

Alterations and additions to an existing educational establishment (All Saints Catholic Senior College)

20 – 30 Leacocks Lane, Casula

Development Application

Statement of Environmental Effects to
Liverpool City Council

Prepared on behalf of Sydney Catholic Schools

25 August 2017 | 14049

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1.0 Introduction

This Statement of Environmental Effects (**SEE**) is submitted to Liverpool City Council (the **Council**). It accompanies a development application (**DA**) proposing alterations and additions to the existing educational establishment located at 20 – 30 Leacocks Lane, Casula (the **site**).

The site currently houses All Saints Catholic Senior College (**ASCSC**), a senior (Year 11 and 12) co-educational school administered by Sydney Catholic Schools (**SCS**).

The following development is proposed on the site:

1. Demolition and site works as required (including 6,300m³ of excavation).
2. Alterations and additions to the existing *educational establishment* that includes:
 - (a) Refurbishment and additions to join Block A (Administration) with Block B2 (General Learning Area (**GLA**)) into a new Administration Building
 - (b) Refurbishment of Block B5 (Art) into a new canteen
 - (c) Construction of a new Block B5 (Pavilion)
 - (d) Internal refurbishment of Block C (GLA) and Block D1 (GLA)
 - (e) Construction of new covered walkways around the internal perimeter of the school buildings
 - (f) Construction of a new covered outdoor learning area adjoining Block B5 pavilion
 - (g) A total gross floor area (**GFA**) of 5,820m²
 - (h) Increase the number of functional teaching spaces from 36 (existing) to 43 (proposed)
 - (i) Off street car parking for 88 cars (including one disabled space), with modified internal bus drop off zone and asphalt road to the north of Block P and N
 - (j) Tree removal and landscaping to the site
 - (k) Site and drainage works
 - (l) Identification signage.

No alterations to the existing vehicular and pedestrian entry points to the site are proposed.

No change is proposed to the current student and staff populations or hours of operation.

1.1 Consent authority and type of application

The cost of development is \$13,828,000 (excluding GST) (attached).

As the capital investment value (**CIV**) is more than \$5 million, the proposal is for a regional development and the Sydney South West Planning Panel is the consent authority (pursuant to the *Environmental Planning and Assessment Act, 1979* (**EP&A Act**), section 23G and Schedule 4A for private infrastructure and community facilities with a CIV over \$5 million).

Pursuant to Section 91 of the EP&A Act, the DA is integrated development and will require referral to the NSW Rural Fire Service under Section 100B of the *Rural Fires Act 1997*.

1.2 Scope of SEE

This SEE has been prepared by Robinson Urban Planning Pty Ltd on behalf of the SCS (acting on behalf of the Trustees of the Roman Catholic Church for the Archdiocese of Sydney). It describes the site, its locality and the proposal. It includes an assessment under the heads of consideration at section 79C (1) of the E&PA Act.

This SEE should be read in conjunction with the following plans and information submitted under separate cover:

- Quantity Surveyor's Report, by Wilde and Woollard
- Survey Plan, by Burton and Field

- Architectural Plans, by Fulton Trotter Architects
- Landscape Plans, by QOH Landscape Architects
- Clause 4.6 Request to Vary a Development Standard Report – Building Height, by Robinson Urban Planning
- Hydraulic Service Plans, by Niven Donnelly and Partners
- Building Code of Australia Report, by Anthony Protas Consulting
- Accessibility Report, by Mark Relf
- Traffic Impact Assessment Report, by Thompson Stanbury Associates
- Arborist Report, by Tree IQ
- Flora and Fauna Assessment Report, by Ecoplaning
- Bushfire Assessment Report, by Peterson Bushfire
- Hazardous Building Material Assessment Report, by Banksia EOHS
- Waste Management Plan, by Fulton Trotter Architects
- Demolition Management Plan, by Fulton Trotter Architects
- Completed forms, checklists and DA fee.

2.0 Site Location and Description

The key characteristics of the site are summarised below:

Location	The site is located on the eastern side of Leacocks Lane, Casula, approximately 300m to the east of the Hume Highway, Casula (Figures 1 - 3).
Legal description	Lot 2 DP 773140 (see Survey Plan, attached)
Site area	5.655ha
Zoning	Pursuant to Liverpool Local Environmental Plan 2008 (Liverpool LEP 2008), the site is in Zone R3 – Medium Density Residential. Figure 9 at Section 5.1.3 is an extract from the Land Zoning Map.
Frontage	Leacocks Lane - 243m approximately
Existing uses	<p>The site accommodates numerous one to two storey buildings, an outdoor sports field and amenities associated with an existing educational establishment (All Saints Catholic Senior College).</p> <p>The school is serviced by two separate off-street parking areas allocated for ‘employees/visitors’ and ‘students’ respectively, providing a total of 91 car spaces and an internal bus bay.</p> <p>Access to the employee/visitor parking and bus pick-up/drop-off area is facilitated by separate ingress and egress driveways connecting with Leacocks Lane at the western property alignment.</p> <p>Access to the student parking area is provided via a combined ingress/egress driveway connecting with Leacocks Lane at the south-western corner of the site.</p> <p>In addition to the above, an indented temporary parking bay is provided along the eastern side of Leacocks Lane, between the separate entry and exit driveways servicing the on-site “employee/visitor” parking area.</p> <p>The total school population on site is 560 students and 60 staff. The school generally operates between 7:30am – 4:30pm (with some weekend and evening use). No change is proposed to the existing operation of the school.</p>
Heritage	Pursuant to Liverpool LEP 2008, the site does not contain a heritage item and it is not located within a heritage conservation area.
Topography	The part of the site that accommodates the school buildings and associated play areas adjacent to Leacocks Lane is generally flat (approximately RL 54.00). However, there is a significant fall to the north and south of the school buildings which generally contains native bushland (RL 20- 30).
Vegetation	Vegetation amongst the school structures is limited to gardens and

landscaping. Garden plants include both native and non-native species. Vegetation to the north, south and east of the school structures mostly comprises native species. In particular Shale Hills Woodland which is a sub-community of the critically endangered Cumberland Plain Woodland which is listed under both the *NSW Threatened Species Act 1995 (TSA Act)* and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

A Flora and Fauna Assessment Report has been prepared by Ecoplanning and accompanies this report.

An Arboricultural Assessment Report has also been prepared by Tree IQ (attached) which notes that the proposed works necessitate the removal of 32 trees on the site due to their poor health, species or proximity to the proposed building works. Suitable replacement planting is proposed to offset their removal.

Environmental constraints

- **Acid sulphate soils** – Class 5 – affects the eastern portion of the site (Liverpool LEP 2008 ASS-013 Map)
- **Bushfire prone land** - The site is located on land identified as bushfire prone land (Liverpool City Council Bushfire Prone Land Sheet 4)
- **Environmentally sensitive land** – The site contains land that is identified as Environmentally Significant (Liverpool LEP 2008 ESL-013 Map (**Figure 12**))
- **Critically endangered habitat** - The site contains critically endangered habitat (comprising Shale Hills Woodland which is a sub-community of the Cumberland Plain Woodland) listed under both the TSA Act and EPBC Act.

Adjoining uses

- **North/South/East:** The site is bounded by a recreational park reserve (known as Leacock Regional Park) to the north, south and east.
- **West:** Detached single storey and double storey residential dwellings form the dominant land profile to the west of the site (across Leacocks Lane).



