



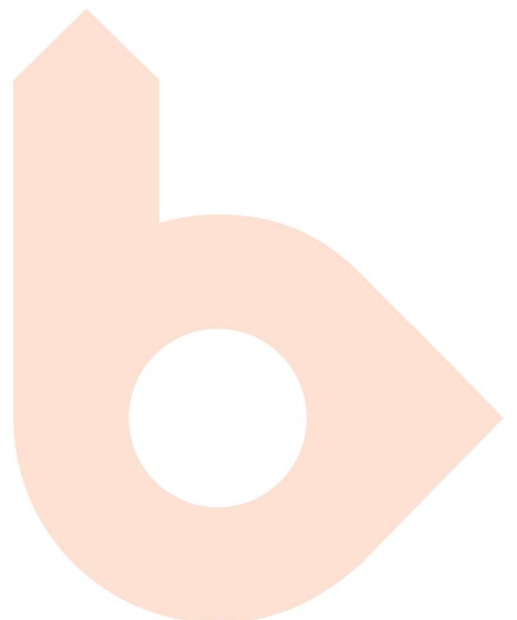
Statement of Environmental Effects

Alterations and Additions to St Paul's
Catholic Primary School
Moss Vale

Prepared by Barr Planning

for Catholic Education Diocese of Wollongong

August 2024





Barr Planning acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and all Aboriginal and Torres Strait Islander peoples today, through considerate and respectful approaches to our work, and seeking to facilitate a balance between the transformation of land and the preservation of the natural and cultural environment.

'Connection' by Aboriginal Artist, Lauren Freestone

Document Control

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1 Introduction

1.1 Purpose of this Statement of Environmental Effects

This Statement of Environmental Effects (SEE) has been prepared by Barr Planning on behalf of Catholic Education Diocese of Wollongong. It accompanies a Development Application lodged to Wingecarribee Shire Council pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) for alterations and additions to an existing school.

1.2 Ownership

The land is owned by the Trustees of the Roman Catholic Church for the Diocese of Wollongong.

1.3 Consent Authority

The consent authority is Southern Regional Planning Panel as the development is classified as regionally significant development.

Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) identifies regionally significant development to include private infrastructure and community facilities, including educational establishments, with a capital investment value that exceeds \$5 million. The proposed development meets both eligibility criteria.

1.4 Supporting Documentation

This SEE is supported by the following documentation:

Table 1 Submitted Documentation

Document	Author	Revision	Date
Access Report	Philip Chun	02	15 July 2024
Acoustic Assessment	PKA Acoustic Consulting	03	13 December 2023
Arborist Report	Mark Bury Consulting	-	20 September 2023
Architectural Plans	DTA Architects	A	25 July 2024
BCA Report	Philip Chun	03	24 July 2024
Civil Engineering Plans	Birzulis Associates Pty Ltd	A	19 July 2024
Civil Engineering Report	Birzulis Associates Pty Ltd	A	19 July 2024
Cost Estimate Report	LDJ Group	-	7 July 2024
Design Quality Statement	DTA Architects	-	25 July 2024
Geotechnical Report	STS Geotechnics Pty Ltd	-	October 2023
Landscape Plans	Ground Ink Landscape Architects	F	24 July 2024

Statement of Heritage Impact	Heritage 21	4	29 July 2024
Section J Compliance Report	EGIS	D	19 July 2024
Survey Plan	JRK Surveys	-	14 July 2023
Waste Management Plan	DTA Architects	-	July 2024

These documents have been uploaded as separate documents to the NSW Planning Portal.

2 Site and Context

2.1 The Site

The site is located on the traditional lands of the Gundungurra and Tharawal people. The site is located within the boundary of the Illawarra Local Aboriginal Land Council.

The subject site is located at Lot 11 in Deposited Plan 1174589, which is commonly referred to as 18 Garrett Street, Moss Vale. The site is zoned 'R2 Low Density Residential' under the Wingecarribee Local Environmental Plan (WLEP 2010) and is located adjacent to west of the 'civic centre' of Moss Vale. The site is irregular in shape with an area of approximately 21,451m² and has frontage to Innes Road to the south and Garrett Street to the east, both identified as local roads. The adjacent land to the south, west, north, and northeast is characterised by predominantly low-density housing, with medium-density housing to the south. The site of the proposed development is within 5 meters of a boundary with an adjacent residential property. To the east is a Harvey Norman store, self-storage facility and industrial land. Approximately 150m to the east of the site is the Moss Vale Railway Station and the Main Southern Railway, located on land zoned SP2 Infrastructure.

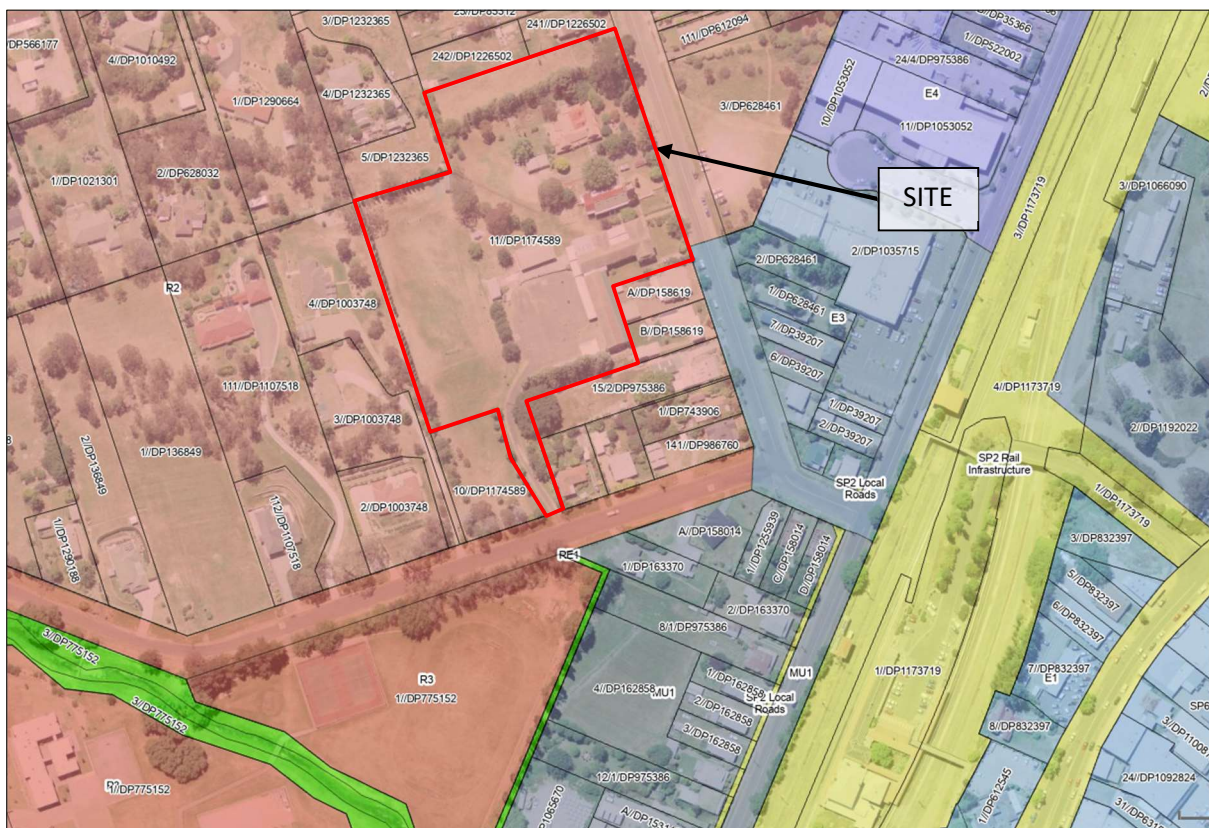


Figure 1 Zoning Map. Source: NSW eSpatial Viewer (September 2023).

Located on site is St Paul's Catholic Primary School, which constitutes a school administration building, school hall, teaching classrooms, playground, and sports field. St Paul's Catholic Primary School is a one stream school with approximately 220 enrolled students. To the north of the site is the Catholic Presbytery and St Paul's Parish Catholic Church, both are separated from the St Paul's Catholic Primary School grounds by a fence.



