ROBINSON URBAN PLANNING

Proposed Educational Establishment (Marist Catholic College Penshurst Junior Campus)

29A Greenacre Road, South Hurstville

Development Application

REVISED Statement of Environmental Effects to Georges River Council

Prepared on behalf of Sydney Catholic Schools

13 February 2018 | 15023

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1.0 Introduction

1.1 Overview

Marist Catholic College Penshurst was established as a high school for boys in 1953. In response to enrolment demands, the College became a coeducational high school in 2015. Demand for student places has continued to grow and the Penshurst Campus is now at capacity with no potential to expand.

This Statement of Environmental Effects (**SEE**) is submitted to the Georges River Council (the **Council**). It describes a development application (**DA**) proposing to establish a Marist Catholic College Penshurst Junior Campus (Years 7 and 8). The new Junior Campus is to be developed on the site previously occupied by the South Hurstville Bowling Club, located at 29A Greenacre Road, South Hurstville (the **site**).

The following development is proposed on the site:

1. Demolition and site works (the heritage listed former bowling clubhouse is to be conserved and adaptively reused)
2. Construction of a new *educational establishment* to become a Junior Campus (Years 7 and 8) for Marist Catholic College Penshurst that includes:
   (a) Up to 432 Year 7 and 8 students (co-ed) and 28 full time equivalent staff
   (b) Conservation and adaptive reuse of the former clubhouse building for school administration purposes (Building A)
   (c) New Buildings B, C and D (two to three storeys)
   (d) A total gross floor area of 5,403.8m^2
   (e) Some 25 classrooms and one multipurpose hall
   (f) Multipurpose courts and other play/recreation areas
   (g) Off street car parking for 58 cars, an on-site pick-up/drop-off facility and pedestrian and car entries
   (h) Landscaping to the site
   (i) Site and drainage works including two on-site detention tanks
   (j) Lighting, fencing, gates, identification signage and a new substation.
3. Use of the site as an *educational establishment*.

A separate DA is to be lodged for site remediation (to enable early commencement of remediation works).

This SEE has been prepared by Robinson Urban Planning Pty Ltd on behalf of Sydney Catholic Schools (the applicant) and the Trustees of the Roman Catholic Church for the Archdiocese of Sydney (the landowner).

The SEE describes the site, its locality and the proposal. It includes an assessment of the proposal under heads of consideration at section 79C(1) of the *Environmental Planning and Assessment Act, 1979* (**EP&A Act**).

The proposal is not a "Staged" or "Integrated" development pursuant to the EP&A Act.

This SEE should be read in conjunction with the following plans and reports (attached to the SEE as Appendices):

- **Appendix A** Quantity Surveyor's Cost Report and Capital Investment Value calculation, by Wilde and Woollard (17 May 2017)

- **Appendix B** Consultation Report, by Robinson Urban Planning Pty Ltd (June 2017)
- **Appendix C** Site Survey, by RPS (date of Survey 18 November 2014)
- **Appendix D** Architectural design statement, plans, site analysis, shadow diagrams and perspectives, by Munns Sly Moore Architects (architectural plans are dated 7 December 2017)
- **Appendix E** Statement of Heritage Impact (**SoHI**) and Schedule of Conservation Works, by Heritage 21 (both dated June 2017)
- **Appendix F** Landscape Plan, by UmbaCo (June 2017)
- **Appendix G** Tree Assessment Report, by Mark Bury Consulting (23 May 2017)
- **Appendix H** Traffic Report, by Colston Budd Rogers & Kafes (June 2017)
- **Appendix I** Civil and Stormwater Services Plans, by A J Whipps Consulting Group
- **Appendix J** Flood Report, by Stefani Group (13 December 2016)
- **Appendix K** Site Waste Minimisation and Management Plan Construction and Demolition by Munns Sly Moore Architects (26 June 2017)
- **Appendix L** Acoustic Report, by JHA Consulting (26 June 2017)
- **Appendix M** BCA Report, by Munns Sly Moore Architects (26 June 2017)
- **Appendix N** Access Report, by FUNKTION (8 June 2017).

1.2 Cost of work and consent authority

The capital investment value (**CIV**) of the proposed *educational establishment* is $22,955,000 (**Appendix A**). As the proposal relates to an *educational establishment* with a CIV of more than $5 million but less than $30 million, it is regional development pursuant to the EP&A Act, Schedule 4. The Sydney South Planning Panel (**SSPP**) is the consent authority for regional development.

1.3 Background

Prior to lodging the DA, the applicant:

- Attended a pre-lodgement meeting at Council on 24 March 2017 (Development Advisory Service No: 6/2017)
- Held a community information session on 14 June 2017.

The Consultation Report at **Appendix B** provides more information on the pre-DA consultation process and the applicant's response to the issues raised by Council and the Community.

Following exhibition and assessment of the DA, the following amendments have been made to address issues raised by the community, Council officers, the Design Review Panel (**DRP**), the SSPP and other stakeholders:

- Movement and rotating of Building B away from the south-east boundary to improve the amenity of adjoining dwellings at 37 & 39 Greenacre Road
- The further reduction of the impact of Building B on the south-east side by removing the general learning area and outdoor terrace
- The upper level of Building C was amended to include the removed general learning area from Building B and a teacher resource room was added to continue the two storey extent of the building, linking it with Building B
- The lower level of Building C was amended to allow for the infill of the upper level.

2.0 Site location and description

The key characteristics of the site are summarised below:

Location	29A Greenacre Road, South Hurstville (**Figure 1** and **2**). The site has a battle-axe shape with three access handles (one to Rickard Road and two to Greenacre Road).
Lot/DP	Lot 4 DP 790242
Site area	1.342ha (see Site Survey, **Appendix C** and Existing Site Plan, **Figure 3**).
Zoning	Pursuant to Kogarah Local Environmental Plan 2012 (**KLEP 2012**), the site is in Zone SP2 – Infrastructure – Educational Establishment (**Figure 9** at Section 4.13 is an extract from the Land Zone Map).
Street frontage	• Greenacre Road – 4.875m (north) and 11.735m (south) • Rickard Road – 4.265m
Site history	The site was previously occupied by the South Hurstville Bowling Club, built c. 1953. The site was sold to the land owner in August 2013 when the South Hurstville Bowling Club was amalgamated with the Peakhurst Bowling Club. KLEP 2012 – New City Plan was gazetted on 26 May 2017. The amendment rezoned the site from Zone RE2 Private Recreation to Zone SP2 Infrastructure – Educational Establishment.
Existing use	The site is currently not in use. The vacant bowling clubhouse, derelict storage sheds, rundown bowling greens and associated structures remain on the site. Site photographs follow at **Figures 3** and **4**. Context photos are included in the Design Report and Site Analysis - A005 (**Appendix D**).
Heritage	The site is mapped as a Heritage Item under KLEP 2012. Schedule 5 of KLEP 2012 includes the following heritage listing: • **I60** – South Hurstville – Former South Hurstville Bowling Club – Club Hurstville Sports – 29A Greenacre Road – Lot 4 DP 790242 – Local **Figure 10** at Section 4.13 is an extract from the KLEP 2012 Heritage Map).
Environmental constraints	• Acid Sulphate Soils – Class 5 – affects a small portion of the south-western corner of the site • A small southern portion of the site is identified as a Low Flood Hazard area and within a Flood Fringe area.
Covenants/easements	The site is burdened by the following covenants/easement (see Site Survey, **Appendix C** and Existing Site plan, **Figure 3**): (A) Covenant G913544 (B) Covenant B441949 (C) Easement to Drain Water 1 Wide DP874132

Location	29A Greenacre Road, South Hurstville (**Figure 1** and **2**). The site has a battle-axe shape with three access handles (one to Rickard Road and two to Greenacre Road).
Topography and vegetation	The site has significant fall from the North East to the South West, accommodated by three main terraced levels. The upper terrace accommodates an existing bowling green formed by a sandstone retaining wall, the main terrace has the car park and former clubhouse building formed by a natural rock cliff and sandstone retaining walls and the lower terrace is occupied by two more greens and associated outbuildings. The site boundaries are defined by a mix of standard, predominantly profiled metal, fences. Many ornamental trees and garden beds remain from use by the bowling club. None of the vegetation is considered to be significant.
Adjoining uses	The site is located within the block bounded by Greenacre Road, Morshead Drive, Rickard Road and King Georges Road at South Hurstville. The site immediately adjoins residential development as noted below: • **North**: Single storey villas at 27 Greenacre Road, dwelling houses at 5, 6 and 7 Robin Crescent (a cul-de-sac that connects to Rickard Road) and dwelling houses at 28A, 30A and 32 Rickard Road • **South**: Dwelling houses at 3, 4, 5 and 6 Young Place (a cul-de-sac that connects to Morshead Road), 52 Rickard Road and 45 Greenacre Road • **West**: Dwelling houses at 34-50 Rickard Road • **East**: Dwelling houses and villas at 31-45 Greenacre Road. Context photos are included in the Design Report and Site Analysis – A9005_3 (**Appendix D**).