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



Figure 2 – Aerial view of the site (Source: SIX Maps)

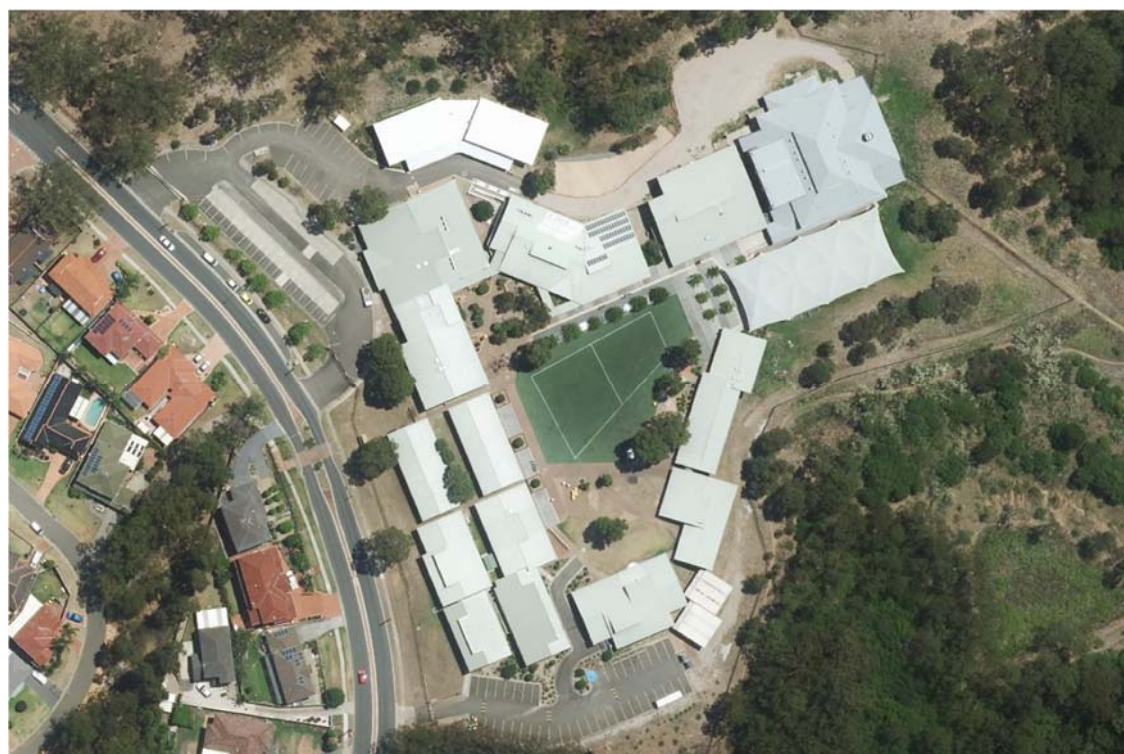


Figure 3 – Aerial view of existing school buildings (Source: SIX Maps)

3.0 Site and development approval history, project need and social impact

3.1 Development approval history

In preparing this DA, an application pursuant to the *Government Information (Public Access) Act 2009 (GIPA)* was made to Council to view applications, reports and consents for the site. In summary, it was found that:

- There are no conditions of consent specifying a student population cap
- There are no conditions of consent in relation to hours of operation
- There are no conditions of consent in relation to school drop-off/pick-up arrangements.

3.2 Project need

An extensive review of the existing facilities identified a necessity to redevelop much of the site to provide modern facilities to meet the needs of the students and staff. The school buildings on site have been built haphazardly over an extended period resulting in buildings that are disconnected and learning spaces that are now out of date and no longer fit for purpose.

Limitations with the current school facilities include:

- Buildings do not fully comply with the access provisions of the Building Code of Australia (BCA) or the Disability Discrimination Act (DD Act)
- Buildings lack internal amenity
- Classrooms are out-dated in design and not fit for purpose
- Staff facilities are inadequate in size and functionality
- External spaces between the buildings lack amenity
- Inadequate accessibility and connectivity throughout the site
- Building services are out-dated and are not fitted with energy efficient services
- Building fabric has poor thermal properties which impacts on the comfort and amenity of the users.

The proposal is therefore critical for the long-term viability of the school.

3.3 Social impact

In accordance with section 79C of the EP&A Act, Liverpool LEP 2008 and Section 27 of Liverpool Development Control Plan 2008 (**Liverpool DCP 2008**); an assessment of the potential social impact of the proposal follows noting the potential positive and negative impacts.

3.3.1 Positive impacts

The proposal provides the following potential benefits:

- Continued and improved educational use of the site
- Improved teaching and learning facilities for the existing and future students and staff
- Employment opportunities will be created during the construction and operational phases
- Alterations and additions that are generally located within existing building footprints/paved areas and existing landscaping and play areas are to be retained
- A high standard of architectural design and building materials, commensurate with and designed as a seamless extension to the existing buildings
- The height, bulk and scale are appropriate for the site and maintain the existing educational form and character of school buildings on site

- Landscaping and tree replacement to offset the proposed removal of trees and to soften the buildings and provide suitable amenity to the outdoor play spaces
- Appropriate parking, access and pick-up/drop-off arrangements are proposed
- No change to existing traffic conditions.

3.3.2 Negative impacts

- Student and staff convenience and amenity may be temporally diminished during the construction period.

The proposal will therefore not result in any significantly adverse amenity impacts for adjoining and nearby residents (views, privacy, noise, overshadowing, traffic and parking).

Photographs of the site and surrounding area are shown at **Figures 4 to 5**.



(a) Leacocks Lane, staff car park entrance



(b) Leacocks Lane, staff car park exit, with school administration building in the distance



(c) Leacocks Lane, Buildings B3 – B8



(d) Leacocks Lane, student car park entrance/egress



(e) Staff car park



(f) Main school entrance

Figure 4 – Photographs of the site



(g) Sports field with Block C and Block D1 in distance



(h) Rear view of Block B2, B3 and B5



(i) Block C



(j) Rear view of Block P, Block Q and internal road to be asphalted



(k) Rear view of Block P, Block N and Block M



(l) Block Q Science Building

Figure 5 – Photographs of the site

4.0 Description of Proposal

4.1 Overview

The proposal is illustrated on the Architectural and Landscape Plans (attached) and comprises the following works:

3. Demolition and site works as required (including 6,300m³ of excavation).
4. Alterations and additions to the existing *educational establishment* that includes:
 - (a) Refurbishment and additions to join Block A (Administration) with Block B2 (GLA) into a new Administration Building
 - (b) Refurbishment of Block B5 (Art) into a new canteen
 - (c) Construction of a new Block B5 (Pavilion)
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 - (j) Tree removal and landscaping to the site
 - (k) Site and drainage works
 - (l) Identification signage.

No alterations to the existing vehicular and pedestrian access to the site.

No change is proposed to the current student and staff populations or hours of operation.

Table 1 provides a numeric overview of the existing and proposed development on the site.

Table 1 – Numeric comparison of the existing and proposed development

Element	Existing	Proposed
Site area	5.655ha	5.655ha
Student population	560	560
Staff population	60	60
Car parking	91	88 (including 1 accessible)
Building footprint/site coverage	5,850m ² (10%)	6,430m ² (11%)
GFA	4,790m ² (8%)	5,820m ² (10%)
FSR	0.087:1	0.1:1
Functional teaching spaces	36	43
Playground (accessible to students)	7,500m ² (13%)	7,500m ² (13%)
Deep soil	40,463m ² (72%)	40,377m ² (71%)
Maximum height (storeys)	Two storeys	Two storeys

More details follow.

4.2 School operation

4.2.1 Population

The total school population on site is:

- 560 students (between Years 11 and 12)
- 60 staff (comprising 47 permanent and 13 support staff).

No change is proposed to the existing student and staff population of the school as a result of the proposed works.

The proposal simply seeks to upgrade the existing school buildings and associated outdoor spaces, significantly improving the functionality and amenity of the school for its students and staff.

4.2.2 Hours of operation

The existing hours of operation are as follows:

- Standard school hours: 7:30am – 6.00pm Monday to Friday
- Occasional weekend use: 7.00am to 10.00pm up to 10 times per year (e.g. annual school fete)
- Occasional evening use: finishing at 10pm up to 12 times per year (e.g. parent information sessions, which are held outside of normal school operations).

No change is proposed to the existing hours of operation.

4.3 Design/materials/colours

As detailed on the Streetscape Elevation, Signage and Colours and Materials Schedules (Drawing ACD_1202, attached), the proposal makes use of and retains the existing buildings on site and incorporates contemporary materials and colours which are consistent with and complimentary to the character of existing buildings on site, and surrounding bushland, comprising:

- Brickwork (charcoal, flame red and choc tan)
- Compressed fibre cement (in shades of blue and green)
- Pre-cast concrete (in a natural finish)
- Modwood Battens to screens and landscape bench seats
- Polycarbonate (Danpalon wall panels)
- Plywood (natural finish)
- Metal roof sheeting (woodland grey)
- Metal wall cladding (surf mist, woodland grey and dune).

4.4 Gross Floor Area and Floor Space Ratio

As calculated by Fulton Trotter Architects, a GFA of 5,820m² is proposed (an increase of 1,030m²).

With a site area of 56,550m² this equates to a floor space ratio (FSR) of 0.1:1 on the site.