Figure 2 Site Aerial View. Source: Near Map (September 2023).

The site contains the heritage items I404 Catholic Presbytery and I408 St Paul's Roman Catholic Church, which are listed in Schedule 5 of the WLEP 2010 as items of local heritage significance. The site is also partially mapped to contain biodiversity value in the northwestern corner of Lot 11; however, it is noted that the site of the proposed development will occur within an already disturbed area of the site.

2.2 Pre-Lodgement Meeting

A pre-lodgement meeting was conducted on 26 October 2023 in relation to a similar development application for the site that was later withdrawn and redesigned. A pre-lodgement meeting has not been held in relation to the current proposal with the amended design.

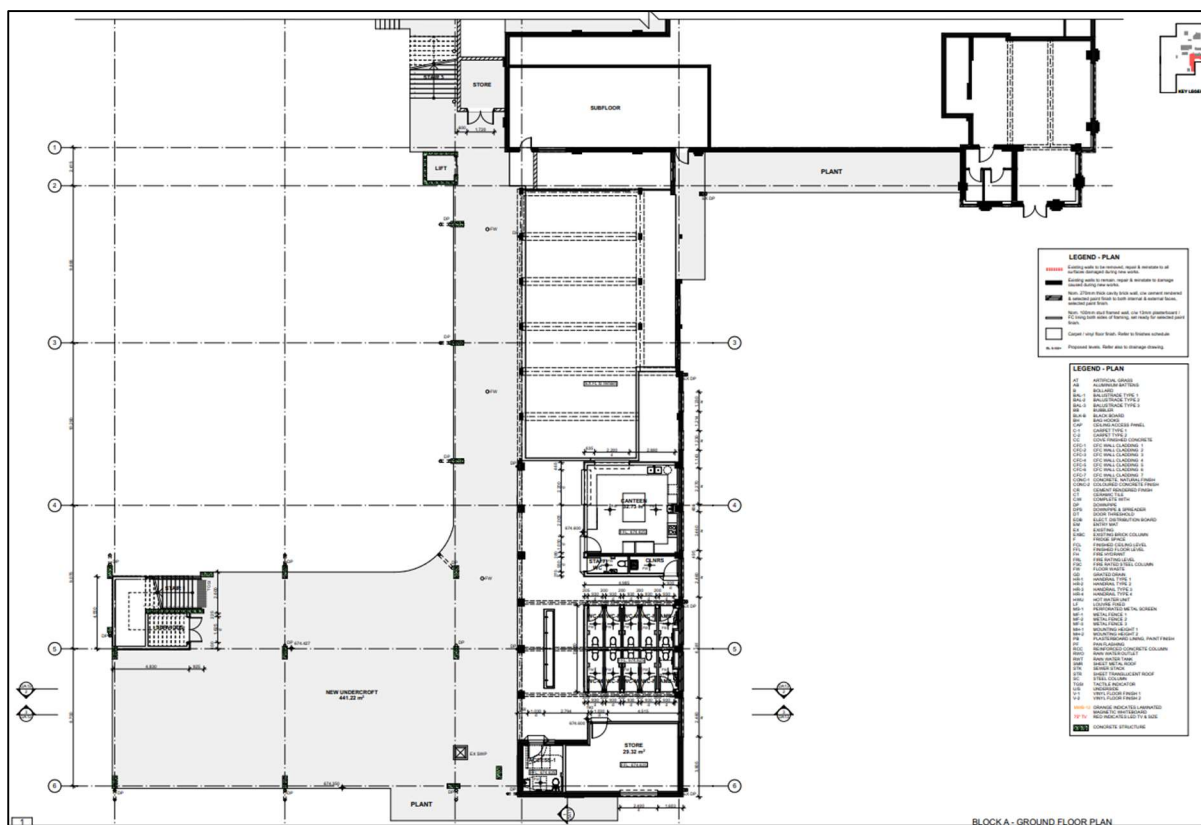
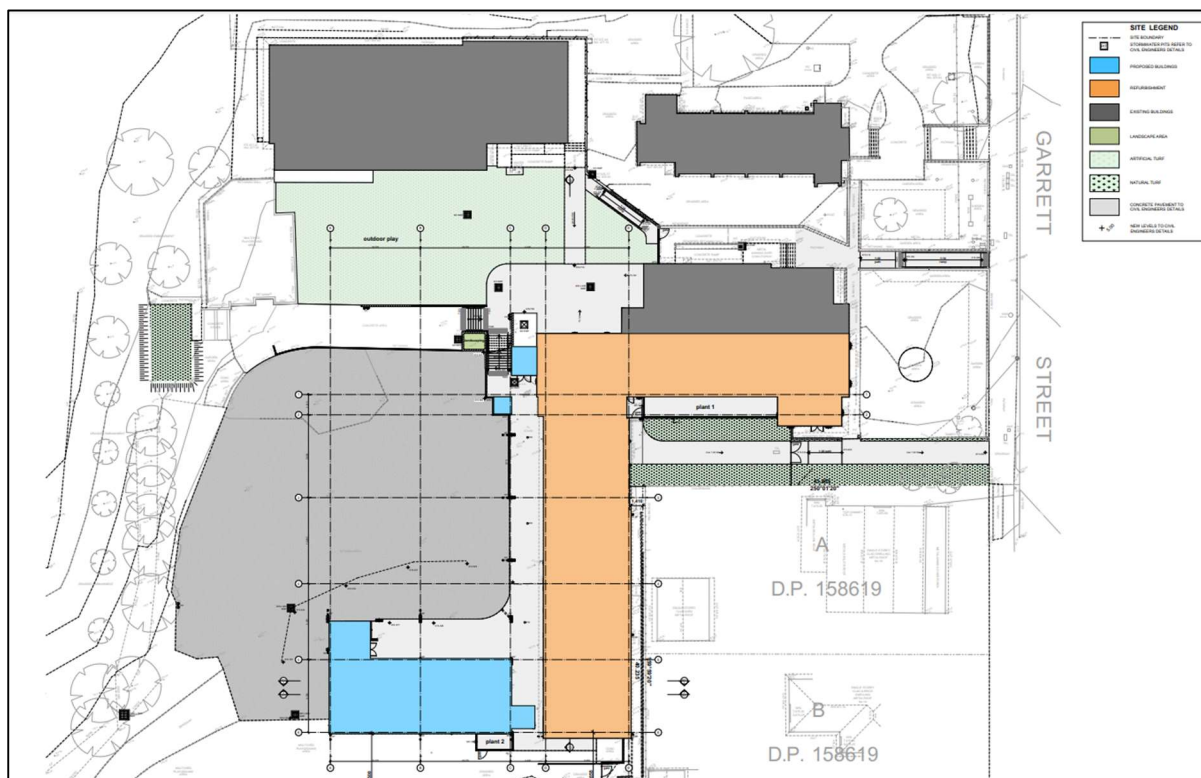
3 Proposed Development

3.1 Summary

The proposed development application is for alterations and additions to an existing educational establishment, St Pauls Catholic Primary School. The proposed development will occur within the existing school boundaries and will comprise of the following works:

- Internal and external demolition works to Block A and demolition of ancillary structures.
- External alterations and additions to existing Block A to provide General Learning Areas (GLAs), retain existing roof forms.
- Internal alterations to existing Block A to facilitate new library, staff room facilities and bathroom amenities.
- Construction of a new building with two (2) GLA spaces with a new, covered circulation link connecting to existing, adjoining building.
- New undercroft outdoor creative space.
- Refurbishment of existing canteen.
- New lift installation.
- New line marking and orientation of existing basketball/netball courts.
- New outdoor play areas including covered walkways and fencing.
- Landscaping and stormwater upgrades.
- Removal of three (3) trees.

The proposed development will retain the existing staff and student numbers approved for the educational establishment. No increase to staff or student numbers are proposed as part of this development application.