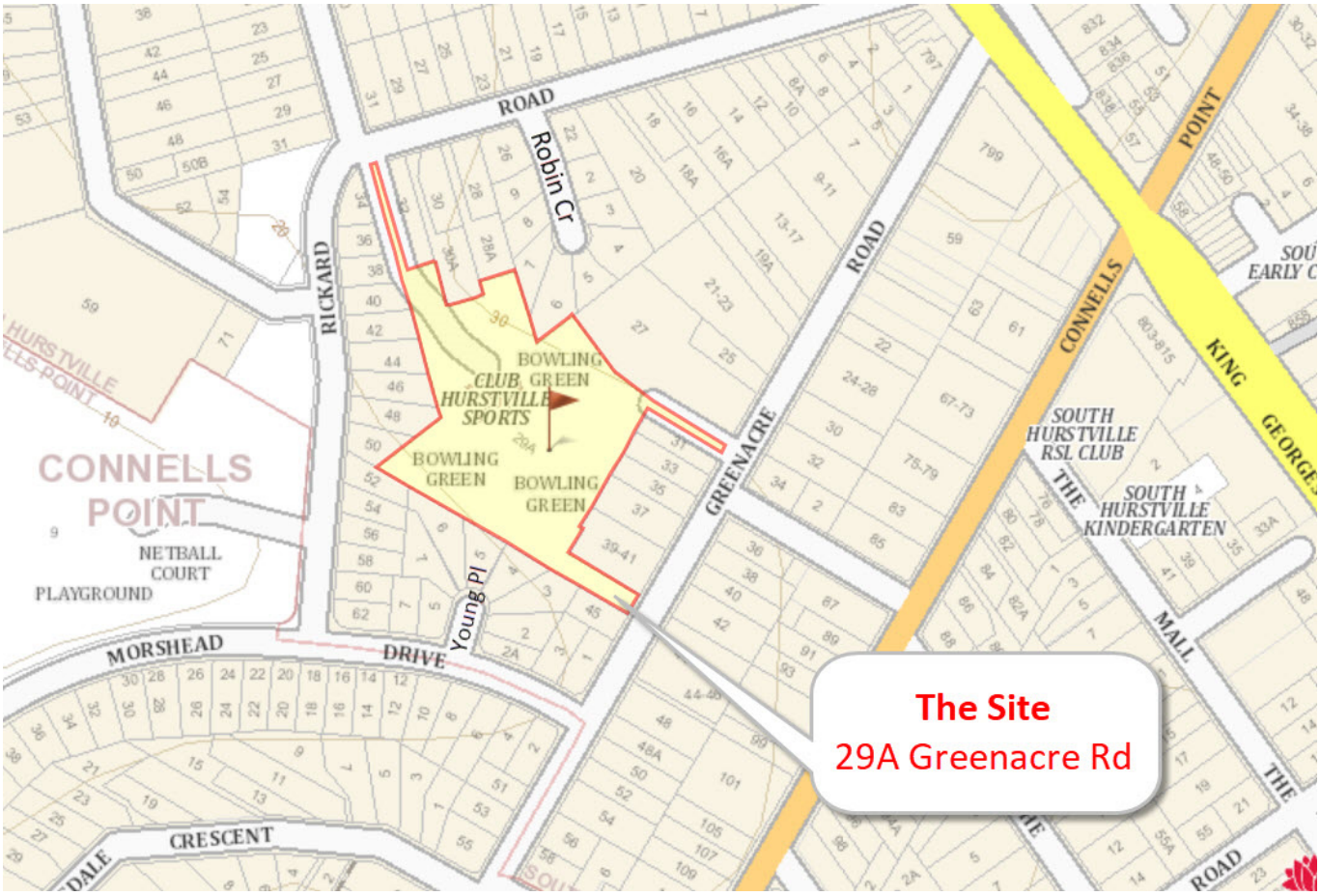

Figure 1 – Site location plan (Source: Six Maps)

Figure 2 – Aerial photograph (Source: Google maps)

Figure 3 – Existing site plan (Source: RPS, Site Survey)

Figure 4 – Site photographs

3.0 Description of the proposal

3.1 Overview

The proposal comprises the following:

1. Demolition and site works as shown on A006, **Appendix D**:
   (a) Demolition of all existing buildings and structures (except for the heritage listed former bowling clubhouse where only demolition of intrusive or deteriorating elements is proposed)
   (b) Site works and associated car parking and access roads.
2. A new *educational establishment* comprising a Junior Campus (Years 7 and 8) for Marist Catholic College Penshurst to accommodate up to 432 high school students (co-ed) and 28 full time equivalent staff.
3. Construction works comprising:
   (a) A total GFA of 5,403.8m^2
   (b) Three new buildings and one existing building to accommodate some 25 classrooms, and general learning areas and one multipurpose room:
      (i) **Building A**: two storeys
      Conservation and adaptive reuse of the former clubhouse building for school administration
      (ii) **Building B**: three storeys
      Lower Ground – Music classrooms, performance area, general learning area, toilets
      Ground Floor – Science classrooms/labs, general learning areas, breakout areas
      First Floor – Art classrooms, breakout areas, toilets
      (iii) **Building C**: two storeys
      Ground Floor – Multipurpose hall, canteen, forum/breakout areas, reading room, student services area
      First Floor – Void area for Multipurpose hall, general learning areas, breakout areas
      (iv) **Building D**: two storeys
      Ground Floor – Woodwork studio and storage rooms, CAD studio, General Learning Areas, breakout areas, toilets
      First Floor – Food/ Fabric classroom, Food preparation room and fabric store, General Learning areas
      Multipurpose courts and other play/recreation areas.
   (c) Two internal lifts (one in the Building A and one in Building B) and two external platform lifts that link the visitor carpark with the principal school entrance
   (d) One pedestrian and two vehicular entries:
      (i) Greenacre Road (north)– pedestrian only access
      (ii) Greenacre Road (south)– two-way vehicle driveway, 11m wide secured access to visitor car park and pick-up/drop-off facility, pedestrian path
      (iii) Rickard Road – one way vehicle driveway, secured access to staff car park and loading area. Traffic signals to control movements
   (e) Off street car parking for a total of 58 cars in the following two parking areas:
      (i) Staff car park: 16 spaces and accessed from Rickard Road
      (ii) Visitor car park: 42 spaces and accessed from Greenacre Road

(f) On-site car pick-up/drop-off facility for 37 cars at any one time controlled by School Traffic Marshalls
(g) Landscaping to the site including dense planting, terraced seating, shade clothes, planted privacy screens, planted retaining walls
(h) Site and drainage works including two retention tanks (75K litres and 300K litres)
(i) Bollard lighting in visitor car park
(j) Fencing, gates and retaining walls
(k) Identification signage located at main driveway entrance from Greenacre Road
(l) Substation.

4. Use of the site as an *educational establishment* operating between the following hours:
   (a) Educational establishment: 8:00am – 5:00pm, Monday to Friday
   (b) Occasional week night use for parent-teacher interview nights: 5.00pm-8.00pm, four to five times a year.

The proposal does not include:

- Use of the site for interschool, weekend sport
- Formal playing fields or a school hall
- Site remediation (which is subject to a separate DA).

Table 1 is a summary of the proposal with more details to follow.

Table 1 – Numeric overview of the proposal

	Proposed
Site area	1.342ha
Student population	432 students
Staff population	28 staff
Car parking	
• Visitor	42
• Staff	16
• Total	58
GFA	5,403.8m^2
FSR	0.38:1
Height	
• Building A (existing clubhouse)	2 storeys/8.2m
• Building B	2-3 storeys/13.8m
• Building C	2 storeys/9.25m
• Building D	2 storeys/8.0m
Classrooms (including specialist rooms)	25
Entries	
• Greenacre Road (north)	Pedestrian only access
• Greenacre Road (south)	Main vehicle entry (two-way) + pedestrian entry
• Rickard Road	Staff and service vehicle entry (one way)

3.2 Design

Munns Sly Moore have prepared a design statement (**Appendix D**). **Figures 5** to **7** show a site plan and perspective images of the proposal. The Schedule of Conservation Works by Heritage 21 (**Appendix E**) will guide the conservation and adaptive reuse of the former clubhouse building.

Figure 5 – Proposed site plan (Source: Munns Sly Moore, A004)

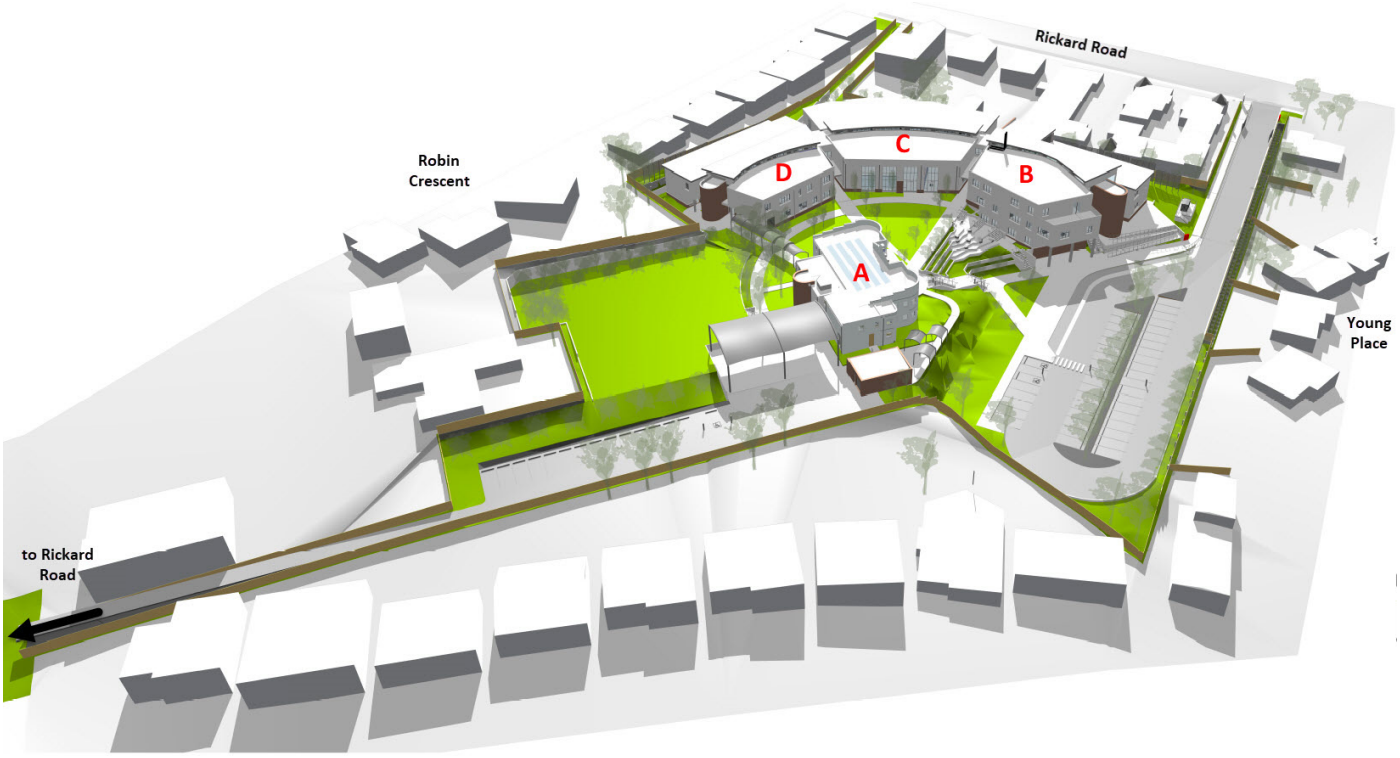

Figure 6 – Proposed perspective 1 (Source: Munns Sly Moore, A9022_3)