4.5 Building height

All of the proposed works to the existing school buildings and associated structures are limited in height to one or two storeys.

4.6 Setbacks

As detailed in **Table 2** below, the proposed alterations and additions do not change the existing setbacks for the school buildings.

Table 2 – Proposed setbacks (alterations and additions)

Boundary	Existing	Proposed
West (Leacocks Lane): Measured to Block B2/A	>20m	No change
North (Leacock Regional Park): Measured to Block A	>75m	No change
South (Leacock Regional Park): Measured to Block C	>30m	No change
East (Leacock Regional Park): Measured to Block D1	>15m	No change

4.7 Demolition and excavation

By taking advantage of the existing level change across the site, a new lower ground floor level has been created underneath Block N. To facilitate this, approximately 6,300m³ of the site is required to be excavated to create the new TAS/Store room.

A Demolition and Construction Management Plans has been prepared (see attached).

A hazardous buildings material assessment has also been prepared for the proposed demolition works across the site by Banksi EOHS (attached).

4.8 Access and parking

Thompson Stanbury Associates has prepared a Parking and Traffic Impact Assessment for the proposal (attached). A summary of the proposed access and parking arrangements follows.

4.8.1 Access arrangements

Vehicular and pedestrian access to the site is to remain unchanged.

4.8.2 Parking

- Employee/Visitor Parking Area:
 - Three existing parallel parking bays (allocated to staff), located close to the egress driveway are proposed to be deleted, which will reduce the total site wide parking provision from 91 to 88 spaces
 - The kerb ‘kick-out’ adjoining the egress taper of the internal bus bay is to be removed to ensure that up to three buses can be accommodated at any one time
- Student Parking Area:
 - Removal of landscaping material occupying up to four existing parking spaces to ensure their availability for use by students.

4.9 Stormwater

Niven Donnelly and Partners has prepared a Stormwater Management Strategy consistent with the relevant Council controls (attached).

A Sediment and Erosion Control Plan has also been prepared (attached).

4.10 Landscaping and tree removal

4.10.1 Landscape area and building footprint

Table 3 describes the proposed site coverage, playground areas and landscaped areas based upon the calculations by Fulton Trotter Architects.

Table 3 – Landscaped areas and building footprint

Site area: 5.655ha	Existing		Proposed	
	m ²	%	m ²	%
Building footprint/site coverage	5,850	10%	6,430	11%
Playground (accessible to students)				
• Uncovered	4,950	9%	3,850	7%
• Covered	2,550	5%	3,650	6%
Total	7,500	13%	7,500	13%
Deep soil	40,463	72%	40,377	71%

4.10.2 Tree removal/retention

The Arboricultural Assessment Report by Tree IQ (attached) sets out the following tree removal/retention plan (which is illustrated on **Figure 6**):

- Trees 5-17, 19-26 and 30-40 are to be removed (32 in total) due to their poor health, species or proximity to the proposed building works. Suitable replacement planting is proposed to offset their removal
- Trees 1-4, 18, 27-29 and 41-50 are to be retained (18 in total) and protected during construction
- Trees 1-2 may need to be pruned for building and construction clearance.

4.10.3 Landscape design

O'Hanlon Design Landscape Architects has prepared a Landscape Plan (attached) which shows the following (**Figure 7**):

- Landscape works comprising:
 - Replacement and supplementary planting to school site (comprising a mixture of mature trees, shrubs, ground cover and grasses)
 - Landscaping around the site to provide ongoing pedestrian links and access through out
- No change is proposed to the existing fencing.

4.11 Signage

As shown on the Drawing 1202 (attached), the proposal includes the following school identification signage which is setback 27m from the site boundary:

- Sign #1 – School logo – 1.2 x 0.95m on Block A Administration Building
- Sign #2 – “Reception/Office” signage 200mm (H) x 2400mm (W)

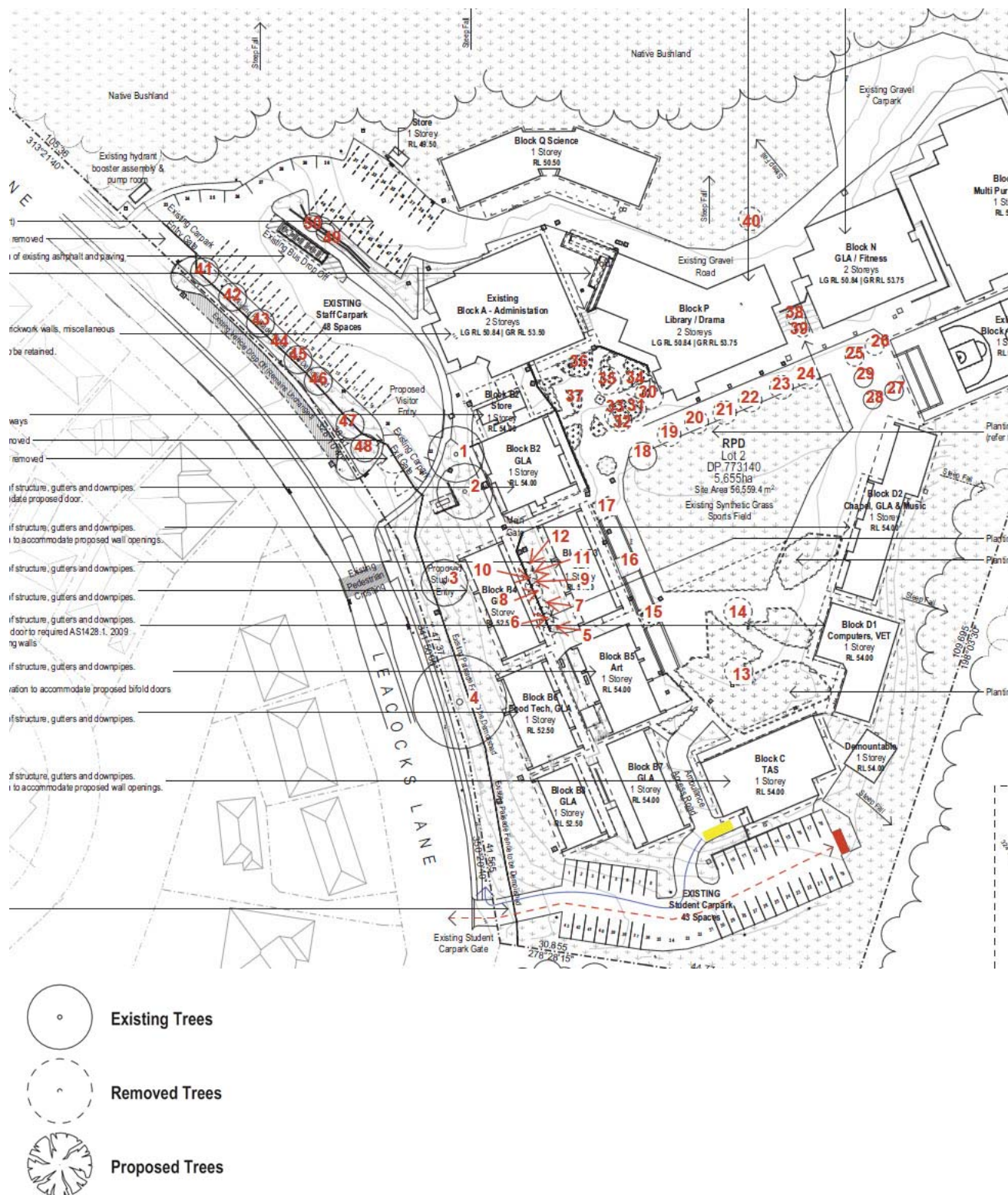


Figure 6 – Tree removal/protection plan (Source: Tree IQ)



Figure 7 – Landscape site plan (Drawing DA000) (Source: QOH Landscape Architects)

4.12 Waste management and recycling

A Waste Management Plan (**WMP**) has been prepared in accordance with Liverpool DCP 2008 (attached). During construction, the required WMP will be put into place.

No change is proposed to the existing waste storage room facilities or existing waste management practices of the school.

4.13 Accessibility and BCA compliance

The proposal has been designed to provide access for people with a disability and provides continuous accessible paths of travel, clear way finding guidance and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

Mark Relf has carried out an accessibility review and determined that the proposal can comply with the accessibility provisions of the BCA (attached).

The proposal is capable of complying with the BCA as detailed in the BCA report by Anthony Protas Consulting (attached).

