy and Sunlight

The proposed buildings have been designed to achieve privacy from the street, opening up to the campus, taking advantage of the views to Carrington Park, having appropriate sunlight management, and avoid obstructing the views of neighbouring properties.

The Administration building staff areas have been designed facing north towards the campus with some of the windows facing the park on the south side to be sympathetic to the heritage building.

The Science building has strategically positioned windows to ensure that natural light penetrates the interior spaces and provide visual privacy from the street and the campus. The laboratories and classrooms have direct south light, which is best suited for these type of learning environments. Privacy from the street to these spaces is achieved with glazing treatments. The covered outdoor learning area is open to the north to introduce light and warmth into the building.

Acoustic Privacy

Acoustic treatment will be integrated into the buildings fabric to effectively mask street noise and ensure a quiet interior environment. Noise transmission and attenuation within the building will be achieved with advice from qualified specialists.

14. Drainage

Landscape, Hydraulic and Stormwater documentation will be prepared and provided by qualified specialists. These will be designed in accordance with statutory requirements, including porous pavements, mulch, ground cover, management of stormwater and flood mitigation.

15. Erosion and Sediment Control

Sediment and Erosion Control will be prepared and provided by qualified specialists and required to be implemented during construction by the selected contractors. These will be designed in accordance with statutory requirements.

16. Heritage

The extension to the existing heritage Administration building is a thoughtful homage to its architectural legacy, harmonizing with the established vernacular in a manner that is both subtle and innovative. The new design echoes the original craftsmanship with its use of reclaimed materials and

replication of signature design motifs, while the scale and proportions remain in respectful conversation with the historical context.

By integrating the extension seamlessly, the design ensures that the narrative of the past is carried forward into the future.

Moreover, the extension elevates the building's functionality to meet today's educational demands. The redesign bridges history and modernity, creating an educational environment where the legacy of the past empowers the learning of the future.

A Heritage Impact Statement has been provided by a qualified specialist.

17. Environmental Sustainability

The proposed works on both buildings improve their thermal efficiency, reduce their water consumption, incorporate native greenery, and enhances their durability. Allowances for solar panels to be installed on the roofs have been considered for a future stage. Durable and reliant materials have been specified for the buildings. Water tanks have been allowed for the collection of rainwater. Efficient water and electrical fittings have been specified, emphasizing the commitment to resource conservation.

18. Waste

Waste sorting is done on site and disposed of with the current school protocols. Some food and organic waste composting may be incorporated in the gardening system as part of the educational curriculum.

Some materials will be salvaged during demolition to be reused where possible. All other construction waste will be recycled or disposed of responsibly by the building contractor. Sorting skips will be provided during construction in accordance with the site management plan.

19. Site Management

Refer to site management plan (2106.03-A010, 2106.02-A010)

20. Summary

This report has been prepared in accordance with the Hilltops Council Statement of Environmental Effects Guidelines. I declare that the information in this statement is, to my knowledge, true and correct.

Daniel Trevino, Senior Architect

SQC Group

21/02/24

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