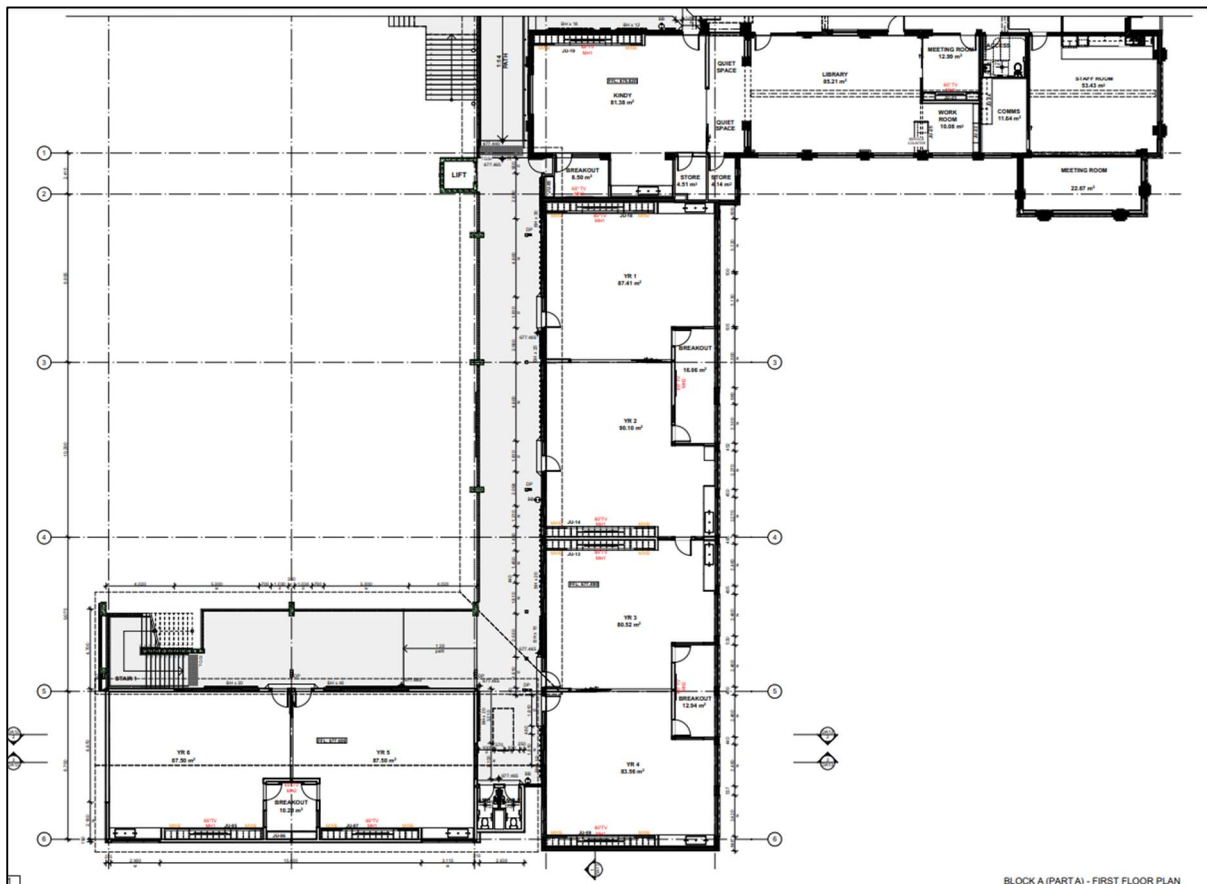


Figure 5 Proposed Block-A First Floor Plan, Source: DTA Architects 25 July 2024

3.2 Demolition

The following demolition works are proposed:

- Partial demolition works to existing Block A,
- Remove existing concrete paving, stairs and fences,
- Demolish large shed and maintenance shed, replace with soft landscaping,
- Remove existing garden,
- Remove three (3) trees,
- Associated landscaping refurbishment works.

Refer to drawing DA02 from DTA Architects for a full description of all demolition and refurbishment works:

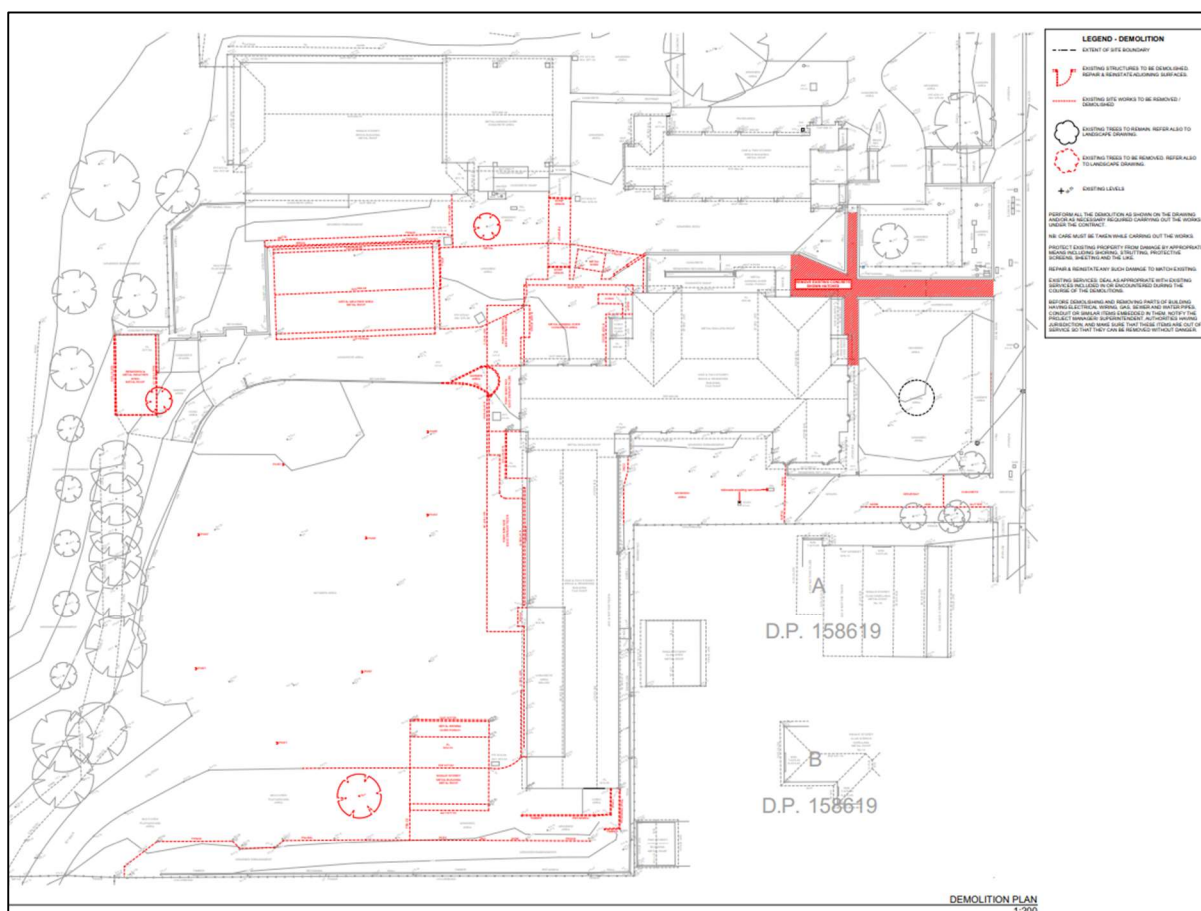


Figure 6 Proposed Demolition/Refurbishment works, Source: DTA Architects 25 July 2024

3.2.1 Vegetation Removal

The proposed development includes the removal of three trees to facilitate the construction of the artificial turf play area, the construction of a new GLA learning space and the new turfing adjacent to the existing sports oval. The three trees are identified in the arborist report as follows:

- Tree 1: Chinese Elm
- Tree 2: Japanese Maple
- Tree 3: Italian Cypress

The proposal is supported by a detailed landscape plans that identify the location of the vegetation to be removed, refer to landscape drawings prepared by Ground Ink. The Landscape Plans include compensatory planting and soft landscaping including a new feature tree.

The proposal is supported by an Arborist Impact Statement Report prepared by Mark Bury Consulting that confirms the proposed vegetation has low retention value and compensatory planting is suitable.