4.14 Project staging

Construction of the proposal is to be staged to allow the school to function with minimal disruption during the construction period. Staging the works over time will also allow the school to accommodate the project within its operational budgeting.

As shown at **Figure 8**, the proposal will be broken down into multiple stages, with each stage to be the subject of a separate interim occupation certificates.

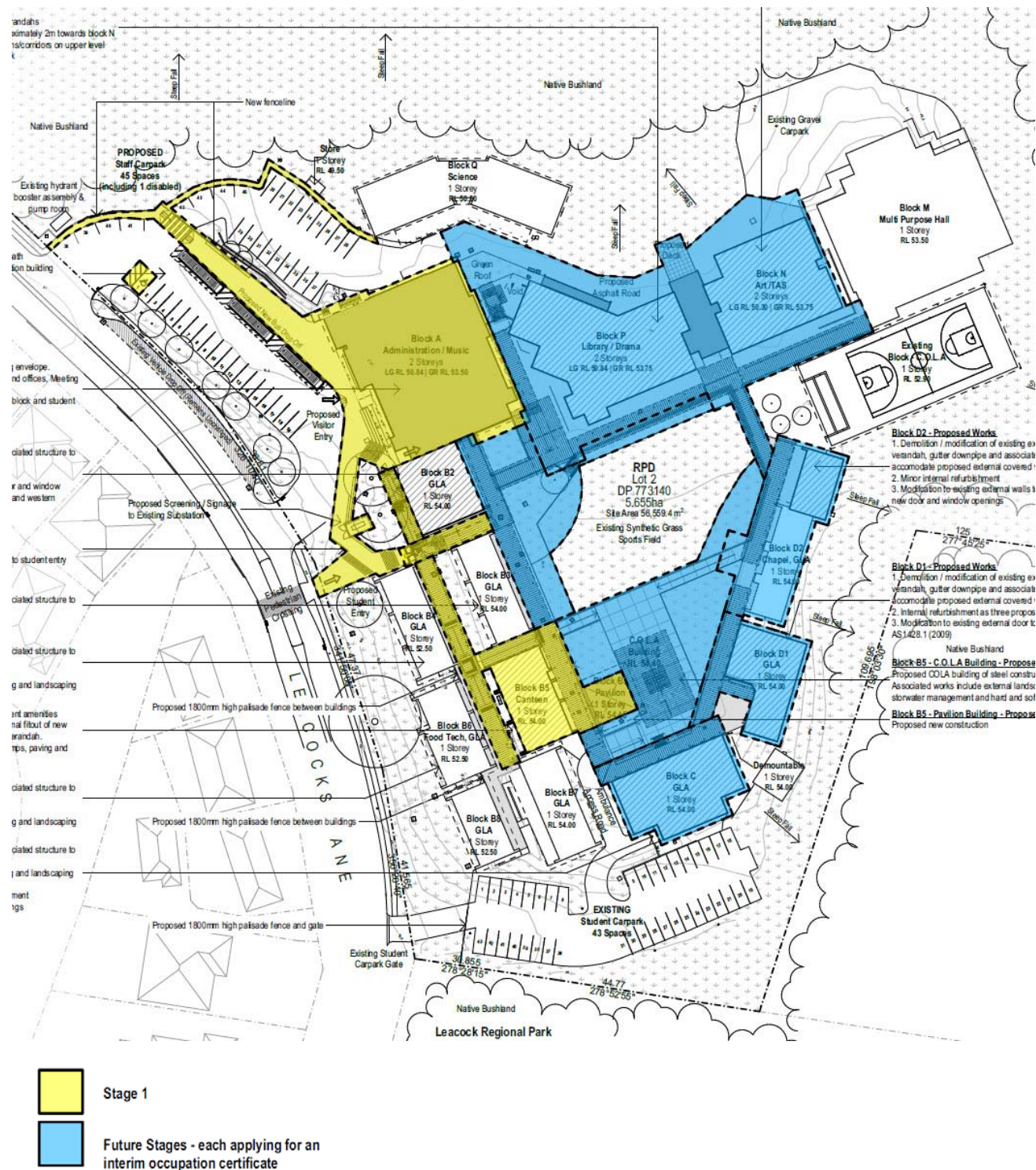


Figure 8 – Proposed staging plan (Drawing ACD_1203) (Source: Fulton Trotter Architects)

5.0 Statement of Environmental Effects

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

The following environmental planning instrument and development control plan (DCP) are relevant to the proposal:

- State Environmental Planning Policy (SEPP):
 - SEPP No. 55 – Remediation of Land (**SEPP 55**) (gazetted 28 August 1998)
 - SEPP (Infrastructure) 2007 (**Infrastructure SEPP**) (gazetted 21 December 2007)
 - Draft SEPP Educational Establishments and Child Care Facilities 2017 (**Draft Educational Establishments and Child Care SEPP**) (exhibited 3 February 2017 to 7 April 2017)
- LEP:
 - Liverpool LEP 2008 (gazetted 29 August 2008)
- DCP:
 - Liverpool DCP 2008 (which came into effect on 29 August 2008 and was last amended on 14 July 2017 (Amendment No. 25))
- Contributions Plan:
 - Liverpool Contributions Plan 2009 (**Liverpool Contributions Plan**) (which came into effect 14 December 2009).

An assessment of the proposal's compliance with the relevant provisions of these plans follows.

5.1.1 SEPP 55

Clause 7(1)(A) of SEPP 55 requires the consent authority to consider whether land is contaminated. Given the site's extended use for education purposes the site is unlikely to be contaminated.

The Section 149 Certificate also states that the site is not known to be contaminated.

5.1.2 Infrastructure SEPP

The Infrastructure SEPP is a detailed policy that addresses a multitude of approval and referral processes for development.

Educational establishments

Clause 1.17A of State Environmental Planning Policy (Exempt and Complying Development Codes 2008 (**Codes SEPP**)) states that to be complying development for the purpose of any environmental planning instrument, the development must not be development that requires concurrence or be on land that is critical habitat.

The proposal therefore cannot be determined as complying development as the site is located within bushfire prone land and also contains critical habitat.

Traffic generating development

Schedule 3 of SEPP Infrastructure states that *educational establishments* with 50 or more students (with access to any road) require referral to the NSW Roads and Maritime Services (RMS).

The proposal is for works only, with no change proposed to the student or staff population, therefore the DA does not require referral to the RMS under the provision of this clause.

5.1.3 Liverpool LEP 2008

As detailed in **Table 4**, the following provisions in Liverpool LEP 2008 apply to the site:

- **Zoning/Permissibility (Figure 10)** - The school site is in Zone R3 – Medium Density Residential. *Educational establishments/schools*¹ are permitted with consent.
- **Building height standard (Figure 12)** – Pursuant to cl. 4.3, the site is subject to an 8.5 metre building height standard.

Most of the proposed works to the existing school buildings and associate structures sit below the 8.5m maximum building height standard, as all buildings are limited to one or two storeys. However, there is a minor breach to the height standard in relation to the Administration Building, where a small portion of the new roof exceeds the height standard.

As shown on **Figure 9** the proposed works to the Administration Building result in a maximum height of 9.05m (RL 60.40), measured from the *ground level (existing)* (RL 51.35), a non-compliance of 550mm which equates to a departure of 11%.

In accordance with cl. 4.6 of Liverpool LEP 2008, application is made for an exception to the 8.5m height standard, as addressed in detail within the Clause 4.6 Request to Vary a Development Standard Report prepared by Robinson Urban Planning (attached under separate cover).

FSR standard (Figure 11) - Pursuant to cl. 4.4 of Liverpool LEP 2008, the site is subject to a FSR standard of 0.5:1. A total GFA of 5,820m² is proposed (an increase of 1,030m²). With a site area of 56,550m² this equates to a FSR of 0.1:1 on the site which is well below the 0.5:1 standard.