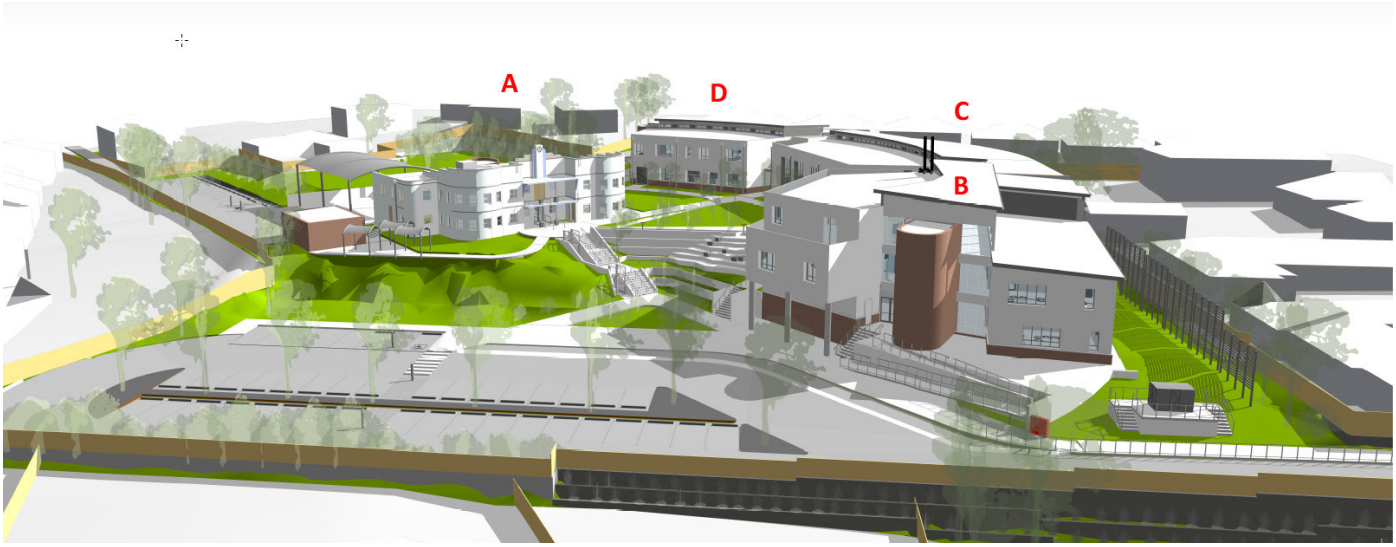

Figure 7 – Proposed perspective 2 (Source: Munns Sly Moore, A9023_3)

3.3 GFA and floor space ratio

Munns Sly Moore has calculated that the proposal has a *gross floor area*[1] (**GFA**) of 5,403.8.1m^2 which equates to a floor space ratio (**FSR**) of 0.38:1 (as set out in **Table 2** and **Appendix D**).

3.4 Height

Existing Building A and proposed Buildings C and D have two storeys. Proposed Building B has two and three storeys. The height of buildings in the proposal is set out in **Table 3** (showing the number of storeys, RL and *building height*[2] in metres).

3.5 Setbacks

Proposed Buildings B, C and D and the waste enclosure/change rooms are setback to minimise visual impacts and to provide space for boundary planting and inset privacy screens, as shown in **Table 4**.

[1] Pursuant to KLEP 2012:

gross floor area *means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

[2] Pursuant to KELP 2012:

building height (or height of building) means:
(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,
including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Table 2 – GFA and FSR (Source: Munns Sly Moore, A9001)

	GFA (m^2)			
Building	**Level 0**	**Level 1**	**Level 2**	**Total**
A (existing)		368.9	369.1	738.0
B	741.0	762.2	516.9	2,020.1
C		955.1	369.6	1,324.7
D		625.5	631.3	1,256.6
Waste enclosure/ change rooms				64.2
Total GFA				**5,403.8**
FSR (site area 14,310m^2)				**0.38:1**

Table 3 – Building height (Source: Munns Sly Moore)

Building	**Storeys**	**RL**	**Height** (m)
A (existing)	2	RL 39.340	8.2
B	2 to 3	RL 40.957	13.8
C	2	RL 40.642	9.25
D	2	RL 41.253	8.0
Waste enclosure/ change rooms	1	RL 33.70	3.3

Table 4 – Building setbacks (Source: Munns Sly Moore, A021, A022 and A023)

	Boundary/setback (m)			
Building	**East**	**North**	**West**	**South**
A (existing)				
B	6.660 – 12.815			22.410
C	5.890	7.410		
D		5.571 - 5.876	5.645 – 5.7	
Waste enclosure/ change rooms				4.940

3.6 Landscaping and tree retention/removal

3.6.1 Landscaping

Munns Sly Moore calculates that 38% of the site is to be landscaped area.

A Landscape Master Plan for the site has been prepared by UmbaCo Landscape Architects (see **Figure 8** and **Appendix F**).

The Landscape Master Plan represents the Pre-DRP changes. The DRP changes do not materially alter the Landscape Design and refinements will be made at the construction certificate stage.

The Landscape Master Plan shows the follow landscape proposals:

- Site boundaries:
  - North and west: Landscape screens with climbers, shrub hedging and tennis court style fencing around the multipurpose court
  - East: Landscape screens with climbers and hedges. Out of bounds area
  - South: New retaining wall and acoustic fencing with shrub hedging, tiered retaining walls with evergreen shrub hedging
  - Main driveway entry – Climbers and hedging shrubs to soften the driveway entry from Greenacre Road
  - Staff driveway entry – Climbers and hedging shrubs to soften the staff entry from Rickard Road
- A variety of courtyards are proposed within the site, including the Library Court with a small performance stage/area, chapel court and student courtyards/lunch plaza areas
- Proposed active play areas include a multi-purpose court, fitness station, ball court and a climbing wall.

3.6.2 Tree retention/removal

The proposal removes all existing vegetation from the site, which is supported by the Tree Assessment by Mark Bury Consulting (**Appendix G**) given that the existing vegetation is weed/pest species, shrubs, outdated species, provides little amenity or is in poor health.

The exception is an existing Canary Island Date Palm located near the main Greenacre Drive entrance which is recommended for replanting. If considered appropriate by Council, this tree can be incorporated into the proposed site landscape.

Figure 8 – Proposed Landscape Master Plan (Source: UmbaCo, SK DA 01)

3.7 Parking, access, transport and servicing

The proposed transport, car parking, access, pick-up/drop-off facility and loading arrangements are described in the Traffic Report by Colston Budd Rogers & Kafes Pty Ltd (**Appendix H**) and is summarised below.

3.7.1 Walking, cycling, public transport

The proposal includes dedicated pedestrian paths to/from Greenacre Road. The proposed pedestrian connections provide convenient access to the surrounding area, including access to existing public transport services.

To support accessibility by bicycles, appropriate bicycle parking and end-trip facilities are to be provided within the school (see A004, **Appendix D**).

The site has access to public transport services (buses) that operate along Connells Point Road, through its intersection with King Georges Road, providing links to Hurstville Railway Station and to surrounding areas. The school will also utilise a 20 seat mini bus that will transport students between the new Junior Campus and the existing Campus at Penshurst. The bus will be stored at the Penshurst Campus.

3.7.2 Car parking

The proposal includes two car parking areas that will accommodate a total of 58 car parking spaces comprising 15 staff and 43 visitor spaces, as summarised in **Table 5**.

Table 5 – Parking numbers and access arrangements

Car park	Function	Number of spaces	Driveways
Staff car park	• Staff parking • One accessible space • Access for service vehicles	16	One-lane wide in/out access to Rickard Road (controlled by traffic signals)
Southern car park	• Visitor car park • Drop-off and pick-up facility • Two accessible spaces • School mini bus pick up	42	Two-way access to Greenacre Road, controlled with warning lights and signage
Total spaces		**58**	

3.7.3 Vehicular access

The following vehicular access driveways are proposed:

- **Greenacre Road: Southern visitor car park/drop-off and pick-up facility**: 11.7m wide two-way access driveway. Unrestricted access to the visitor car parking area will be available at the following times:
  - Morning: 8.15am to 8.45am
  - Afternoon: 3.05pm to 4.30pm

  At other times, the driveway will be secured by a gate, with access via an intercom.
- **Rickard Road – Staff car park/service vehicle deliveries:** 4.3m wide single lane, one-way driveway controlled by warning lights and signage.

3.7.4 Pedestrian access

Pedestrian access to the proposed *educational establishment* is to be from Greenacre Road via the following two entries:

- Northern access: Pedestrians only
- Southern access: 3m wide path adjoining the main driveway.

3.7.5 Pick-up/drop-off facility

An on-site student drop-off/pick-up facility will be provided as part of the main visitor car park. The facility has been designed to cater for up to eight cars simultaneously, with a further 25 to 30 vehicles queued through the car park on approach to the pickup zone.