3.3 Building Design

The development has been strategically designed by the project architect to be alterations and additions to the existing building to provide a new, functional learning space and refurbish deteriorating building elements within Block A. The design of the proposed new buildings will increase

the functionality and accessibility of the school campus with new covered, circulation paths to the proposed GLAs.

The proposal retains the existing roof form and brickwork that is complimentary to the heritage elements of the site. The architect has implemented the sparing use of glazed windows to minimise privacy impacts to adjoining residential development. The building is designed to cater to all students, including those who have disabilities or limited mobility and will comply with the National Construction Code (NCC 2022) and Disability Discrimination Act, including AS1428.1 Design for access and mobility – General Requirements for access – new building work. In particular, the design has incorporated strong circulation and way-finding through weather-protected circulation areas with a new accessible lift and wide corridors, well-located ramps, wide doorways, accessible walkways and corridors, and entry doors.

Alterations and additions to the first floor of the building will utilize CFC external cladding to provide a more modern and contemporary finish. Powder-coated aluminium lettering will be provided on the external façade of the building to reflect school values and ethos including a cross insignia centrally oriented and facing the outdoor play area, See **Figure 7** Below:

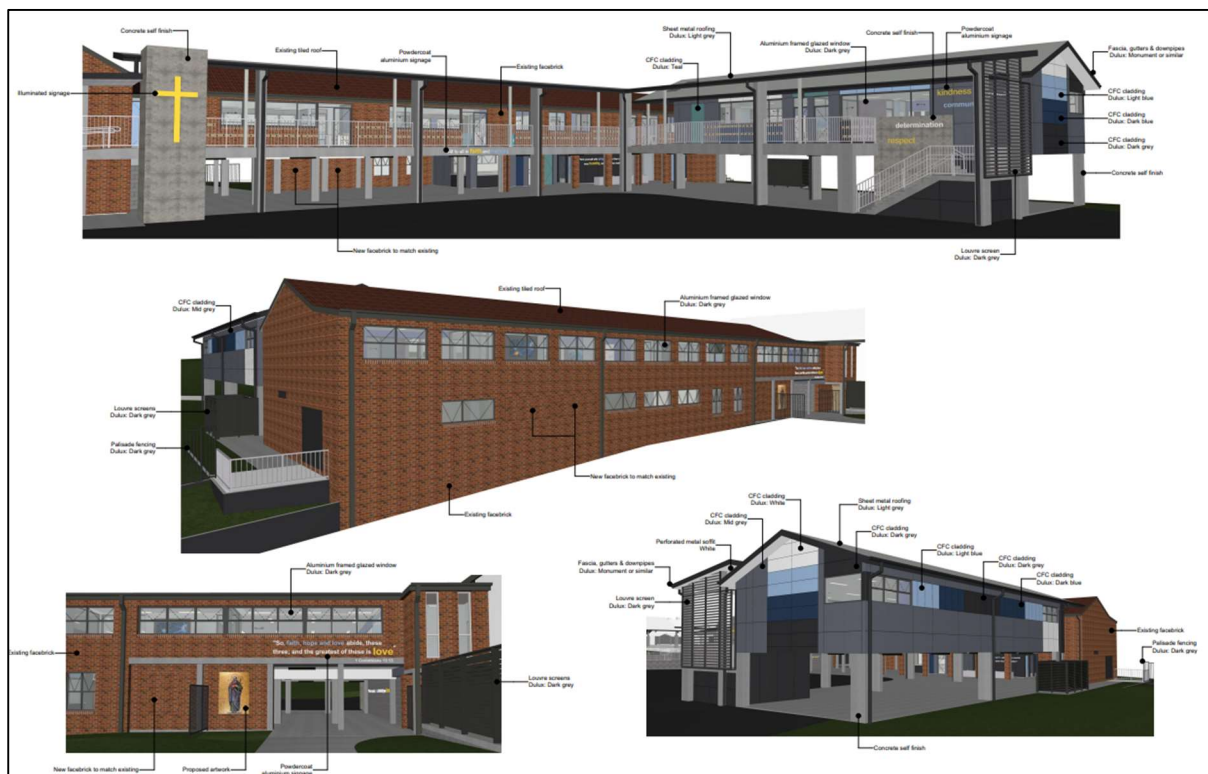


Figure 7 External Finishes, Source: DTA Architects 25 July 2024

3.4 Earthworks

The development will involve minor earthworks to regrade the site to achieve the desired levels and to facilitate the levels required for the stormwater drainage strategy. This will primarily occur to the outdoor play area and to facilitate new stepped access and ramped areas for accessibility. The

development is expected to involve approximately 90m³ of cut, approximately 360m³ of fill resulting in a net fill of approximately 270m³.

3.5 Landscaping

The proposed development will provide new landscaping including:

- Artificial turf play area in a place of removed outdoor metal weather shed,
- New plantings,
- Soft turfed and garden bed landscaped areas to replace existing hardstand.

The proposed plantings are in accordance with the Landscape plan prepared by landscape architect Ground Ink. The proposed plantings have been carefully selected by the landscape architect to include a mix of native and non-native species which align with the Moss Vale landscape character.

3.6 Traffic, Access and Parking

The proposed development will not alter existing vehicular access to the site or alter existing onsite parking arrangements. The development will significantly improve pedestrian access from Garrett Street by providing a new paved, accessible walkway from the street to the school. The proposal also includes covered circulation paths within the site to improve the functionality and accessibility for students moving between classrooms and learning spaces. The proposal is supported by a DDA Access Report prepared by Philip Chun Building Compliance.

3.7 Stormwater and Drainage

The proposed development will provide a new pit and pipe system for stormwater drainage which will connect with the existing pit and pipe system. New roof areas will be installed with gutters and down pipes which will drain to the south of the site. Stormwater drainage will remain consistent with the school's existing drainage strategy and will discharge to the existing headwall adjacent to the school's Innes Street driveway and thereafter to Council's existing kerb and gutter infrastructure via a 30m long grassed wale.

3.8 Waste Management

The proposal is supported by a comprehensive waste management plan prepared by DTA Architects that nominates provisions for the disposal and recycling of construction waste and ongoing collection requirements for operational waste.

4 Strategic Context

4.1 Draft South East and Tablelands Regional Plan 2041

The draft South East and Tablelands Regional Plan (SETRP) 2041 provides the NSW Government's updated land use vision for the South East and Tablelands Region. The vision of the SETRP 2041 is to balance the rich environmental values of this land alongside the recognised need for an adaptive and considered approach to growth and change.

The plan articulates the importance of Objective 3 to ‘support diverse, vibrant, and socially active communities’ by providing local access to improved community services and activities, and encouraging opportunities to engage in cultural, entertainment, recreation, and education services. The retention, refurbishment, and alterations of the school will support an environment that invites social, educational, and cultural activity.

The proposed development also supports Objective 21 to ‘provide efficient access to infrastructure and services’ of the SETRP 2041. The improved community facilities will strengthen the function and vitality of the Moss Vale civic centre by providing educational infrastructure to serve the social needs of the community.

4.2 Wingecarribee 2040 Local Strategic Planning Statement

The Wingecarribee Local Strategic Planning Statement (LSPS) sets out the 20-year land use vision for the Wingecarribee Shire LGA and provides a long-term planning framework to meet the economic, housing, social and environmental needs of our community.

The proposed development supports the ‘Our 2040 Vision’ of the Wingecarribee LSPS, which states that Bowral, Mittagong, and Moss Vale will maintain a unique sense of identity, but collectively form the economic, cultural, and social ‘Heart of the Shire’. These centres will become active pedestrian dominated areas, with growth managed to endorse and promote community values and liveability. The economy will be driven by growth in numerous sectors, including education.

The proposed development supports Planning Priority 5.2 ‘Ensure our growing communities are supported by essential infrastructure’ as the upgrading of St Pauls Catholic Primary School will providing educational infrastructure, as well as facilities to encourage a socially connected community.

4.3 Community Strategic Plan – Wingecarribee 2041

Community Strategic Plan (CSP) - Wingecarribee 2041 has been prepared by Wingecarribee Shire Council on behalf of the Wingecarribee community in accordance with requirements of the Local Government Act. The plan is presented in five overarching themes stating the desired direction and objectives for Wingecarribee, by the Wingecarribee community. The overarching themes are ‘Leadership’, ‘People’, ‘Places’, ‘Environment’, and ‘Economy’.