¹ Pursuant to Liverpool LEP 2008:

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

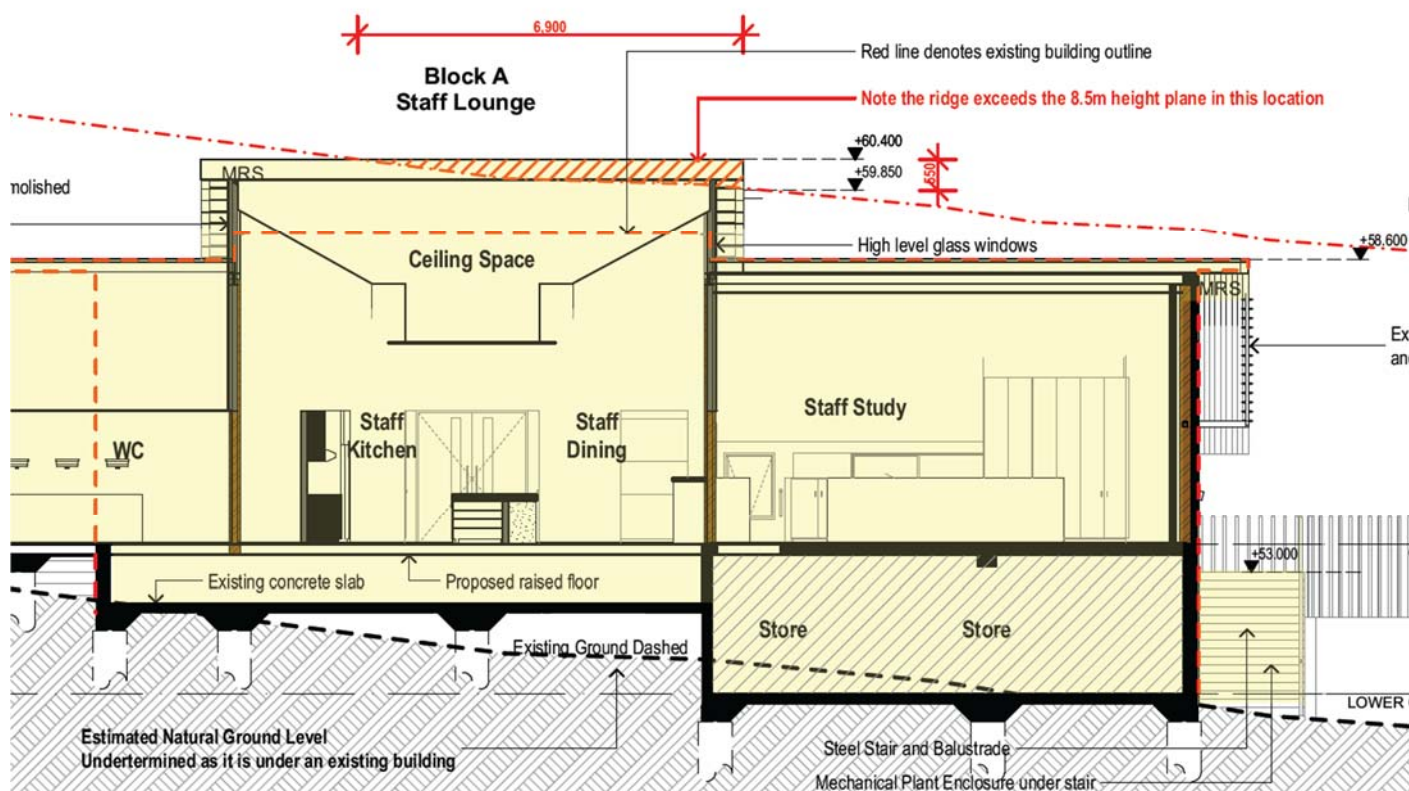


Figure 9 – Administration Building: Height non-compliance (8.5m height limit shown red dashed) (Source: Fulton Trotter Architects)



Figure 10 – Extract of Land Zoning Map (LZN_013) Liverpool LEP 2008

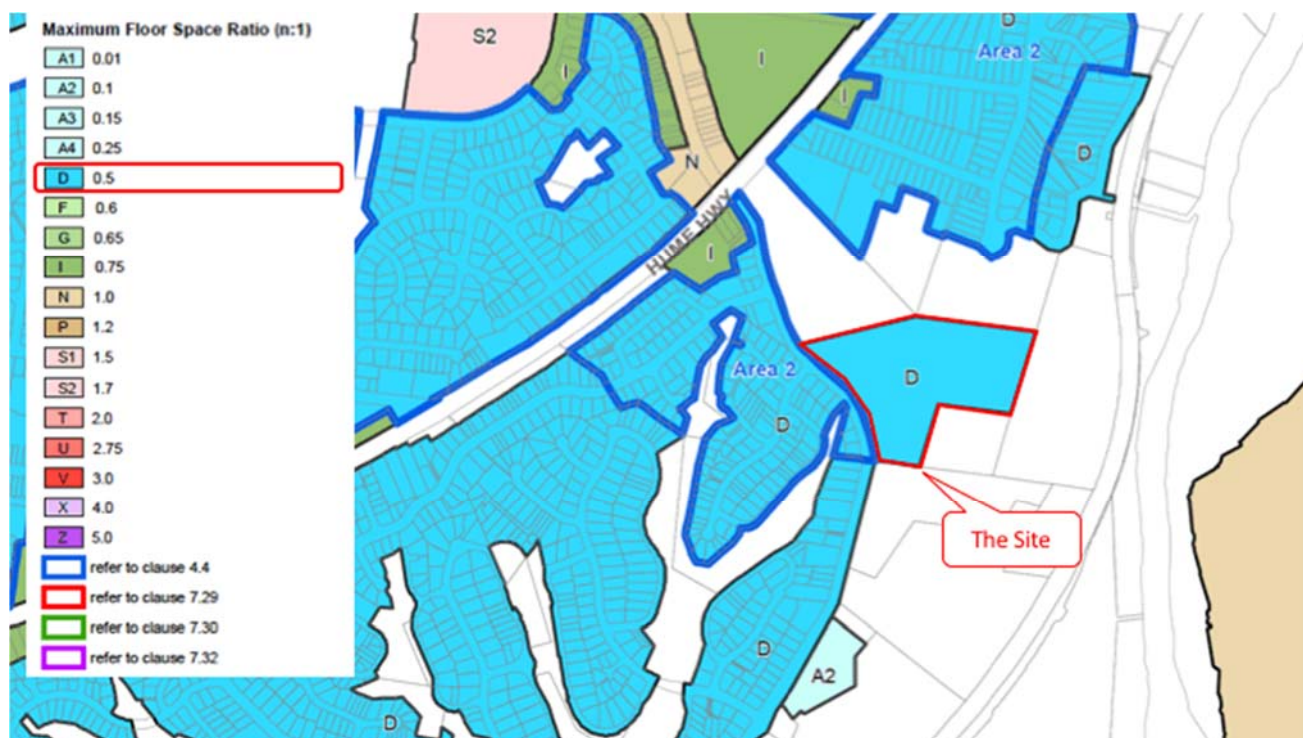


Figure 11 – Extract of Floor Space Ratio Map (FSR_013) Liverpool LEP 2008



Figure 12 – Extract of Height of Building Map (HOB_013) Liverpool LEP 2008



Figure 13 – Extract of Environmentally Sensitive Land Map (ESL_013) Liverpool LEP 2008

Table 4 – Compliance with Liverpool LEP 2008

	Control/standard		Proposal/compliance
Zone objectives and Land Use Table (cl.2.3)	<p>Zone R3 Medium Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To provide for a concentration of housing with access to services and facilities. To provide for a suitable visual transition between high density residential areas and lower density areas. To ensure that a high level of residential amenity is achieved and maintained. <p>2 Permitted without consent</p> <p><i>Home-based child care; Home occupations</i></p> <p>3 Permitted with consent</p> <p><i>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing</i></p> <p>4 Prohibited</p> <p>Any development not specified in item 2 or 3</p>		<p>✓ Consistent with the Zone R3 objectives, the proposal:</p> <ul style="list-style-type: none"> Will continue to provide much needed infrastructure and improve the existing school facilities Will continue to meet the day to day educational needs of the local community. <p>✓ <i>Educational establishments are permitted with consent.</i></p>
Height of buildings (cl. 4.3)	8.5m building height standard	X	Maximum height of 9.05m (RL 60.40) School Administration Building Block A)
Floor space ratio (cl. 4.4)	0.5:1 Floor Space Ratio (FSR) standard	✓	A total GFA of 5,820m ² which equates to a FSR of 0.1:1 on the site.
Preservation of trees (cl. 5.9)	A person must not ringbark, cut down, top, lop, remove, injure or willfully destroy any tree or other vegetation to which any such development control plan applies without the authority conferred by:(a) development consent, or (b) a permit granted by the Council	✓	The Arboricultural Assessment Report (attached) notes that the proposed works necessitate the removal of 25 trees on the site due to their poor health, species or proximity to the proposed building works. Suitable

Control/standard		Proposal/compliance	
		replacement planting is proposed to offset this tree removal.	
Environmentally significant land (cl. 7.6)	<p>The consent authority must consider the following as relevant:</p> <ul style="list-style-type: none"> • The condition and significance of the vegetation on the land and whether it should be substantially retained • The importance of the vegetation to native fauna • The sensitivity of the land and the effect of clearing 	✓	Eco planning assessed the impacts of the proposed development on the Flora and Fauna on site. The assessment determined that the site is suitable for development subject to the recommendations contained within the report being implemented.
Acid Sulfate (cl. 7.7)	<p>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.</p> <p>Class of land Works</p> <p>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.</p>	✓	No works are proposed within 100m of an adjacent Class 2 -4, that is below 5m AHD.