Outside the morning and afternoon school peak periods, the visitor car park and the on-site student drop-off/pick-up facility will be used on occasions by buses to transport students to and from the school during sports events, special events and school excursions. At these times, car parking spaces located on the northern side of the car park will be managed to ensure appropriate access for buses to turn around within the car park and to enter and exit the site in a forward direction.

More details on the pick-up/drop-off facility are provided in the Traffic Report, **Appendix H**.

3.7.6 Servicing

Service vehicles will be accommodated on-site within the staff car park, with access to and from Rickard Road. The on-site loading/delivery zone will be designed to cater for service vehicles ranging from small commercial vehicles to medium rigid trucks. The service area will cater for service vehicles to turn around within the car park and to enter and exit the site in a forward direction.

3.8 Stormwater

The proposed stormwater management has been designed in accordance with Georges River Stormwater Management Policy (see Civil and Stormwater Plans, **Appendix I**). It will accommodate a 1:100 year storm event. The proposal includes:

- Two on-site detention (**OSD**) tanks:
  - 75m³
  - 300m³
- Water sensitive urban design (**WSUD**) including a rainwater garden.

3.9 Fencing and signage

The Site Structures drawing (see A051, A053 and A054, **Appendix D**) illustrates the following privacy screen, fence, gate and signage structures:

- Privacy screen: Composite wood slats, planted. Height varies (up to 6.1m, see A9033-A9035 and **Figure 11** at Section 4.2.4)
- Fencing:
  - New acoustic fencing to southern side boundary adjoining the driveways and parking areas (see A004, **Appendix D**)
  - Retain existing site boundary fencing along the northern side boundary with new inset landscaped privacy screen (see A9035, **Appendix D**)
  - Tennis court style fencing with shrubs around the Multipurpose Court
  - New cyclone mesh fence (1.8m) on the eastern side boundary (see A9034, **Appendix D**)
- Greenacre Road - Main entry signage and gates:

  - 3.5m high x 1.5m wide, off form concrete blade wall displaying signage with the words "Marist Catholic College South Hurstville Campus" and the school logo
  - Vehicle and entry gates and pedestrian entry gate 1.85m high with signage (logo), intercom access control. The gate is inset 14.6m from the site boundary to provide a queuing area for cars
- Greenacre Road - Pedestrian entry signage and gates:
  - Entry gates 1.85m high with signage at the site boundary
- Rickard Road - Vehicular entry signage and gates:
  - Entry gates 2.13m high with signage (logo). The gate is inset 7m from the site boundary to provide a queuing area for cars.

Identification signage will not be illuminated.

3.10 Lighting

Proposed external lighting on the site is to be bollard style lighting of the carparks. There is no intention to operate the school at night on a regular basis, only for the purposes of parent-teacher nights (as outlined in Section 3.12).

3.11 Population

The population of the proposed *educational establishment* is to be approximately:

- 432 students in Years 7 and 8 (co-ed)
- 28 full time equivalent staff.

3.12 Hours of operation and school events

The proposed standard operational hours are set out below:

- Educational establishment: 8:00am – 5.00pm, Monday to Friday
- Occasional use for parent-teacher interview nights: 5.00pm – 8.00pm, four or five times a year

The proposal does not include any weekend or evening use of the proposed playing fields or playing courts.

Fetes, concerts, performances and the like will be held at the existing Penshurst Campus.

4.0 Statement of environmental effects

4.1 S.79C(1)(a) Statutory considerations

The following existing and draft State Environmental Planning Policies (**SEPP**s), Local Environmental Plan (**LEP**), and Development Control Plan (**DCP**) are relevant to the proposal:

- SEPP No. 55 – Remediation of Land (**SEPP 55**) (gazetted 28 August 1998)
- Kogarah Local Environmental Plan 2012 (**KLEP 2012**) (last amended 26 May 2017)
- Kogarah Development Control Plan 2013 (**KDCP 2013**) (which came into effect on 26 September 2013)
- Educational and Child Care SEPP (1 September 2017).

An assessment of compliance with these plans follows.

4.1.1 SEPP 55 - Remediation of Land

In accordance with cl. 7 of SEPP 55, the consent authority must consider if the land is contaminated, if it is contaminated is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use. A separate DA is to be lodged for remediation of the site.

4.1.2 KLEP 2012

The proposal is consistent with the relevant provision of KLEP 2012 as detailed in **Table 3** notably:

- **Land zoning**: The site is in Zone SP2 Infrastructure and the purpose shown on the Land Zoning Map is "Educational Establishment", therefore the proposed *educational establishment* is permitted with consent and consistent with the zone object to provide for infrastructure and related uses (see extract from LZN_004 at **Figure 9**)
- **Height and FSR**: There are no height or FSR standards for the site
- **Heritage**: The site is a heritage item (I60) which is described at Schedule 5 as follows:

South Hurstville	Former South Hurstville Bowling Club—Club Hurstville Sports	29A Greenacre Road	Lot 4, DP 790242	Local	I60

The SoHI by Heritage 21 concludes that the proposal respects the heritage significance of the site (see **Appendix E** and Section 4.2.2 for more details).

Heritage items in the vicinity of the site are I58 (house and garden at 1 Derwent Street) and I37 (house and garden at 55 Greenacre Road). These items are not in the visual catchment of the site/proposal and there would be no impact on their heritage significance.

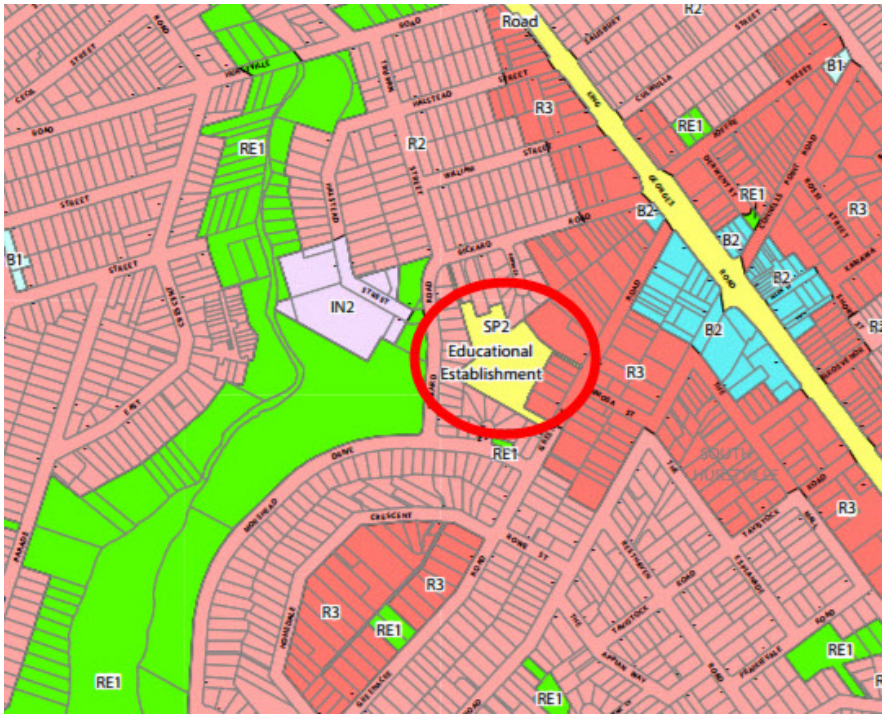

Figure 9 – Extract from the KLEP 2012 Land Zoning Map (Source: LZN_004)

Figure 10 – Extract from the KLEP 2012 Heritage Map (Source: HER_004)

Table 6 – Compliance with KLEP 2012

KLEP 2012	Provision	Compliance
Part 2 Permitted or Prohibited Development	**Zone SP2 Infrastructure** **1 Objectives of zone** • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. **2 Permitted without consent** Nil **3 Permitted with consent** Car parks; Child care centres; Commercial premises; Community facilities; Depots; Environmental facilities; Environmental protection works; Markets; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose **4 Prohibited** Any development not specified in item 2 or 3 See LZN_004, **Figure 9**.	✓ The purpose shown on the Land Zoning Map is "Educational Establishment", therefore the proposed *educational establishment* is permitted with consent. The proposal is consistent with the zone objectives as it provides education infrastructure.
5.9 Preservation of trees or vegetation	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without consent.	✓ The Arborist Report (**Appendix G**) concludes that the trees to be removed are not suitable for preservation as they are weed/pest species, shrubs, outdated, provide little amenity or are in poor health.
5.10 Heritage Conservation	The consent authority must, before granting consent 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. The site is a heritage item (I60). See HER_004, **Figure 10**.	✓ The SoHI by Heritage 21 concludes that the proposal respects the heritage significance of the site (see **Appendix E** and Section 4.2.2).
6.1 Acid sulphate soils	Development consent is required for the carrying out of works described on land shown on the Acid Sulfate Soils Map as being of the class specified for those works. Class of land — Works 5 — Works within 100 metres of adjacent Class 2, 3 or 4 land that is below 5m AHD and by which the watertable is likely to be lowered below 1m AHD on adjacent Class 2, 3 or 4 land.	✓ No excavation works proposed within 100m of adjacent Class 2, 3 or 4 land.
6.2 Earthworks	The consent authority must consider the impact of earthworks	✓ Able to comply.
6.3 Flood planning	The consent authority must be satisfied that the development considers flood risk.	✓ The Flood Risk Advice by Stefani Group concludes that the proposal addresses flood risk (see **Appendix J** and Section 4.2.7).

4.1.3 KDCP 2013

Table 6 summarises the parts of KDCP 2013 that are relevant to the proposal. It shows that the proposal is consistent with the relevant objectives and controls. Notably, KDCP 2013 (B4) requires 40 car parking spaces and 58 spaces are proposed.