The CSP supports community connection with great spaces to facilitate connection. The proposed additions and alterations support the CSP by upgrading the existing St Pauls Catholic Primary School, providing social infrastructure located in proximity to Moss Vale’s civic centre, providing a space for connection and participation in educational and social activities.

5 Statutory Assessment

5.1 Environmental Planning and Assessment Act 1979

This report assesses the proposal against the relevant statutory requirements of the EP&A Act, and other legislation, plans and policies as applicable. Section 4.15 of the Act outlines the relevant heads of consideration that must be considered when assessing a development proposal.

The following considerations have been made under section 4.15(1)(a):

- Environmental planning instruments, proposed instruments and development control plans that are relevant to the site or development are considered below;
- There are no known planning agreements applicable to the site; and
- The Environmental Planning and Assessment Regulation 2021 (the Regulation) has been considered below.

The remaining matters for consideration under section 4.15(1)(b), (c), (d) and (e) are considered within sections 6, 7, 8 and 9 of this Statement.

5.2 Objects of the Act

The objects of this Act are as follows:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development supports the objects of the EP&A Act, in particular object (c), (f), (g), and (h).

Regarding object (c), the proposed development promotes the orderly and economic use and development of land by facilitating upgrades to an existing school. Schools are a permitted use within the R2 Low Density Residential zone as a 'prescribed zone' pursuant to Clause 3.36 of the Transport and Infrastructure SEPP.

Regarding object (f), the proposed development promotes the sustainable management of built and cultural heritage by developing in a manner which does not detract or adversely affect existing heritage on the site.

Regarding object (g), the proposed development promotes good design and amenity of the built environment by providing well designed alterations and additions which integrate within the existing school site.

Regarding object (h), the proposed development will be constructed in accordance with the relevant provisions of the BCA/NCC requirements.

5.3 Integrated Development

Integrated development is outlined in Section 4.46 of the EP&A Act. The proposed development does not trigger referral to NSW Environment and Heritage under Section 4.46 given that the heritage items located on site, St Paul's Roman Catholic Church, and Catholic Presbytery, are both identified as local heritage items. Clause 57 of the Heritage Act 1977 No 136 is only applicable to items and sites recorded on the State Heritage Register.

5.4 Environmental Planning and Assessment Regulation 2021

The proposed development will be assessed in accordance with the relevant requirements of Part 3 of the EP&A Regulations 2021.

5.5 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) are environmental planning instruments administered under the EP&A Act. SEPPs deal with issues considered to be of significance for the State and the people of NSW. In the determination of the development application, the consent authority will consider these matters pursuant to section 4.15(a)(i) of the EP&A Act. The SEPPs relevant to the proposed development, and the land on which the development is situated, are considered below.

5.5.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 Water Catchments

The site of the proposed development is in the Sydney Drinking Water Catchment, as identified by Clause 6.60 of the Biodiversity and Conservation SEPP. Clause 6.61 of the SEPP states:

- (1) Development consent must not be granted to development relating to any part of the Sydney Drinking Water Catchment unless the consent authority is satisfied the carrying out of the development would have a neutral or beneficial effect on water quality.*

A Stormwater Management Plan and Report has been prepared for the proposed development and is included in the supporting documentation. The proposal demonstrates neutral or beneficial effect on water quality by reducing total suspended solids, phosphorus, nitrogen, and gross pollutants compared to the pre-development model. A copy of the MUSIC model has been included in the Stormwater Management Report.

5.5.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of the Resilience and Hazards SEPP seeks to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health and the environment. The Chapter applies to the whole of the State. Pursuant to Section 4.6 of the SEPP:

- (1) A consent authority must not consent to the carrying out of any development on land unless—*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The proposed development relates to the site of an existing school, which has been in use as an educational establishment since the 1940s. The proposed development involves alterations and additions to an existing building, will occur within the footprint of the existing school and will retain

its existing use. On this basis, the site remains suitable for the purpose for which development is proposed to be carried out.

5.5.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 Educational establishments and childcare facilities

Chapter 3 of the Transport and Infrastructure SEPP specifies provisions for educational establishments and childcare facilities. The relevant provisions of Chapter 3 are assessed in the table below.

Table 2 Assessment of Chapter 3 TI SEPP

Clause	Provision	Complaint/Not Compliant/Not Applicable
3.36 Schools – development with consent	(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	Clause 3.34 of the SEPP identifies R2 Low Density Residential zone as a prescribed zone. The proposed development will occur within a prescribed zone and is permitted with consent.
	(6) Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration— (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.	An assessment of the Schedule 8 design quality principles is provided in the supporting documentation. The proposed school facilities will have the capability to be shared with the community. Community use of the facilities will be subject to further discussion with the school once there is planning certainty, a consent issued by the Regional Planning Panel.
	(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.	Noted.
Schedule 8 – Design quality principles in	Principle 1—context, built form and landscape. Principle 2—sustainable, efficient, and durable Principle 3—accessible and inclusive	An assessment of the proposed development against the Schedule 8 design

Clause	Provision	Complaint/Not Compliant/Not Applicable
schools Chapter 3	– Principle 4—health and safety Principle 5—amenity Principle 6—whole of life, flexible and adaptive Principle 7—aesthetics	principles is provided in the supporting documentation.

5.5.4 State Environmental Planning Policy (Sustainable Buildings) 2022

The State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP) aims to encourage the design and delivery of sustainable buildings. Chapter 3 of the SEPP specifies provisions for non-residential accommodation that involves the erection of a new building, if the development has a capital investment value that exceeds \$5 million or involves alterations or extensions to an existing building if the development has a capital investment value that exceeds \$10 million.

The proposed development involves alterations to an existing building and will have a capital investment value less than \$10 million. As such, the SEPP does not apply to the proposed development.

5.5.5 State Environmental Planning Policy (Planning Systems) 2021

Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) identifies regionally significant development to include private infrastructure and community facilities, including educational establishments, with a capital investment value which exceeds \$5 million. The proposed development has a capital investment value which exceeds \$5 million, and as such, the development is regionally significant development which will be determined by the Southern Regional Planning Panel.

5.6 Wingecarribee Local Environmental Plan 2010

The subject site is in the Wingecarribee Shire Council LGA. As such, the WLEP 2010 is the relevant plan. To the extent possible, an assessment of the proposal against these policies is provided below.

5.6.1 Zone objectives and Land Use Table

The WLEP 2010 identifies the key land uses permitted in each land use zone. The land is currently zoned as R2 Low Density Residential, under the WLEP 2010, see Table 2 below:

Table 3 R2 Low Density Residential Land Use Table

R2 Low Density Residential
1 Objectives of zone To provide for the housing needs of the community within a low-density residential environment.

R2 Low Density Residential

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent.

Environmental protection works; Home-based childcare; Home occupations.

3 Permitted with consent.

Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Seniors housing; Serviced apartments; Signage; Tank-based aquaculture.

4 Prohibited

Any development not specified in item 2 or 3.

Under the WLEP 2010, the proposed development is defined as a school, see below:

school means a government school or non-government school within the meaning of the Education Act 1990.

Note—

*Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.*

Whereby,

educational establishment means a building or place used for education (including teaching), being—

(a) a school, or

(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

Under WLEP 2010, schools are prohibited within the R2 Low Density Residential zone as they are not listed as a use that is permitted with consent and are prohibited as ‘any development not specified in item 2 or 3’. Notwithstanding this, schools are permitted in the zone under Clause 3.36(1) of the State Environmental Planning Policy Transport and Infrastructure (Transport and Infrastructure SEPP) 2021. As such, the proposed development is permissible with consent. It is noted that St Paul’s Catholic Primary School has operated as a school on the site since the 1940s.

5.6.2 Heritage Conservation

Clause 5.10 of the WLEP 2010 specifies provisions related to heritage conservation. The proposed development is situated on the same site as two local heritage items, being the heritage item I404 Catholic Presbytery and I408 St Paul's Roman Catholic Church.