5.1.4 Liverpool DCP 2008

Table 5 considers the compliance of the proposal with the relevant provisions and demonstrates that it generally complies.

5.1.5 Section 94 Contributions

Council will levy all development in Liverpool, which generates the need for additional amenities, facilities and services, which the Council provides.

Given the proposed development is for alterations and additions to an existing educational use, with no change proposed to the existing student or staff population.

A contribution is not considered necessary as the proposed development will not generate any additional need for amenities, facilities for which the Council provides.

Table 5 – Compliance with Liverpool DCP 2008

Control	Provisions	Proposal/compliance
Part 1 General Controls		
2 Tree Preservation	1. Any approvals to remove or prune trees issued with a development consent shall lapse when the development consent lapses or becomes invalid or void.	✓ Removal of 32 non-significant trees due to their poor health, species or proximity to proposed works is required.
3.1 Retention of existing on site trees	1. Existing trees and native vegetation are to be retained, protected and incorporated into the development proposal. This is particularly important for vegetation which forms part of a ridgeline tree canopy and in foreshore and riparian areas (with the exception of weed species).	Refer to Architectural Plans and Tree Assessment Report (attached). Suitable replacement planting is proposed to offset this removal.
4 Bushland and Fauna Habitat Preservation	1. Bushland , particularly that identified as a threatened community or habitat for a threatened species shall be substantially retained and incorporated within a development. 2. A flora and fauna assessment is required where a site containing native vegetation or habitat for threatened flora or fauna. The flora and fauna assessment shall consider the impacts of APZ's and water management	✓ Ecoplanning assessed the impacts of the proposed development on the Flora and Fauna on site. The assessment determined that the site is suitable for development subject to the recommendations contained within the report being implemented. Refer to Section 5.2.3 for more detail.
5 Bushfire Risk	1. All development shall comply with provisions of the Rural Fires and Assessment Act 2002 and <i>Planning for Bushfire Protection 2006</i> . 2. Asset Protection Zones shall be provided within the boundary of the land on which a development is proposed but may include public streets located between the land and bushland.	✓ A Bushfire Assessment Report has been prepared by Peterson Bushfire (attached) as the development area is deemed bushfire prone under Council's Bushfire Prone Land Map. Refer to Section 5.2.2 for more detail.
6 Water cycle management	1. For developments that require construction of stormwater drainage , a SDCP shall be submitted	✓ Niven Donnelly and Partners has prepared a Stormwater Management Strategy consistent with the relevant Council controls (attached).
8 Erosion and Sediment Control	1. A Soil and Water Management Plan (SWMP) or an Erosion and Sediment Control Plan (ESCP) is required	A Sediment and Erosion Control Plan has also been prepared (attached).
14 Demolition of Existing Developments	1. All demolition work must comply with the <i>Australian Standard AS2601 - 1991, The Demolition of Structures</i> . 2. A Waste Management Plan (WMP) is to be submitted with the	✓ Complies. The following documents accompany this report:

Control	Provisions	Proposal/compliance
	Development Application.	<ul style="list-style-type: none"> – Demolition and Construction Management Plan – WMP – Hazardous Buildings Material Assessment Report.
20.2 Car Parking Provisions and Service Facilities by Land Use (Educational Establishment - Residential zone)	<ol style="list-style-type: none"> 1. A traffic and car parking report is required 2. 1 space per 1 staff member, plus 1 space per 30 students 3. Car parking is to be convenient to the distribution of destinations on campus 	<ul style="list-style-type: none"> ✓ Complies – The slightly modified on-site car parking areas providing a total parking provision reduced from 91 to 88 spaces still exceeds the minimum requirements specified. – Refer to Section 5.2.1 and the accompanying Traffic and Parking Assessment Report (attached).
26 Outdoor Advertising and Signage (Residential Zone)	<ol style="list-style-type: none"> 1. Signs are to be placed wholly within the boundary. 2. Signs are not permitted on walls facing adjoining residences. 3. The number and size is restricted to 1 sign of not more than 0.75sqm per business operation or activity. 4. Signs shall not be affixed to or displayed on the fence other than solid masonry fence. 5. Maximum height of a free standing sign is 2m from ground level. 6. Illuminated signs, except for doctors or veterinarians, are not permitted. 	<ul style="list-style-type: none"> ✓ X A minor departure from the signage size control is proposed. This is reasonable given that: <ul style="list-style-type: none"> – The signs are building name signs only – The signs are 27m from the site boundaries – The site has an area of >5ha.
27 Social Impact Assessment	<ol style="list-style-type: none"> 1. A social impact assessment shall be submitted with a development application 	<ul style="list-style-type: none"> ✓ Complies Refer to Section 3.3
Part 3.8 (Non- Residential Development in Residential Zone (Educational Establishments))		
3.2 Site Planning	Site Location <ol style="list-style-type: none"> 1. Education Establishments should be located; <ul style="list-style-type: none"> – In the general vicinity of recreation area – Within proximity of Public transport – On streets with widths that permit adequate safe manoeuvrability of vehicles & lines of sight for pedestrians, cyclists and vehicles; and on approach streets within the road hierarchy such as on collector streets – There traffic control devices do not impede vehicular access to sites – Where the children will not be adversely affected by lead contamination, offensive noise and air pollution or by adjacent land uses. 	<ul style="list-style-type: none"> ✓ Complies. – The proposal continues and improves the existing educational establishments on the site – The site is within the vicinity of a recreation area (Leacock Regional Park) – The site is close to public transport – The site is not affected by contamination, offensive noise or air pollution, or by adjacent land uses.

Control	Provisions	Proposal/compliance															
	<p>2. Education Establishments shall not be permitted:</p> <ul style="list-style-type: none"> – Adjacent to industrial activities, which generate significant noise or air pollution – Streets with a carriageway width of 6.5m or less – Streets, which are cul-de-sac – In areas where aircraft noise levels exceed 25 Australian Noise Exposure Forecast (ANEF). 	<p>✓ Complies</p> <ul style="list-style-type: none"> – The site is not located adjacent industrial activities – Street carriageway is more than 6.5m – The site not located on a cul-de-sac – The site is not impacted by aircraft noise. 															
	<p>Site Planning</p> <ol style="list-style-type: none"> 1. Site planning should be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and land capability. 2. The site layout should enhance the streetscape through the use of landscaping and built form. 3. Site planning should enable buildings to address streets and public open spaces. 4. The site layout should ensure that the external play area is maximised and enjoys solar access. 5. The site layout should contribute to personal safety and to the protection of property by permitting casual surveillance of adequately lit outdoor spaces from windows and entries. 6. The layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access. 	<p>✓ Complies</p> <ul style="list-style-type: none"> – The proposal continues and improves the existing educational establishment on the site – The external play areas provide an appropriate standard of amenity (sunlight, variety and privacy) – Alterations are sensitive to site constraints, such as bushland and existing bushfire APZs. 															
3.3 Setbacks	<p>Front Setbacks</p> <table> <tr> <th>Road</th><th>Front Setback</th><th>Secondary Setback</th></tr> <tr> <td>Classified Roads</td><td>7.5 m</td><td>7.5 m</td></tr> <tr> <td>Other Streets</td><td>5.5 m</td><td>4 m</td></tr> </table> <p>Side and Rear Setbacks</p> <table> <tr> <td>Single Storey</td><td>4 m</td><td>4 m</td></tr> <tr> <td>Second storey</td><td>8 m</td><td>8 m</td></tr> </table>	Road	Front Setback	Secondary Setback	Classified Roads	7.5 m	7.5 m	Other Streets	5.5 m	4 m	Single Storey	4 m	4 m	Second storey	8 m	8 m	<p>✓ Complies.</p> <ul style="list-style-type: none"> – Existing front building setbacks are maintained. <p>✓ Complies.</p> <ul style="list-style-type: none"> – Existing side/rear building setbacks maintained
Road	Front Setback	Secondary Setback															
Classified Roads	7.5 m	7.5 m															
Other Streets	5.5 m	4 m															
Single Storey	4 m	4 m															
Second storey	8 m	8 m															
3.4 Open Space and Landscaped Area	<p>Outdoor Play Areas</p> <ol style="list-style-type: none"> 1. These areas shall not be used for on site detention of stormwater. 2. The provision of outdoor play areas shall satisfy the requirements of the NSW Department of Education and Training <p>Landscaped Area</p> <ol style="list-style-type: none"> 1. A minimum of 25% of the site area shall consist of landscaped area, including lawn, deep rooted trees, garden beds and mulched areas. 2. There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of 	<p>✓ Complies</p> <p>✓ Complies.</p> <ul style="list-style-type: none"> – > 25% of the site is landscaped – > 5m x 6m rear setback deep soil – >50% of front setback landscaped. 															