Table 7 – Compliance with KDCP 2013

KDCP 2013	Compliance
B – General Controls	
B1 Heritage and Heritage Conservation Areas	
1. Heritage Items	
1.1 General Controls **Objectives** (a) New development, including development on sites adjacent to heritage items must respect the architectural character of a heritage item and complement and enhance their significance and setting. (b) Landscape features are to be retained where they contribute to the heritage significance of the item. **Planning Controls** (1) The relevant requirements of Clause 5.10 of KLEP 2012 are to be addressed for any development relating to a heritage item. (2) Where a heritage management document and/or heritage conservation management plan is required to be submitted to Council, this is to be prepared by an appropriately qualified professional.	✓ Heritage 21 has prepared a SoHI and Schedule of Conservation works (**Appendix E**) which considers the heritage KELP 2012 and KDCP 2013 heritage provisions in detail.
B2 Tree Management and Green Web	
1.1 Trees and development sites Where a DA includes the removal of a substantial tree/trees, an Arborist Report must be submitted in accordance with Australian Standard AS 49702009: Protection of Trees on Development Sites. This report must substantiate the tree works, removal, pruning, protection and/or ongoing management of affected trees.	✓ The Tree Assessment by Mark Bury Consulting (**Appendix G**) concludes that proposed tree removal is appropriate as existing species on the site are weed/ pest species, shrubs, outdated species, provide little amenity or are in poor health. The exception is an existing Canary Island Date Palm which is recommended for replanting. If considered appropriate by Council, this tree can be incorporated into the proposed site landscaping.
B4 – Parking and Traffic	
1. Parking Requirements **Use /Activity** — **Minimum number of Car Spaces Required** **EDUCATIONAL ESTABLISHMENT** Secondary School — 2 spaces / classroom plus 1 space/10 students over 17 years	✓ 20 classrooms proposed Nil students over 17 years 40 car parking space required 58 car parking spaces proposed.
2. Bicycle Parking All development (other than a dwelling house, dual occupancy or secondary dwelling) is to provide on-site bike parking designed in accordance with the relevant Australian Standards for the design criteria of bike parking facilities.	✓ The site can accommodate on-site bicycle parking (see A004, **Appendix D**).

KDCP 2013	Compliance
B5 – Waste Management and Minimisation **Objectives** (a) Ensure that the Waste Management Plan outlines how reuse and recycling of material are to be maximised and waste disposal minimised during demolition and construction of development. (b) Provide for the sufficient on-site provision for the temporary storage of waste. (c) Design and site waste storage areas so as to have minimal impact on adjoining properties. **Planning Controls** 1. Submit a Waste Management Plan with DAs involving: • demolition; • construction of a new building(s); or • change of use or alterations/additions to existing premises (only when this would result in a change of waste generation). 2. Illustrate on the DA plans/ drawings: • the location and space allocated for the storage of demolition and construction waste or materials; • waste collection point(s) for the site; and • path of access for collection vehicles. 3. Prepare the Waste Management Plan in accordance with the requirements in Kogarah Waste Not Plan 2012. 4. Demonstrate in the Waste Management Plan the use of second hand building materials and recycled building products during building design and construction. 5. Retain records (including receipts) on site demonstrating recycling and lawful disposal of waste.	✓ The architectural plans show a waste storage enclosure and a Waste Management Plan has been prepared by Munns Sly Moore (**Appendix K**).
3. Waste and Recycling Requirements **Objective** Ensure suitable and efficient waste storage, recycling and collection in all development. **Planning Controls** 1. All development applications should have regard to the provisions of the Kogarah Waste Not Plan 2012. 8. Waste and recycling storage areas must be visually and physically integrated into the design of the development. Design elements such as fencing, landscaping and roof treatments may be used to screen the waste and recycling storage area. 2. Waste/recycling storage areas must be designed and located to avoid adverse impacts on the amenity of adjoining sites.	
B6 – Water Management	
1. On site Water Management and Stormwater Controls **Proposed Development** / **Requirement** Large developments involving site areas in excess of 3,000m^2 or more than five (5) pre-development single allotments / Council's Water Management Policy applies, however, Council will require more detailed analysis & assessment.	✓ The proposed stormwater management has been designed in accordance with Council's Policy (see Civil and Stormwater Plans, **Appendix I**) including OSD and WSUD.
2. Flooding and Drainage **Objectives** (a) Reduce post development peak flow for the 100 year ARI to predevelopment levels. (b) Stormwater is managed on-site so as to reduce the risk of adversely impacting	✓ Flood Risk Advice has been prepared by Stefani Group confirming that flood risk has been appropriately managed (**Appendix J**).

KDCP 2013	Compliance
property and personal safety. (c) Runoff from the development site is discharged without adverse impact to downstream properties and stormwater infrastructure. (d) New developments are allowed in flood affected areas provided they comply with the minimum acceptable risk levels in relation to property damage and personal safety. (e) Overland flow paths/floodways within private properties shall be designed to cater for the 100 year ARI flood and are to be kept free of obstructions. **Planning Controls** (1) Detention storage is to be provided that is equal to or greater than the specified Site Storage Requirements (SSR). (2) ... (3) Floor levels, carparks, driveways and basements are to be designed to meet the set guidelines. (4) Drainage easements servicing stormwater pipes and/or overland runoff from catchments upstream of the development site are to be managed according to the guidelines presented in the design practice note – Site Drainage and Flood Management. (5) Discharge of stormwater runoff from a development site is to be undertaken in accordance with the design practice note, Site Drainage and Flood Management regarding direct discharge to kerb, discharge to a Council owned stormwater conduit, discharge to natural areas, discharge through private property and discharge within the development site. (12) Overland flow paths/ floodways that are located outside the drainage easement for a Council pipe should have easements or restrictions created for them.	
B7 – Environmental Management	
1. Orientation: Building siting and design **Objective** Buildings are to be designed and sited so as to improve solar efficiency. **Planning Controls** (1) Orient the building, as far as possible, so that the longest side is on the east-west axis. (6) Minimise glazing on the southern and western sides of the building.	✓ The proposed new buildings have been designed and sited to minimise overshadowing (see shadow studies at **Appendix D** and shadow assessment at Section 4.2.3).
2. Energy efficiency in non-residential developments **Objective** Design and construct non-residential development to incorporate energy efficiency principles. **Planning Controls** (1) Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures including design, location and thermal properties of glazing, natural ventilation, and appropriate use of thermal mass and external shading, including vegetation. (2) Lighting provided as part of a development should be energy efficient, such as LED lighting. (3) Car parking areas are to be designed and constructed so that electric vehicle charging points can be installed at a later time.	✓ Proposed ESD measures include: • Energy - Photovoltaic panels on the roof of Building A • Natural ventilation – the use of low level louvres and thermal chimneys increase convection currents and air movement, and allow for night purge of internal spaces • High Performing Building Fabric - insulated building fabric and provision of internal thermal mass • Glazing – use of energy efficient glazing and locations o glazing carefully developed to maximise

KDCP 2013	Compliance
	opportunities for natural light while managing glare. This will reduce reliance on artificial lighting, however where used this will be controlled by sensors • Waste Management– facilities to encourage recycling and composting, including creation of organic gardens
3. Water efficiency in non-residential development **Objective** Design and construct non-residential development to incorporate water efficiency principles. **Planning Controls** (1) All new water fittings and fixtures such as showerheads, water tap outlets, urinals and toilet cisterns, in all non-residential development, the public domain, and public and private parks are to be the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development. (2) Generally, rainwater tanks are to be installed for all non-residential developments, including major alterations and additions that have access to a roof form from which rainwater can be feasibly collected and plumbed to appropriate end uses. (3) Generally, water used for irrigation of public and private open space is to be drawn from reclaimed water or harvested rainwater sources. Possible sources include harvested stormwater, treated grey-water and wastewater and water from a decentralised local network.	✓ Proposed water saving measures include: • Rainwater harvesting and reuse for irrigation and toilet flushing • Solar Hot Water Services • Toilets and tapware to be highest appropriate WELS rating • All basin taps to be time release to limit water wastage.
4. Materials and Building Components **Objective** Use building materials and techniques that are environmentally sustainable. **Planning Controls** (1) Construction materials are to be durable and low maintenance. (2) Building materials are to be non-polluting, manufactured from abundant or renewable resources. (3) Use recycled timbers, plantation timbers or regrowth timbers where possible. It is recommended that Accredited Forest Stewardship Council (FSC) timber be used. (4) Use of materials produced from native or imported rainforest timbers or harvested from old growth forests is discouraged. (5) Select materials that do not contribute to poor indoor air quality, that minimise impacts on biodiversity and that have a recycled content (or can be recycled at the end of its life).	✓ Sustainable building materials are to be used including: • Hard wearing facade panels with integrated finishes that do not require re-coating, limiting VOC • Readily recycle-able materials if buildings are to be demolished including steel roofing and dry pressed bricks • Locally sourced materials to limit Carbon footprint associated with transport.
F - Miscellaneous	
F1 – Advertising and Signage	
3. Assessment Criteria **3.1 All Advertising Signs** **Objectives** (a) To ensure the design and location of signs complements the character of an area and the site or building on which it is located and does not impact adversely on the amenity or safety of the community. (b) To reduce the visual complexity of streetscapes by providing fewer, more effective	✓ The proposed entry signs identify the Marist Catholic College South Hurstville Campus. Signs will not be illuminated and have been designed as an integral part of the entry structure/gates.

KDCP 2013	Compliance
signs. **Planning Controls** (1) Advertising must relate to the use of the premises and products sold on the premises. (3) The proposed advertising sign must be compatible with the streetscape, setting or landscape, and not dominating in terms of its scale, proportion and form. (2) Lettering, materials and colours must complement the existing building or place.	

4.1.4 Educational Establishments and Child Care SEPP

At the time of lodgement, the Educational and Child Care SEPP was in draft form and had been exhibited from 3 January to 7 April 2017. As an exhibited draft SEPP, it is a matter for consideration in the assessment of a DA.