Under Clause 5.10(2) of the WLEP 2010, development consent is required for erecting a building on land on which a heritage item is located. The proposed development will involve extensions to an existing building on a site on which heritage items are located. Pursuant to Clause 5.10(4):

(4) The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5), or a heritage conservation management plan is submitted under subclause (6).

A Statement of Heritage Impact (SoHI) has been prepared and is included in the supporting documentation. The SoHI assessed that no adverse impacts will result to the heritage items located on the site resulting from the proposal. Heritage impacts are considered further in the assessment of the DCP and in Section 6 of the Statement.

5.6.3 Earthworks

Clause 7.3 of the WLEP 2010 specifies provisions relating to earthworks. Pursuant to Clause 7.3(2), development consent is required for earthworks unless the work is ancillary to other development for which development consent has been granted. The proposed development will involve minor earthworks for regrading of site to achieve desired levels and for the proposed stormwater drainage strategy. The earthworks are considered ancillary to the proposed development, and development consent for the proposed alterations and additions to the school will be taken to have provided approval for the ancillary earthworks.

5.7 Proposed Environmental Planning Instruments

There are no proposed environmental planning instruments applicable to the proposed development.

5.8 Wingecarribee Development Control Plan 2010 – Moss Vale Town Plan

The Wingecarribee Development Control Plan 2010 (WDCP 2010) s- Moss Vale Township Plan supports the WLEP 2010. It provides general controls within the LGA that should be considered in the preparation of a development application. The relevant sections of the WDCP 2010 have been assessed below.

Table 4 Assessment of Relevant Sections of the WDCP 2010

Clause	Provision	Compliance Assessment
Part A – Provisions applicable to all land		
	Section 4 Water Management	

Clause	Provision	Compliance Assessment
A4.3 Development in Sydney's Drinking Water Catchments	This section provides controls managing development located within the Sydney Drinking Water Catchment area, noting that development must comply with the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 and address the requirement that the development achieves neutral or beneficial effect on water quality.	Refer to the Stormwater Management Report which indicates that the development will achieve NorBE by reducing total suspended solids, phosphorus, nitrogen, and gross pollutants compared to the pre-development model.
A4.4 Water Cycle Management Study	All development applications in a drinking water catchment must be accompanied by a Water Cycle Management Study. The contents of a Water Cycle Management Study will vary according to the type of development and the risks it poses to water quality.	Refer to Stormwater Management Plan and supporting DRAINS and MUSIC model.
A4.5 Stormwater Management Plans	A Stormwater Management Plan report will be required by Council for all development that will result in: - An increase in the impervious area of the site, or - A change in the direction of overland flow	Refer to Stormwater Management Report.
A4.6 Erosion and Sediment Control Plans	Where building or earthworks are proposed, an Erosion & Sediment Control Plan must be provided to Council. Plans and all associated works must meet the Neutral or Beneficial Effect test and the water quality objectives using Current Recommended Practices contained in the State Environmental Planning Policy (Sydney Drinking Water Catchment 2011).	Refer to Erosion and Sediment Control Plan included in the supporting documentation.
A4.7 Water Sensitive Urban Design	All development within the shire must comply with the requirements of SEPP (Drinking Water Catchment) 2011 to ensure water quality exiting a site post development achieves a neutral or beneficial effect (NorBE) in comparison to pre-development water quality runoff.	Development will achieve NorBE by demonstrating reduction in total suspended solids (TSS), gross pollutants, nitrogen and phosphorus compared to pre-development levels. Refer to Stormwater Management Report.
Section 6 Vegetation Management & Landscaping		
A6.1.2 Introduction	Clause 5.9 of Wingecarribee LEP 2010 (WLEP 2010) addresses the preservation of trees or	It is noted that Clause 5.9 has been repealed from current

Clause	Provision	Compliance Assessment
	other vegetation. The objective of this clause is to “preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation”. The elements of the clause and its sub-clauses are addressed in detail below, but in essence, this clause is saying that a person may not ringbark, cut down, top, lop, remove, injure, or wilfully destroy any tree or other vegetation without Council consent.	WLEP 2010. Notwithstanding this, development consent is sought for the tree removal of trees the subject of this development application.
A6.2 Private Landscaped Open Space	In order to meet these objectives, Council shall not grant consent to the carrying out of development on any land within Moss Vale unless:	Refer to assessment below.
	(a) A Landscape Plan, prepared by a person who is, in the opinion of Council, suitably qualified to prepare such a plan, indicating the location of proposed plantings and the botanical names of proposed plant species. The level of detail required will be determined by the type of development and size of the allotment.	Refer to Landscape Plan included in the supporting documentation.
	(b) Notwithstanding subclause (a) above, unless the development affects an Item of Heritage, is within the vicinity of an Item of Heritage, or is within a Heritage Conservation Area, a Landscape Plan will not be required for private landscaping associated with detached dwelling development, however such landscaping should seek to meet the objectives of A5.2.1 above.	Refer to Landscape Plan included in the supporting documentation.
	(c) Landscape plantings will not overshadow neighbouring properties or block solar access.	The Landscape plan proposes a single tree to be planted; This tree will be located in the middle of the lot and will achieve a mature height of 11m mitigating any overshadowing impacts on neighbouring properties. Further landscaping works include the planting of six

Clause	Provision	Compliance Assessment
		species of grasses/groundcovers all of which have a mature height of 1m or less therefore creating no overshadowing impact to neighbouring properties.
	(d) Particular provision is be made for the landscaping of uncovered parking areas, with adequate screening from the street where appropriate.	N/A – no new parking areas are proposed as part of the development application.
	(e) All plantings are sufficiently advanced to provide an immediate landscaping effect.	Refer to landscape plan.
	(f) Provision is made to ensure that adequate landscape management systems are available to ensure that plantings can be properly maintained to allow them to not just survive, but flourish.	Refer to landscape maintenance schedule is proposed in landscape plan.
	(g) Adequate arrangements have been made for the restoration of the area of any public space, including a public footpath, pedestrian plaza adjoining the proposed development to the extent that such area has been damaged by the development	N/A – not applicable.
	(h) Where no street tree is currently in the footpath or verge area adjoining the site, a street tree compatible with the predominant street tree species in the street is provided at the applicant's expense. This will assist in softening the appearance of new development while also improving the aesthetic appeal of the public space.	Proposed landscaping relates to an established school site. Proposed landscaping is contained within the site, with appropriate screening of new building areas proposed.
Section 7 Subdivision, Demolition, Siting and Design		
A7.2 Demolition	No demolition may occur on property which is an Item of Heritage, or is located within a Heritage Conservation Area, without the consent of Council.	Development consent is sought for internal demolition works to existing school building. Demolition works are not proposed to existing heritage items being I404 Catholic Presbytery and I408

Clause	Provision	Compliance Assessment
		St Paul's Roman Catholic Church.
A7.3 Site Analysis	Every land use application which involves significant alteration to the site whether through development of currently vacant land, extensive renovation of an existing building, or demolition, must be accompanied by an appropriate Site Analysis Report.	Refer to Site Analysis Plan included in the architectural set.
A7.4 Cut and Fill	Where the cut and fill objectives cannot be met, the development must be stepped in order to accommodate the contours of the site.	The DCP cut and fill objectives seek to encourage stepping of buildings in response to existing topography, minimise disturbance of existing landforms and minimize the use of retaining walls. The development will retain existing contours on the site and will only involve minor earthworks to regrade site to facilitate stormwater drainage strategy, stepped access and accessibility ramps.
	Any cut and fill required shall comply with the maximum controls set out in Clause 7.3 (Earthworks) of Wingecarribee Local Environmental Plan 2010.	Refer to assessment of Clause 7.3 WLEP 2010 above.
A7.9 Alterations to Items of Heritage	To protect and enhance the heritage value of the town, Council shall not grant consent to the carrying out of development on any land to which this Clause applies unless it is satisfied that the development:	Refer to assessment below.
	(a) Is sympathetic to the retained elements of the Heritage Item and its setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings, to achieve a subtle contrast between old elements and new.	The development will retain existing building setbacks from heritage items to the north which will preserve the appreciation of their historic significance and value. The extensions will be of an appropriate scale and form. New built elements will