Control	Provisions	Proposal/compliance
	<p>deep rooted trees.</p> <p>3. A minimum of 50% of the front setback area shall be landscaped area.</p>	
3.5 Building Form, Style and Streetscape	<p>Building Appearance</p> <p>4. The roof design shall be compatible with surrounding properties with respect to height, pitch, building materials and colour.</p> <p>5. Buildings shall be designed so that it is in character with the surrounding residential area in terms of bulk, scale, size and height.</p> <p>6. Buildings adjacent to a street shall be orientated to the street.</p> <p>7. The front pedestrian entrance must be visible from the street.</p> <p>8. The front building facades shall be articulated, this articulation may include front porches, entries, wall indents, changes in finishes, balconies and/or verandahs</p> <p>9. For two storey developments, the side walls shall be articulated if the wall has a continuous length of over 10m</p> <p>Security</p> <p>1. Entrances to buildings should be orientated towards the front of the site facing the street.</p> <p>2. The main entrance should not be from rear lanes and should be designed with clear directions and signage.</p>	<p>✓ Complies.</p> <p>– Roof design is compatible with surroundings both in shape, form and material</p> <p>– Buildings are orientated towards the street</p> <p>– Pedestrian entrance to the school will be visible from the street</p> <p>– Appropriate articulation is provided along the front streetscape to provide visual interest.</p> <p>✓ Complies</p> <p>– Entrance to the school is orientated towards the street, with clear sightlines and signage from Leacocks Lane</p> <p>– Appropriate articulation is provided along the front streetscape to promote casual surveillance.</p>
3.6 Landscaping and Fencing	<p>Landscaping</p> <p>1. A landscape plan must be submitted to Council with the development application.</p> <p>2. Areas of grass are to be limited to play areas. Other landscaped areas are to be planted.</p> <p>3. Trees adjacent to/or within the play area, are to provide shade and allow winter sun entry. Trees adjacent to private open space areas and living rooms should provide summer shade and allow winter sun entry.</p> <p>4. Landscaping species must be appropriate to prevent injury to children.</p> <p>5. The setback areas of development are to be utilised for canopy tree planting..</p> <p>6. Landscape planting should principally comprise of native species</p> <p>7. The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers.</p>	<p>✓ Complies</p> <p>– Landscape Plan has been prepared accordance with Council controls (see attached).</p>
3.7 Car	Site Access	✓ Complies.

Control	Provisions	Proposal/compliance
Parking and Access	<ol style="list-style-type: none"> 1. All vehicles shall enter and leave the site in a forward direction. 2. Dead end streets or cul-de-sac present traffic movement and parking problems and are inappropriate locations for Education Establishments. 	<ul style="list-style-type: none"> – No change to existing vehicle and pedestrian entries.
3.8 Amenity and Environmental Impact	<p>Noise</p> <ol style="list-style-type: none"> 1. A Noise Impact Assessment Statement prepared by a qualified Acoustics Engineer may be required to be submitted with the application depending on the scale and location of the proposed school. 2. As adjoining uses may be affected by increased noise, the design of the proposed school should take into account the projection of noise from various school activities. <p>Contaminants</p> <ol style="list-style-type: none"> 1. All buildings whether to be built, extended, renovated or converted shall not contain any material or substance that will cause lead or asbestos or other contamination or poisoning. 	<ul style="list-style-type: none"> ✓ Complies – Refer to Section 5.2.7 ✓ Complies – A hazardous buildings material assessment has also been prepared for the proposed demolition works across the site by Banksi EOHS (attached).
	<p>Overshadowing</p> <ol style="list-style-type: none"> 1. Adjoining properties must receive a minimum of three hours of sunlight between 9am and 3pm on 21 June to at least: <ul style="list-style-type: none"> – One living, rumpus room or the like. – 50% of the private open space. 	<ul style="list-style-type: none"> ✓ Complies – Refer to Section 5.2.5
	<p>Privacy</p> <ol style="list-style-type: none"> 1. Windows facing side boundaries are to be offset 2. Windows on the first floor that face the side boundary are to avoid unreasonable overlooking 3. Building siting, window location, balconies and fencing must consider the importance of the privacy 4. Landscaping should be used where possible to increase visual privacy of adjoining properties. 	<ul style="list-style-type: none"> ✓ Complies – Refer to Section 5.2.6
3.9 Site Services	<p>Waste Management</p> <ol style="list-style-type: none"> 1. Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site. 	<ul style="list-style-type: none"> ✓ Complies – Existing waste management practises of the school are to be maintained.

5.1.6 Draft Educational Establishments and Child Care SEPP

A Draft Educational and Child Care SEPP was 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.

Educational Establishments

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 6**, summarises how the proposal is consistent with the School Design Quality Principles.

Table 6 – Compliance with Schedule 4 - School design quality principles

Principles	Control / standard	Proposal / compliance
Context, built form and landscape	<p>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.</p> <p>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</p>	<p>✓ The proposed alterations and additions are generally located within existing building footprints/paved areas and existing landscaping and play areas are to be retained</p> <p>✓ A high standard of architectural design and building materials is proposed, commensurate with and designed as a seamless extension to the existing heritage listed buildings onsite and nearby</p>
Sustainable, efficient and durable	<p>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.</p> <p>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</p>	<p>✓ The redevelopment of the site utilises existing buildings, with the design placing an emphasis on retaining as much of the existing building as possible to reduce the waste produced and the requirement for new materials, therefore reducing emissions produced from manufacturing and transport</p>
Accessible and inclusive	<p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</p>	<p>✓ School facilities specifically designed to meet the needs of its students.</p>
Health and safety	<p>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.</p>	<p>✓ 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.</p>
Amenity	<p>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities.</p> <p>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.</p>	<p>✓ A variety of active and passive outdoor play spaces are provided</p>
Whole of life, flexible and adaptive	<p>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.</p>	<p>✓ The proposal continues and improves the existing educational establishments on the site</p>
Aesthetics	<p>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</p>	<p>✓ The height, bulk and scale are appropriate for the site and maintain the existing educational form and character of school buildings on site.</p>

Principles	Control / standard	Proposal / compliance
	surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.	

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

Potential environmental effects not already addressed in early sections of the SEE are considered below.

5.2.1 Traffic, transport and parking

The Traffic and Parking Impact Statement by Thompson Stanbury Associates (attached) assesses the traffic, access and safety considerations associated with the proposal and concludes that:

- *The existing access, internal circulation and manoeuvring arrangements are capable of providing for safe and efficient vehicular movements during peak times*
- *The slightly modified on-site car parking areas providing a total parking provision reduced from 91 to 88 spaces still exceeds the minimum requirements specified within Liverpool DCP 2008*
- *The proposed deletion of three staff parking spaces adjacent to the internal bus bay improves the circulation and safety of buses exiting the site through better separation of passenger and heavy vehicle movements*
- *The existing condition of the frontage and surrounding roads currently operates with a good level of service during peak school periods*
- *Safe and efficient internal operations of the school is to be guided by the measures proposed within the Operational Traffic & Pedestrian Management Plan detailed within Section 8 of this report.*

Incorporating the recommendations contained within this report, there are no parking and traffic related issues associated with the proposed development which would prevent this Practice from recommending the proposal for Council approval.