The Draft SEPP forms part of a package of proposed changes to the planning system that are intended to make it easier for education and child care providers to build high-quality facilities. Amongst other things, the Draft SEPP makes consequential changes to the Infrastructure SEPP (repealing Division 3 which relates to educational establishment).

The approval pathway and standards relevant to the proposal would not be materially altered by the Draft policy, noting that a DA would still be required.

An assessment of relevant provisions in the Draft SEPP follows.

Clause 29 – Design Quality Principles

In accordance with clause 29(5) of the draft SEPP, the consent authority must take into consideration the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4. **Table 5**, summarises how the proposal is consistent with the School Design Quality Principles.

Clause 57 – Traffic-generating development

As the proposal is a new school with more than 50 students, the DA must be referred to the RMS for comment pursuant to cl. 57 of the Education and Child Care SEPP which states:

> ***57 Traffic-generating development***
> *(1) This clause applies to development for the purpose of an educational establishment:*
> *(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and*
> *(b) that involves:*
> *(i) an enlargement or extension of existing premises, or*
> *(ii) new premises,*
> *on a site that has direct vehicular or pedestrian access to any road.*
> *(2) Before determining a development application for development to which this clause applies, the consent authority must:*
> *(a) give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and*
> *(b) take into consideration the matters referred to in subclause (3).*

Table 8 – Compliance with Education and Child Care SEPP - Schedule 4 – School Design Quality Principles

Design Principles	Control / standard	Proposal / compliance	
Context, built form and landscape	Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate. Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites	✓	A high standard of architectural design and building materials is proposed for both the conserved former clubhouse (a heritage item – Building A) and new Buildings B, C and D and structures.
Sustainable, efficient and durable	Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	✓	New building design is adaptable to allow the school to evolve and change over time.
Accessible and inclusive	School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.	✓	School facilities specifically designed to meet the special needs of its students.
Health and safety	Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.	✓	Pedestrian and car park areas will be provided with adequate lighting. New landscaping will not block important sightlines and all entrances and exits will be clearly marked and visible.
Amenity	Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood. Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.	✓	A variety of active and passive outdoor play spaces are provided
Whole of life, flexible and adaptive	School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.	✓	The proposal will meet the ongoing needs of its students.
Aesthetics	School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.	✓	The height, bulk and scale are appropriate for the site (two to three storeys).
	The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.	✓	The proposal respects the scale and curtilage of the heritage building on the site

4.2 S. 79C(1)(b) Impact on the environment

This section of the SEE considers the environmental impacts of the proposal, where not already addressed above.

4.2.1 Traffic, transport and parking

A Traffic Report has been prepared by Colston Budd Rogers & Kafes (**Appendix H**). It concludes that the proposal is satisfactory from a transport, traffic, access and parking point of view and includes the following summary:

Summary

3.46 In summary, the main points relating to the traffic implications of the proposed school development are as follows:

i) the proposed school will provide a second campus to the existing Marist Catholic College at Penshurst. It will cater for Years 7 and 8, with an ultimately total student population of some 430 students across the two years and a total of some 28 staff;

ii) the site is accessible to public transport services (buses) with links to Hurstville Railway Station and to surrounding areas. These services will operate from bus stops located on Connells Point Road, south of King Georges Road;

iii) the school will provide an on-site student set down and pick up facility which will be used to assist with the drop off and pick up of students at the start and end of the school day;

iv) the proposed parking provision is appropriate;

v) access arrangements will utilise the existing access lanes onto Greenacre Road and Rickard Road. The Rickard Road driveway will incorporate a median across the driveway restricting turning movements to and from the site to left in/left out;

vi) access, internal layout, car parking arrangements and servicing will be provided in accordance with Australian Standards AS2890.1:2004 and AS2890.2-2002;

vii) the road network will be able to cater for the additional traffic from the proposed development; and

viii) matters raised by council have been addressed in paragraphs 3.26 to 3.45.

A condition of consent should be imposed requiring compliance with the recommendations in the Traffic Report.

4.2.2 Heritage

Heritage 21 has prepared a SoHI and Schedule of Conservation Works (**Appendix E**).

The SoHI notes the following Statement of Significance has been extracted from the site card available on the NSW Heritage Inventory for the subject site:

> *29A Greenacre Road (former South Hurstville Bowling Club) is a representative example of a two-storey Post-War Functionalist style institutional building which is relatively rare within the Kogarah LGA. The place is of importance to a past and present identifiable group within the local community as a social institution, and an important contributor to the historical growth of Kogarah LGA.*

The SoHI notes that the proposal will have an acceptable impact on the heritage significance of the site, as set out in the following conclusion and recommendation:

5.0 CONCLUSION & RECOMMENDATIONS

5.1 Impact Summary

.....

5.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects respect the heritage significance of the subject site:

- *Preparation of Schedule of Conservation Works accompanying the development application;*
- *Retention and conservation of Building A;*
- *Makegood works to Building A such as the removal of the addition to the primary façade of the building;*
- *Appropriate landscaping and curtilage between Building A and the proposed development; and*
- *Selection of appropriate materials and finishes suitable to the context.*

5.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

Heritage 21 is of the opinion that the proposed demolition of the Post War outbuildings and removal of the A,J. (Bert) Davis Memorial Green archway/plaque would cause impact on the historic and social values of the site. However, if mitigation measures (See Section 5.3) are applied then such proposed works would be acceptable.

5.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 provided heritage advice to the applicant which has been incorporated in the final proposal as described in Section 4.1 and which includes:

- *During design development of the proposal, Heritage 21 advised Munns Sly Moore that the existing building is of heritage significance and should be placed as the central focus of the educational campus. Any new development must be subservient and refer back to the existing architectural form of Building A; and*
- *Revision of the chapel airlock entry which proposed an addition to the primary façade of the heritage building. After consultation with Heritage 21, Munns Sly Moore omitted the addition to the primary façade and has instead utilised an area within the existing footprint.*

5.2 General Conclusion

Due to the amalgamation of the bowling clubs that has left the site unoccupied, Heritage 21 notes that the heritage significance of the site was adversely impacted during this time which has seen the lack of maintenance of the existing heritage fabric. Although the proposal would further impact the heritage significance of the site, Heritage 21 believes that by reactivating the site as an educational campus, appropriate conservation and maintenance of the heritage item would be applied. Having worked with Munns Sly Moore since design concept stage, Heritage 21 is therefore confident that the proposal in its entirety has considered the context of Building A and associated heritage significant values. As such, Heritage 21 finds that the proposal complies with pertinent heritage controls and would have an acceptable impact on the heritage significance of the subject site.

5.3 Mitigation Measures

To ensure maximum conservation of significance of the subject site, Heritage 21 also recommends the following:

- *Conservation and repair of original fabric inclusive of works to the original heritage significant clock and reconstruction of the missing flag pole to the southern façade of the former club house in accordance with the recommended management in Section 4.2.3;*
- *Implementation of the Schedule of Conservation Works accompanying this development application;*
- *Preparation of an Interpretation Plan, which would investigate the historical development of the South Hurstville Bowling Club and the historical value of the bowling greens, respective outbuildings and A.J. (Bert) Davis Memorial Green archway/plaque;*
- *A Photographic Archival Recording(PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site. The report must consist of an archival standard photographic record of the site and buildings externally including the existing heritage building, outbuildings and bowling greens. The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006)" prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies;*
- *Any works onto the heritage fabric of the subject site should be carried out by suitably qualified heritage professionals and tradesmen. The Schedule of Conservation works should be referred to for specifications of conservation works to heritage fabric; and*
- *A suitably qualified Heritage Architect should be engaged to periodically monitor the works on site, give necessary advice and sign off upon conclusion to the works relating to Building A of the site.*

The Schedule of Conservation Works referred to in the recommended Mitigation Measures is included in **Appendix E**.

A condition of consent should be imposed requiring compliance with the recommendations in SoHI and Schedule of Conservation Works.

4.2.3 Overshadowing

Munns Sly Moore has prepared a shadow analysis (A9011-A9016, **Appendix D**) illustrating the shadow impact of the proposal at hourly intervals in midwinter, the September equinox and the Summer solstice. A summary of the finding follows:

- Midwinter:
  - Proposed Building B will overshadow properties to the south on Young Place between 9am and 10am. From 11am onwards, there is no overshadowing from the proposed buildings. Some inevitable shadows are cast by boundary fencing and retaining walls.
  - Proposed Building B and C will overshadow properties to the east on Greenacre Drive between 1pm and 3pm. Most of the shadow falls onto roof areas
- September:
  - Building shadows are largely contained within the site. Some inevitable shadows are cast by boundary fencing and retaining walls.
- December:
  - Building shadows are largely contained within the site. Some inevitable shadows are cast by boundary fencing and retaining walls.

This impact is considered to be reasonable and commensurate with the change of use from private recreation to educational facility.

4.2.4 Privacy

The following privacy protection measures are proposed to minimise overlooking to adjoining dwellings:

- Buildings are setback more than 5m from side boundaries (see **Table 4**) (noting that the Infrastructure SEPP includes development standards for complying development that include side/rear setbacks of 5m and a building height of 12m)
- The primary orientation of proposed Buildings A, B and C is internal to the site
- Inset planted privacy screens (up to 6m high and inset into the site) are proposed between Buildings B, C and D and the adjoining side boundaries to screen views from within the buildings to the adjoining residential properties (see A033 and A041, **Appendix D** and **Figure 11**)
- Careful placement of windows including clerestory windows and no windows to the top level of Building B facing the adjoining residential properties (see A211, **Appendix D** and neighbour perspective images **Figures 12** and **13**)
- Boundary fencing is proposed along the southern side boundary adjoining the access driveways and parking areas
- Buildings are to be air conditioned and windows are to be double glazed minimising any loss of acoustic privacy (and reducing noise impacts from the proposal)
- An out of bounds area is proposed between Buildings B and C and the eastern side boundary
- Recreation and outdoor learning areas are sited in the centre of the site, away from boundaries
- Standard hours of operation are 8:00am – 5.00pm, Monday to Friday during school term therefore there will be no overlooking of adjoining residences in the evening, on the weekend or during school holidays.