Clause	Provision	Compliance Assessment
		present as distinctly contemporary additions and will be readily recognisable from existing building fabric.
	(b) Retains as much of the existing building fabric as is possible, particularly those elements which contribute towards the building's visual/heritage significance.	N/A – there will be no alteration to the fabric of the two listed heritage buildings.
	(c) Minimises the modification to original door or window openings, spacings and proportions.	The development will not alter original doors or window openings of heritage items.
	(d) Removes any unsympathetic building elements, additions, or accretions, including awnings on commercial buildings.	The development will remove intrusive built forms including weather sheds and demountable buildings.
	(e) Reinstates the original facades and architectural elements.	N/A – there will be no alteration to the fabric of the two listed heritage buildings.
	(f) Retains natural surface finishes or applies colour schemes for external painting which reflect the relevant historical period. Cladding with modern finishes is not permitted.	N/A – there will be no alteration to the fabric of the two listed heritage buildings.
A7.10 New Development within the vicinity of Heritage Items	In considering a development application within the vicinity of Items of Heritage, Council shall not grant consent to the carrying out of development on any land to which this Clause applies unless it is satisfied that the development shall: (a) remain compatible with the average height, bulk and scale of buildings located on adjoining or nearby land and be adequately set back to ensure that heritage items and other significant buildings in the streetscape are not dominated by new or infill development.	The extensions to the existing school building will retain a height, bulk and scale which is compatible with existing school buildings. Development will retain the same setback from heritage items located on the site to facilitate the ongoing appreciation of their heritage significance.

Clause	Provision	Compliance Assessment
	(b) seek unification with existing built forms on adjoining or nearby land, by ensuring respect for and compatibility with architectural elements including: (i) the existing building line, (ii) brickwork styles, (iii) parapet style and rhythm, (iv) window and door opening dimensions, proportions and spacing, (v) fenestration treatment, (vi) roof form and treatment, (vii) materials and finishes.	The extensions to the existing school building will utilise materials and finishes which complement the school's existing built form. New brickwork will gesture to and complement the existing brick façade of the school building. CFC cladding will provide a recessive and unobtrusive façade finish to complement the existing rendered finish to the school building fronting Garrett Street.
	(c) ensure that the angle of awnings on the commercial street frontage is no greater than 20%, (i.e. within a range of 90 to 100 degrees from the wall of the building), and that the soffit (or underside of the awning) follows the line of the top of the awning and is not flat.	N/A – not applicable.
A8.3 Crime Prevention Through Environmental Design	CPTED employs four key methods to achieve these outcomes. These are space and activity management, territorial re-enforcement, surveillance, and access control. The principles of Safer by Design may be applied to both commercial and residential development.	Refer to Section 6.2 of the Statement of assessment of CPTED principles.
Section 9 Construction Standards & Procedures		
A9.2 Surveys and Reports	All designs shall nominate a site classification vide AS 2870 "Residential Slabs & Footings Code".	Refer to Geotechnical report included in the supporting documentation.
A9.8 Stormwater Disposal	Final means of disposal of stormwater to Council's stormwater system must be approved by Council.	The proposed development will discharge treated stormwater flows to the existing headwall and grassed swale adjacent to Innes Street. Stormwater will subsequently drain to Council's kerb and gutter drainage system as per current drainage strategy.

Clause	Provision	Compliance Assessment
A9.12 Waste Management and Disposal	(a) A Waste Management Plan is required for all demolition works and /or construction works (with a value greater than \$50,000). (b) Consideration must be given to re-using existing materials, or parts thereof, on the subject site for the proposed use. (c) Applicants must demonstrate a commitment to waste minimisation by completing a Waste Management Plan that will minimise material going to landfill. (d) The Waste Management Plan must address the following requirements (as a minimum): (i) Volume and type of waste, land fill and recyclables to be generated. (ii) Storage and treatment of waste and recyclables onsite. (iii) Facilities proposed to receive residual waste and recyclables. (e) Where the building contains asbestos, Council will ask for verification of the disposal technique used, the amount removed and the disposal location for the asbestos materials. This documentation will need to be submitted within 7 days of off-site disposal. (f) Receipts from the disposal of residual waste and recyclables are required to be retained by the applicant in order to confirm the lawful disposal of these materials.	Refer to Waste Management Plan included in the supporting documentation.
Part C Residential Zoned Land		
Section 11 Educational Establishments		
C11.3 Development Controls	To achieve these stated objectives the following controls apply: (a) A site analysis must be prepared as described in Section A3 of this Plan. (b) The position of the development on the site and front and side setbacks will be assessed with regard to any potential solar or visual impacts on neighbouring properties.	- Refer to the Site Analysis Plan included in the supporting documentation. The proposed development retains existing setbacks to the boundary. Small increase in overshadowing will occur to Lot 15, Sec 2, DP975386 to the

Clause	Provision	Compliance Assessment
		south, however, the effects will be minor, will be largely contained to landscaped areas and will not adversely impact on solar access of habitable rooms. The development limits the use of glazed windows on the southernmost elevation of the building extension closest to the adjacent residential dwellings to the south to mitigate privacy impacts.
	(c) On residential-zoned land the maximum site coverage of all buildings shall not exceed 40% of the total site area.	The development's site coverage will not exceed 40% of the total site area.
	(d) On residential-zoned land the maximum site coverage of all buildings shall not exceed eight (8) metres.	The proposed development exceeds a site coverage of 8 metres. It is noted, however, that as per Clause 3.36(9) of the T&I SEPP, the provisions of the DCP with respect to the proposed development are of no effect and can be set aside.
	(e) The design of the development shall consider the projection of noise from various associated activities. A Noise Impact Assessment Statement indicating proposed noise levels prepared by a suitably qualified Acoustics Engineer may be considered necessary dependent upon the scale and location of the proposed development.	An Acoustic Assessment has been prepared and is included in the supporting documentation.
	(f) A Traffic Impact Study shall be submitted along with the development application. The Study shall assess the impact of anticipated attendance figures on surrounding streets and the measures proposed to minimise any potential impacts. Where State Environmental Planning Policy No. 11 – Traffic Generating	The proposed development will not increase staff or student numbers. As per the correspondence with Council following the Pre-Lodgement Meeting, it was confirmed that a separate TIA was not required to be submitted.

Clause	Provision	Compliance Assessment
	Developments (SEPP 11) applies, the report shall also be submitted to the Roads and Traffic Authority (RTA) for their assessment.	Traffic impacts have been assessed in Section 6.1 of the Statement.
	(g) On-site car parking shall be required at the rate of 1 space per 5m ² of Gross Floor Area, or 1 space per 6 persons attending, whichever is the greatest. For further detail on car parking design, applicants are directed to Section A of this Plan.	As above, refer to Section 6.1 of Statement.
	(h) Landscaping must be provided in accordance with the requirements of Part A of this Plan.	Refer to assessment of A6.2 above.

5.9 Developer Contributions

The Wingecarribee Shire Council Section 94A Development Contributions Plan 2010 applies to all development applications located within the catchments identified in Figures 1 to 8 in Part F of the Plan. It is noted that the site of the proposed development is **not** located within the Moss Vale catchment area and no development contribution under the Section 94A Development Contributions Plan 2010 applies.

6 Likely Impacts of the Development

6.1 Environmental Impacts

This section addresses all the likely impacts of the development in the locality, including impacts arising from the development, and impacts on the development in accordance with Section 4.15(1)(b) of the EP&A Act.

6.1.1 Access, Traffic Pedestrian links and public transport

The proposed development will not increase staff or student numbers, and as such, the development will not result in additional traffic generation or parking requirements. The proposed development improves pedestrian accessibility from the street by providing a new pedestrian walkway from Garrett Street to the school. The development will provide new covered walkways, accessibility ramps and a new lift installation which will vastly improve the accessibility of the development. The development has been designed to comply with the National construction Code (NCC 2022) and Disability Discrimination Act, including AS1428.1 Design for access and mobility – General Requirements for access – new building work. An Access Report has been prepared for the proposed development which concludes that the development can comply with legislative and regulatory requirements relating to access which will be developed further during the detailed design stage.