5.2.2 Bushfire

A Bushfire Assessment Report has been prepared by Peterson Bushfire (attached) as the development area is deemed bushfire prone under Council's Bushfire Prone Land Map.

The school and proposed works benefit from an existing approved Asset Protection Zone (APZ) surrounding the school buildings, such that additional zoning is not required. Similarly, the existing access, water supply and utility installation complies with *Planning for Bushfire Protection 2006*. With the application of specific BALs to each component of building works, the development proposal will comply with *Planning for Bushfire Protection 2006* for infill Special Fire Protection Purpose development, subject to the following recommendations:

- Any proposed landscaping across the school property should comply with the performance objectives of an Inner Protection Area (IPA). The following can be used as a guideline to achieve the performance objectives:
 - Tree crowns are not to touch or overhang building rooflines
 - Tree crowns may be touching when planted in rows
 - Species used for landscaping should be low flammability species
 - Shrubs and groundcover plantings should not be placed within 2m of glazing
 - Lawns are to be regularly mowed to ensure minimal grass heights
 - Ground fuels such as sticks and leaf litter are to be regularly raked and removed

- Non-combustible mulch is to be used in garden beds within 2m of a building. Organic mulch may be used in other areas providing it forms a thin and dense cover of wood chips (rather than leaf litter).
- It is recommended that external building works are designed and constructed to comply with the Bushfire Attack Level (**BAL**). The NSW variation to AS 3959 is to be applied to BAL specifications.

5.2.3 Flora and Fauna

A Flora and Fauna Assessment Report has been prepared by Ecoplaning (attached) which assesses the impact of the proposed development on the flora and fauna on site, and concludes that:

The proposal to add to existing buildings, increase the area of covered walkways and construct a new building will occur within the current outer building line at All Saints Catholic College. The proposal will require some gardens and landscaped areas to be removed for the proposed works. None of the vegetation confirms to a threatened ecological community.

Cumberland Plain Woodland, a critically endangered ecological community, grows around the northern and eastern perimeter of the school, most of which is managed as an approved APZ. The proposal will not require an increase to the APZ to manage bushfire risk for the new infrastructure.

Threatened species have been recorded on or adjacent to the site. A survey of the site did not find any habitat suitable for these species, other than a flyway above the school grounds.

The proposal is not likely to affect the habitat of any threatened species or threatened ecological community. As a consequence, the Assessment of Significance and Significant Impact Criteria were not applied to any entity.

Where possible, landscape plantings should conform to Cumberland Plain Woodland, to enhance the biodiversity value of the area. A sediment and erosion control plan should be developed and implemented to control runoff into bushland around the perimeter of the school during the proposed works.

5.2.4 Tree Removal

An Arborist Report has been prepared by Tree IQ (see attached), which assesses the impact of the proposal on the trees within the development area. It notes that:

- A total of fifty (50) trees were surveyed, consisting of a mix of locally indigenous and Australian native species such as eucalypt, bottle brush and paperbark.
- Of the fifty (50) trees assessed, forty-six (46) trees were determined low to moderate significance and only four (4) trees were found to have high significance.

A summary of the tree survey and impacts of the proposal is detailed below:

- **Removal** (Trees 5-17, 19-26 and 30-40): The proposal necessitates the removal 32 trees. None of the trees identified for removal have a high retention value
- **Retention** (Trees 1-4, 18, 27-29 and 41-50): A total of 18 trees are to be retained within the development area and should be protected in accordance with the Tree Protection Specifications. This includes the four (4) trees identified as having high landscape significance (Trees 1 -4)
- **Pruning** (Trees 1-2): The proposal may require Trees 1 and 2 to be pruned for building and construction clearance. These pruning works represent less than 5% of the trees' total crown volumes and should not reduce their ULE or affect their crown symmetry. Pruning work should be undertaken in accordance with Australian Standards.

5.2.5 Overshadowing

Shadow diagrams have been prepared by Fulton Trotter Architects (Drawing ACD 1201, attached). The diagrams illustrate the following impacts during midwinter:

- No private properties would be affected by the proposed works
- At 9.00 am, the proposal will cast a small amount of additional shadow on to the footpath of Leacocks Lane
- At 12.00 noon, no adjoining properties or public land would be affected
- At 3.00pm, the proposal will cast a small amount of additional shadow on to the adjoining Leacock Regional Park.

The proposal complies with the Infrastructure SEPP cl. (4)(e) Overshadowing Standard which states that to be complying development, a new school building should not reduce solar access to any habitable room on the adjoining property to less than two hours between 9.00am and 3.00pm at the winter solstice or reduced to less than three hours to not less than 50% of that principal private open space between 9.00am and 3.00pm at the winter solstice. This complying development standard provides a useful guide for the proposal.

5.2.6 Privacy

The potential privacy impacts of the proposal have been considered below:

- **North/East/South:** Bushland surrounds the site to the north, east and south. These areas are not sensitive to overlooking. As such, there will be no adverse privacy impacts.
- **West:** Dwelling houses located on the opposite side of Leacocks Lane are to the west of the site. Given the daylight hours of operation and the distance separating them; any potential privacy impacts are minor and considered to be acceptable.

5.2.7 Acoustics

The proposal is for alterations and additions to the existing school buildings only and the DA does not seek to increase the student or staff population.

Noise emissions from students engaged in outdoor recreational activities (typically during lunch and recess) will occur for a short period of time, on school weekdays and during daylight hours.

It is anticipated that the proposed operations will have no adverse noise impact at the nearest sensitive receivers.

5.2.8 Building Code of Australia

The BCA Compliance Assessment by Anthony Protas Consulting (attached) concludes that the proposed works comply or are readily capable of complying with the deemed to satisfy provision of the BCA.

5.2.9 Stormwater

The Stormwater Management Plan by Niven Donnelly and Partners (attached) concludes that the proposed stormwater management strategy will ensure that the site is suitable for the proposal as any impacts are capable of being ameliorated.

The system will be designed in accordance with the requirements of the controls and will meet the relevant legislative requirements and best practice guidelines.

As there is no increase in impervious area as a result of the proposed works, no OSD is provided.

5.3 S. 79C(1)(c) The suitability of the site for the proposed development

Having regard to the characteristics of the site and its location, the proposal is considered appropriate in that the it:

- Is permitted with consent
- Makes a positive contribution to the character of the locality
- Will not result in any detrimental environmental impacts for adjoining properties or the surrounding area.

It is considered that the proposal will have no significant detrimental effects relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

5.4 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.

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

For the reasons stated in this SEE, it is apparent that there is significant social benefit to be derived from the proposed alterations and additions including:

- Minimal and reasonable impacts on the surrounding community
- The proposed alterations and additions will meet the needs of the school students
- Employment opportunities will be created during the construction and operational phases
- Improved teaching and learning facilities will be provided for the existing and future students and staff.

6.0 Conclusion

The proposal, which comprises alterations and additions to the existing All Saints Catholic Senior College buildings at 20 – 30 Leacocks Lane, Casula has considerable merit for the following reasons:

- The proposal complies with the relevant provisions in the Infrastructure SEPP, Draft Educational Establishments and Child Care SEPP, Liverpool LEP 2008 and Liverpool DCP 2008 with the exception of a very minor and reasonable exception to the height standard contained in Liverpool LEP 2008
- The proposal will improve teaching and learning facilities for the existing and future students and staff
- Landscaping and tree replacement is proposed to offset the proposed removal of trees (with a low retention value) on the site and to soften the buildings and provide suitable amenity to the outdoor play spaces
- The proposal will not result in any significantly adverse amenity impacts for adjoining and nearby residents (outlooks/views, privacy, noise and overshadowing)
- A high standard of architectural design and building materials is proposed, commensurate with and designed as a seamless extension to the existing buildings
- No additional student or staff are to be accommodated on the site therefore there will be no impact to existing parking and traffic conditions
- No species protected under the TSC Act or EPBC Act will be impacted
- A satisfactory level of bushfire protection is proposed with no changes required to the existing APZ
- Employment opportunities will be created during the construction phase and existing operational jobs will be retained.

In light of the significant merits of the proposal and the absence of any significantly adverse environmental effects, the DA is considered worthy of consent.