The previously proposed outdoor learning area at Level 2 of Building B has been deleted from the proposal to reduce potential overlooking.

Figure 11 is a site interface section showing the typical height and setback of the proposed landscaped privacy screens, with a precedent image illustrating how the screens will look once the planting has reached maturity (around 18 months).

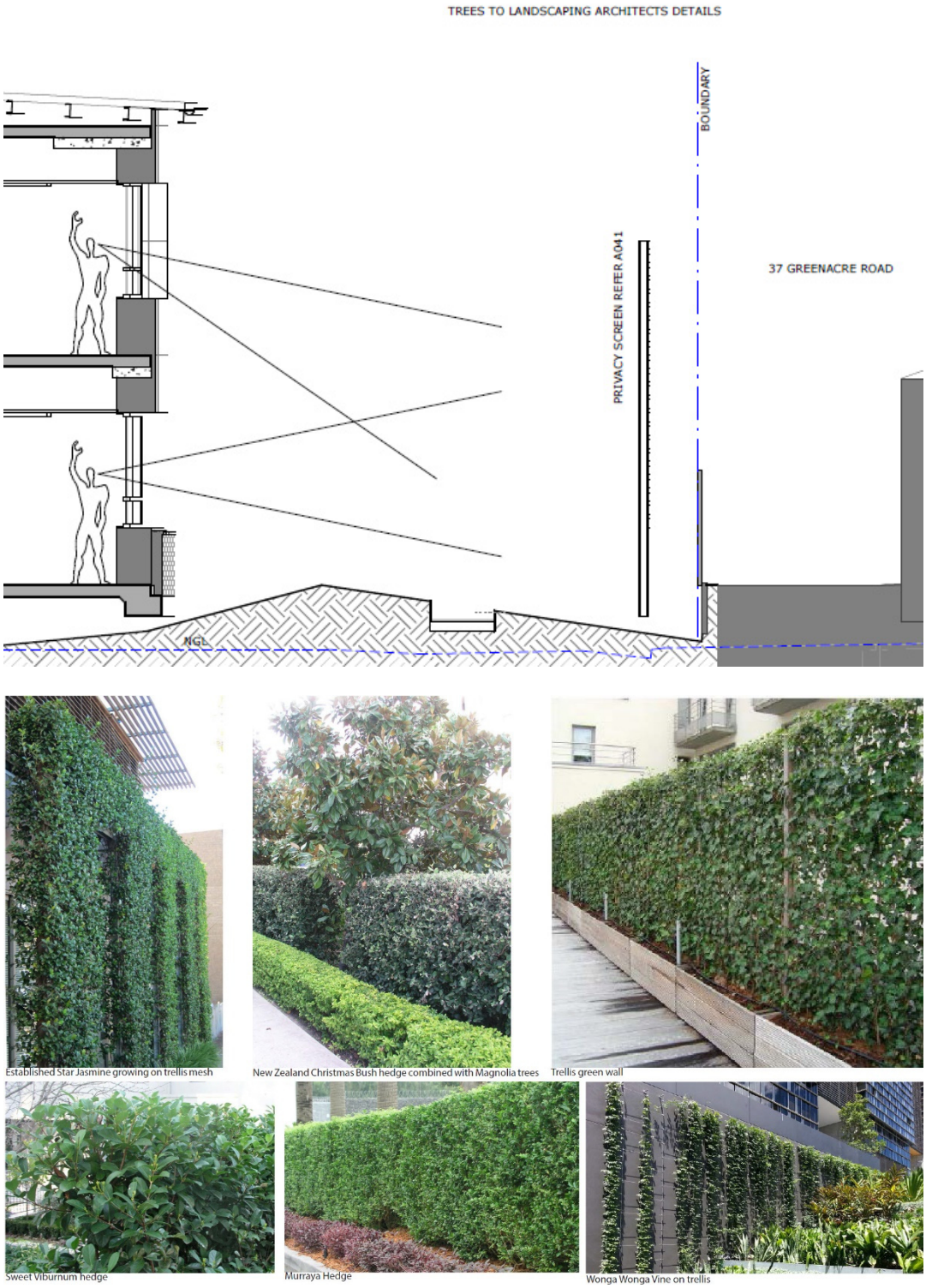

Figure 11 – Neighbour perspectives (Source: Munns Sly Moore, A9033 and UmbaCo)

4.2.5 Visual impact

Munns Sly Moore has prepared a series of perspective images that show views of the proposal as viewed from neighbouring dwellings (A9024 and A9025, **Appendix D**). The images are shown below at **Figures 12** and **13**.

The perspectives show that the outlook from adjoining dwellings to the site will change as the site is to be redeveloped from its former private recreational use (bowling club) to an educational establishment, commensurate with the recent change in zoning.

Measures are proposed to minimise adverse visual impacts including:

- Building setbacks of more than 5m are proposed for all site boundaries (noting that the Infrastructure SEPP includes development standards for complying development that include side/rear setbacks of 5m and a building height of 12m)
- Stepping of proposed Buildings B, C and D to follow the topography of the site
- Predominantly two storey forms with flat rooves
- Building B is the only three storey building, and the taller element is internal to the site
- Landscaped privacy screens inset from the site boundary, boundary landscaping and landscaped retaining walls are proposed (see **Figure 11**).

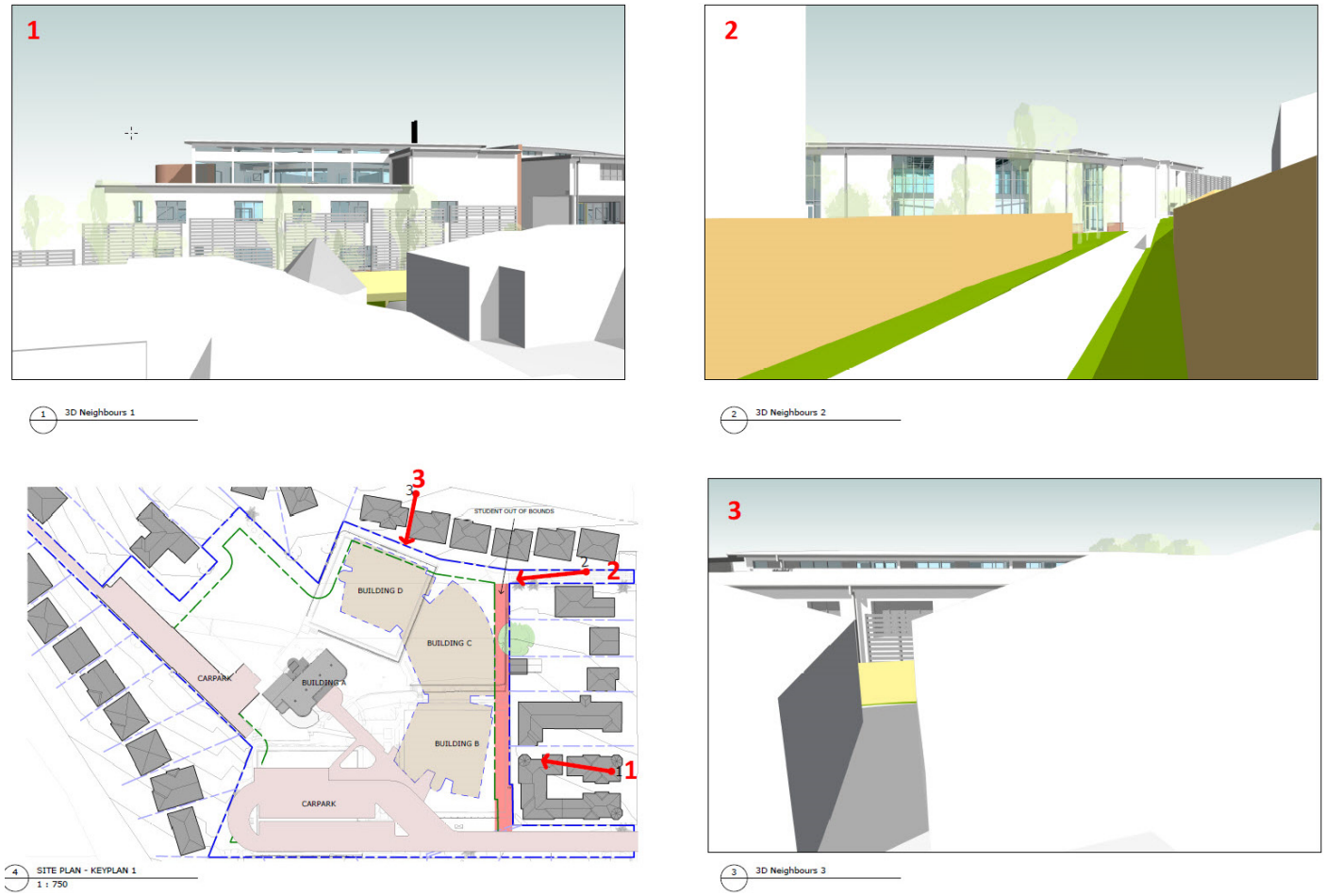

Figure 12 – Neighbour perspectives (Source: Munns Sly Moore, A9024_3)

Figure 13 – Neighbour perspectives (Source: Munns Sly Moore, A9025_3)

4.2.6 Noise

An Acoustic Report has been prepared by JHA (**Appendix L**). It notes that:

- Noise impact from proposed school activities can be classified as follow:
  - Noise from students engaged in outdoors activities and sports activities
  - Noise from Building Services including mechanical plants and air conditioning systems
  - Noise from ingress and egress of vehicles, carpark and deliveries
  - Use of the premises outside of normal school hours (if proposed) including sports activities
- To achieve the satisfactory noise outcomes at the nearby residences, the following noise management strategies shall be implemented.
  - Noise Emission from Students: Students engaged in outdoor recreational activities shall be supervised to limit noisy behaviour during outdoors activities. All outdoor student activities areas and sport courts located on the site shall be separated from nearby residential buildings by a 2.1m high acoustic fencing with no air gaps
  - Noise from Mechanical Services: Mechanical plant and air conditioning systems shall be designed and acoustically treated so that the noise generated from the systems achieve compliance with recommended specified criteria at the nearest affected receiver position and inside learning spaces
  - Noise from Vehicles and Access: Traffic noise will be generated on site from vehicle access on both staff and visitor driveways (Greenacre and Rickard Roads accesses). To comply with the specified noise criteria at the nearest affected receiver boundary, acoustic barriers of 2.1m minimum height and attenuation value no less than RW 13 (i.e. no air gaps are allowed) shall be installed between vehicle accesses, delivery areas, car parks and adjoining properties to limit the impact of vehicle traffic noise on nearby residences from vehicle access via driveways
  - Noise from Premises outside Operation Hours: There are no scheduled activities outside operation hours at the time of the report aside from parents and teacher's meetings, which will occur once each term between the hours of 5pm and 8pm. It is expected that no major acoustic disturbances will occur due to parent/teacher meetings
  - Point of Contact and Management of Noise Complaints: It is recommended that a Noise Management Policy is developed by the school. The Noise Management Policy shall formalise the school's objective as good neighbours and willingness to communicate with its neighbours, and informing the neighbours of future activities and events likely to increase noise levels at the residence. Neighbouring residents shall also be provided with a name and contact number of a school staff member who could be contacted in the event of a noise issue.

JHA conclude that the noise impact of the proposal complies with George River Council and the NSW Industrial Noise Policy (INP) 2000 as noted in the report conclusion:

> ***7. CONCLUSION***
>
> *Noise criteria specified by the George River Council, more specifically Kogarah DCP 2013 Part D3 and NSW Industrial Noise Policy (INP) 2000 requirements pertaining to the environmental noise impact on the proposed development at 29A Greenacre Road, South Hurstville for the noise impact of the development at the nearest affected residence has*

been assessed. The noise impact of the various activities at the proposed school including the following activities has been addressed:

- *Noise from students engaged in outdoors activities and sports activities*
- *Noise from Building Services including mechanical plants and air conditioning systems*
- *Noise from ingress and egress of vehicles, carpark and deliveries*
- *Use of the premises outside of normal school hours (if proposed) including sports activities.*

The recommended noise mitigation management strategies including glazing, noise barriers and noise management strategies have been provided for the proposed school development to meet the criteria outlined in Kogarah DCP 2013 Part D3 and the NSW Industrial Noise Policy (INP) 2000. Detailed design of the building glazing, envelope and acoustic barriers will be provided during the design development phase

A condition of consent should be imposed requiring implementation of the Acoustic Report recommendations.

4.2.7 Flooding

A Flood Risk Advice has been prepared by Stefani Group (**Appendix J**). It notes that:

- The site is a Low Flood Hazard area and is within a Flood Fringe area
- In accordance with Kogarah Council's Water Management Policy, the Flood Planning Level (**FPL**) is 28.25AHD (being the 1% 1% Annual Exceedance Probability (**AEP**) flood level impacting the site + a 500mm freeboard
- All proposed building structures and pedestrian access ways are above the FPL
- Car parking facilities and driveways that are below the flood level will be appropriate as:
  - All Site structures located below the FPL are to be made of flood compatible building
  - materials and components points
  - All Site structures located below the FPL are to be able to withstand the forces of
  - floodwater, debris and buoyancy provision of the Occupation Certificate
  - Storage of any hazardous material, items of plant, equipment of stock and any other item which may be susceptible to water damage above the FPL
  - The driveway off Greenacre Rd will have a minimum design crest at 27.60 AHD, the maximum 1%AEP impacting the Site. The crest will ensure that the current flood extent is maintained within Greenacre Rd reserve and 45 Greenacre Road
  - Pedestrians can be accommodated on Site for periods of flood impact in Greenacre Road. The flood evacuation strategy is to remain on site, waiting for flood waters to subside. A flood warning system or flood response plan is not warranted for the site
- The development proposal has demonstrated that no adverse impacts to flood levels will occur on adjoining properties as the flood impact is minimal. It is our opinion that as a result of this development:
  - The loss of flood storage is considered to be negligible
  - There will not be an increase in flooding or a negative impact on the velocities of flood waters upstream or downstream in a flood event
  - Sufficient opportunities are provided for flood evacuation.

4.2.8 BCA

A Building Code of Australia Report has been prepared by Munns Sly Moore Architects (**Appendix M**). It concludes that the proposal is capable of achieving compliance with the BCA subject to further detail at the design development stage.

A condition of consent should be imposed requiring compliance with the recommendations in the BCA Report.

4.2.9 Accessibility

An Accessibility Report has been prepared by Funktion (**Appendix N**). It considers the compliance of the proposal with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2016 (BCA) and Australian Standards on Access and Mobility.

It notes that the proposal can provide continuous accessible paths of travel and the equitable provision of accessible facilities concluding as follows:

> ***Conclusion***
>
> *Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed new work can comply with the functional accessibility requirements of BCA (2016) sections D3, E3.6 and F2.4; AS1428.1, AS2890.6, AS1735.12 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.*
>
> *With the development and implementation of the recommended operational management strategies, the provision of access for people with a disability in the proposed new campus at Marist Penshurst South Hurstville can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.*
>
> *I certify that I am an appropriately qualified and competent person practising in the relevant area of work. I have recognised relevant experience in the area of work being reviewed. My company is holding appropriate current insurance policies*

A condition of consent should be imposed requiring compliance with the recommendations in the Access Review.

4.3 79C(1)(c) The suitability of the site for the proposed development

In May 2017, the site was rezoned from Zone RE2 Private Recreation to Zone SP2 Infrastructure (Educational Establishment), specifically accommodating the proposal. For the reasons set out in this SEE, the site is suitable for the proposal.

4.4 S. 79C(1)(d) Any submissions made in accordance with the Act or Regulations

The DA will be notified/advertised in accordance with Council policy and submissions received will be considered in the DA assessment.

4.5 S.79C(1)(e) The public interest

For the reasons stated in this SEE, it is apparent that there is benefitted to be derived from the proposal. Most noteworthy, it facilitates use and conservation of a local heritage item and additional student places will be provided to accommodate the growing demand for high school places in the Georges River Council area.

5.0 Conclusion

The proposal to establish a Marist Catholic College Penshurst Junior Campus (Years 7 and 8) on the site previously occupied by the South Hurstville Bowling Club, located at 29A Greenacre Road, South Hurstville comprises:

1. Demolition and site works (the heritage listed former bowling clubhouse is to be conserved and adaptively reused)
2. Construction of a new *educational establishment* to become a Junior Campus (Years 7 and 8) for Marist Catholic College Penshurst that includes:
   (a) Up to 432 Year 7 and 8 students (co-ed) and 28 full time equivalent staff
   (b) Conservation and adaptive reuse of the former clubhouse building for school administration purposes (Building A)
   (c) New Buildings B, C and D (two to three storeys)
   (d) A total GFA of 5,403.8m^2
   (e) Some 25 classrooms and one multipurpose hall
   (f) Multipurpose courts and other play/recreation areas
   (g) Off street car parking for 58 cars, an on-site pick-up/drop-off facility and pedestrian and car entries
   (h) Landscaping to the site
   (i) Site and drainage works including two on-site detention tanks
   (j) Lighting, fencing, gates, identification signage and a new substation.
3. Use of the site as an *educational establishment*.

The proposal is reasonable and offers the following benefits:

- Amendments to adopt the advice of the DRP
- A well designed and master planned school to manage the demand for additional student places at Marist Catholic College Penshurst
- High quality facilities for staff and students
- The proposal includes measures to minimise potential adverse impacts on the residential amenity for nearby residents (overshadowing, privacy, noise, visual impact and stormwater)
- The Traffic Assessment concludes that the traffic impacts of the proposal will be acceptable
- Proposed staff and visitor car parking numbers exceed the minimum KDCP 2013 requirements (40 spaces required, 58 spaces proposed)
- The parking and drop-off/pick-up requirements of the new campus are to be accommodated on-site, a measure that is not often possible for existing school campuses, minimising the impact on adjoining streets
- The proposal provides for the ongoing conservation and adaptive reuse of the heritage listed former bowling clubhouse
- Stormwater and flooding conditions are to be improved.

Considering the merits of the proposal and the absence of any significantly adverse environmental effects, the DA is considered worthy of Council's consent.

Appendix A

Quantity Surveyor's Cost Report and Capital Investment Value calculation, by Wilde and Woollard

Appendix B

Consultation Report, by Robinson Urban Planning Pty Ltd

Appendix C

Site Survey, by RPS

Appendix D

Architectural design statement, plans, site analysis, shadow diagrams and perspectives, by Munns Sly Moore Architects

Appendix E

Statement of Heritage Impact & Schedule of Conservation Works, by Heritage 21

Appendix F

Landscape Master Plan, by UmbaCo

Appendix G

Tree Assessment Report, by Mark Bury Consulting

Appendix H

Traffic Report, by Colston Budd Rogers & Kafes

Appendix I

Civil and Stormwater Services Plans, by A J Whipps Consulting Group

Appendix J

Flood Report, by Stefani Group

Appendix K

Site Waste Minimisation and Management Plan Construction and Demolition by Munns Sly Moore Architects

Appendix L

Acoustic Report, by JHA Consulting

Appendix M

BCA Report, by Munns Sly Moore Architects

Appendix N

Access Report, by FUNKTION