6.1.2 Air and Microclimate

The proposed development will involve minor earthworks for site regrading and drainage works. These works may result in minor dust impacts. A Construction Management Plan will be prepared prior to commencement of construction to implement dust suppression strategies, as required, which may include wetting and covering of stockpiles to mitigate dust impacts to adjoining development.

6.1.3 Stormwater drainage

The proposed development provides a new pit and pipe system which connects to the site's existing stormwater drainage strategy. The development will implement pit filter baskets to treat stormwater prior to discharge to the existing headwall and grassed swale adjacent to Innes Street. MUSIC modelling indicates that post development, there will be meet achieve a neutral or beneficial effect (NorBE) on water quality by reducing TSS, phosphorus, nitrogen and gross pollutants compared with pre-development levels. The development will adequately manage stormwater impacts to mitigate adverse impacts to water quality.

6.1.4 Flora and Fauna

The proposed development will result in the removal of three (3) trees from the site. The trees proposed to be removed are not native and will not have an overall impact on biodiversity. The proposed landscaping strategy will include several new native trees, shrub and groundcover varieties which are expected to improve the onsite biodiversity value.

6.1.5 Visual Impact

The proposed development will be concentrated on the western portion of the school which is set back from Garrett Street. Where ancillary works such as landscaping, covered walkways and fencing are visible from the street, they will not have an adverse visual impact on the presentation of the school or the two heritage buildings from the streetscape.

The development will remove intrusive built forms including weather sheds and demountable buildings which is expected to impact the visual amenity and quality of the site. The new school additions will be of comparable height to the existing building and will provide a built form and scale that is compatible with the existing school environment.

The use of new brick facework to the ground floor of the new addition will complement the existing façade of the retained school building. The development will apply recessive colours and finishes to first floor CFC cladding and the skillion roof to present an unobtrusive appearance within the landscape context. The development is expected to improve visual amenity and aesthetic quality with a new and contemporary school additions.

6.1.6 Noise and Vibrations

An Acoustic Assessment has been prepared and is included in the supporting documentation. The assessment established background noise levels at two residential receivers located south and east of the development to assess the potential noise impacts of the proposed development. It is noted that there will be no overall increase in staff or student numbers at the school.

The noise impacts of the development are associated with the student use of building extensions, new mechanical plant and student use of the new ground floor covered undercroft area. The modelled noise impacts on residential receivers associated to student use of building extensions were assessed to be acceptable and below the project trigger levels. The mechanical plant, whilst subject to further design development, will be selected and designed to comply with the project noise trigger levels identified in the acoustic assessment with acoustic treatment implemented as required to achieve these levels.

Whilst it is noted that there will be no increase in student numbers as part of the development, use of the new ground floor undercroft area may generate additional noise in this area, when compared to the school's existing use. During design development, the outdoor covered undercroft area will consider the use of acoustic absorptive treatment, where required, to achieve the project noise trigger levels identified in the report.

6.1.7 Waste Management

A Waste Management Plan has been prepared for the proposed development and is included in the supporting documentation. Demolition waste is expected to be capable of offsite recycling or reuse to minimise landfill. Vegetation removal will be mulched with potential for reuse on site, or offsite landscaping.

The removal of the demountable building and sheds will result in metals waste which can be reused or recycled at a licensed offsite recycling facility. Building materials from demolition of the existing school building including bricks and roof tiles may be reused offsite or be crushed and used for aggregate material.

Low levels of construction waste will be generated by the building extension and internal alterations. Waste will be managed and separated onsite to enable the offsite reuse of surplus building materials.

Operational waste is not expected to change because of the proposal as no changes to student or staff numbers is proposed. Waste will continue to be collected and removed by private contractor.

6.1.8 Heritage

A Statement of Heritage Impact (SoHI) has been prepared and is included in the supporting documentation. The SoHI considered the history of the site including the two local heritage items being Item I404 Catholic Presbytery and I408 St Paul's Roman Catholic Church and concluded that the heritage items demonstrate historic, aesthetic, social and representative significance at a local level.

Regarding the proposed works, the SoHI notes that the proposal will not involve any physical works to the heritage listed building and will not involve development within the curtilage of these buildings. The works will be localised to the western portion of the school which is set back from Garrett Street and will not impact the presentation of the school and two heritage buildings from the streetscape. The new additions would be readily identifiable as contemporary and distinct from the existing building fabric and will not detract from the heritage significance of the site. The impacts with respect to the heritage significance of the site is acceptable.

6.2 Social Impacts

The proposed development is expected to have a positive social benefit by providing upgraded school facilities and services which will enhance the learning and educational experience of students. The upgraded outdoor play facilities will support the active play opportunities and support social connections when engaging in school programs and services. The development will implement several improvements on the site including covered walkways, accessibility ramps and the installation of a new lift which will vastly improve the accessibility of the site.

Crime prevention is an important factor when assessing the social impacts of a development. Crime has the potential to impact people physically, mentally, and financially. Accordingly, the implementation of Crime Prevention Through Environmental Design (CPTED) is important to assess and implement to reduce the risk of crime. It is noted that the development relates alterations to an existing school only, and that redevelopment will occur within the footprint of the existing school. The CPTED Principles have been assessed with respect to the proposed alterations and additions in **Table 5** below:

Principle	Comment
Surveillance	▪ The proposed development supports passive surveillance by orienting the new building extensions centrally within the site with new first floor areas oriented with viewing corridors towards the outdoor play areas. ▪ The development provides passive surveillance opportunities via increased pedestrian activity along the new paved footpath from Garrett Street to the School. ▪ Passive surveillance will be supported by CCTV cameras during school operation.
Access Control	▪ Existing access control measures are already in place for the existing school and the development occur within the boundaries of the existing school. ▪ Entry points to the school are controlled and consolidated at the Innes Street driveway and two pedestrian footpaths from Garrett Street. ▪ Access to the narrow landscape section east of existing Block A, and behind Lot A, DP158619 (16 Garrett St) and Lot B, DP158619 (14 Garrett St) will be an out of bounds area with no access permitted. ▪ The school site is delineated from the Catholic Church to the north by palisade fencing. ▪ Buildings will be locked when not in operation to prevent access when the site is not attended by staff.
Territorial	▪ The school is set centrally within the site and clearly distinguished from the public domain by retaining walls and fencing. ▪ Signage on the Garrett Street frontage identifies the site comprising the premises of St Paul's Parish Primary School.
Space Management	▪ The existing school site will be managed to ensure that vegetation and landscaping is regularly pruned and trimmed to support safe use and legibility of the built environment. ▪ Rubbish will be collected in waste bins distributed across outdoor play areas and cleared on a regular basis to support a clean and tidy school environment. ▪ Graffiti will be removed in a timely manner as required.

Table 5 CPTED Assessment

6.3 Economic Impacts

The proposed demolition and construction works are expected to create employment opportunity for construction personnel for the duration of the works. The ongoing operation of the school will continue to support employment opportunities for staff employed by the school.

7 Suitability of the Site

This section addresses the development in accordance with section 4.15(1)(c) of the Act. The site is considered suitable for the development for the following reasons:

- The proposed development is permissible within the R2 zone which is a 'prescribed zone' under the State Environmental Planning Policy (Transport and Infrastructure) 2021 permitted schools with development consent.
- The proposed development is consistent with zone objectives, providing facilities and services to meet the day-to-day needs of residents.
- The proposed development has been situated and designed to expand the school in a manner which minimises additional environmental impacts and is compatible with the surrounding residential character and heritage items located on the site.

8 Submissions

This section addresses the development in accordance with section 4.15(1)(d) of the Act. It is understood this development application will be notified.

9 Public Interest

This section addresses the development in accordance with section 4.15(1)(e) of the Act. This development is considered to be in the public interest as it is consistent with the objectives of the R2 Low Density Residential zone and is unlikely to result in adverse environmental, social or economic impacts, nor does it result in adverse impacts for public amenity.

10 Conclusion

This Statement has assessed the development against the requirements of Clause 4.15 of the EP&A Act and found that the development is consistent with the applicable policies and plans and is permissible with consent. The proposed development is recommended for approval.