

SYDNEY WESTERN CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SSW050
DA Number	DA-685/2017
Local Government Area	Liverpool City Council
Proposed Development	Alterations and additions to an existing educational establishment (All Saints Catholic Senior College). Proposed works include demolition of structures, minor excavation, alterations and additions to the existing school buildings and car park area, tree removal and replacement planting, and new signage.
Street Address	20-30 Leacocks Lane, Casula (Lot 2 in DP 773140)
Applicant	Robinson Urban Planning Pty Ltd
Land Owners	Roman Catholic Church for Archdiocese of Sydney
Date of DA Lodgement	6 September 2017
Number of Submissions	Nil
Recommendation	Approval, subject to conditions of consent
Regional Significant Development (Schedule 7 of the State and Regional Development SEPP)	The proposal is for an educational establishment that has a capital investment value of over \$5 million, the Sydney Western City Planning Panel is the determining authority.
List of all relevant s4.15(1)(a) matters	<p>1) <i>List all of the relevant environmental planning instruments:</i></p> <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment. Liverpool Local Environmental Plan 2008 <p>2) <i>List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s4.15(1)(a)(ii)</i></p> <ul style="list-style-type: none"> N/A <p>3) <i>List any relevant development control plan: s4.15(1)(a)(iii)</i></p> <ul style="list-style-type: none"> Liverpool Development Control Plan 2008. <ul style="list-style-type: none"> Part 1 – General Controls for all Development. Part 3.8. Non-Residential Development in Residential Zones <p>4) <i>List any relevant planning agreement that has been entered into under section 7.32, or any draft planning agreement that a developer has offered to enter into under section 7.32: s4.15(1)(a)(iv)</i></p> <ul style="list-style-type: none"> No planning agreement relates to the site or proposed development. <p>5) <i>List any coastal zone management plan: s4.15(1)(a)(v)</i></p> <ul style="list-style-type: none"> The subject site is not within any coastal zone management plan.

	<p>6) <i>List any relevant regulations: s4.15(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288</i></p> <p>Consideration of the provisions of the Building Code of Australia and National Construction Code (NCC)</p>
List all documents submitted with this report for the Panel's consideration	<ol style="list-style-type: none"> 1. Architectural plans 2. Stormwater Drawings 3. Landscape Plans 4. Statement of Environmental Effects 5. Survey Plan 6. Acoustic Report 7. Access Report 8. Arboriculture Report 9. BCA Report 10. Bushfire Report 11. Demolition Statement 12. Flora and Fauna Report 13. Quantity Surveyor Certificate 14. Traffic Report 15. Waste Management Plan
Report prepared by	Boris Santana, Senior Development Planner
Report date	23 April 2018

Summary of 4.15 matters Have all recommendations in relation to relevant 4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? <i>e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP</i>	Yes
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not Applicable
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S7.11EF)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	Not Applicable
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes

1. EXECUTIVE SUMMARY

1.1 Reasons for the report

The Sydney Western City Planning Panel is the determining authority as the Capital Investment Value of the development is over \$5 million, pursuant to Clause 5(b) of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011.

1.2 The proposal

The application seeks consent for alterations and additions to an existing educational establishment (All Saints Catholic Senior College). Proposed works include demolition of structures, minor excavation, alterations and additions to the existing school buildings and car park area, tree removal and replacement planting, and new signage.

1.3 The site

The subject site is at 20-30 Leacock's Lane, Casula (Lot 2 in DP 773140). The site currently contains an educational establishment, known as All Saints Catholic Senior College, a senior (Year 11 and 12) co-educational school. The site is zoned R3 Medium Density Residential under LLEP 2008.

1.4 The issues

The main issues are identified as follows:

- The education establishment is situated in proximity to the railway line identified as the Main South Line. It was requested that the applicant submit an acoustic assessment to ensure the new blocks are not affected by rail noise. The submitted acoustic report has recommended acoustic treatment to mitigate noise from the railway line.

1.5 Exhibition of the proposal

The development application was advertised for a period of 14 days between 20 September 2017 and 5 October 2017 in accordance with Liverpool Development Control Plan 2008 (LDCP 2008). No submissions were received.

1.6 Conclusion

The application has been assessed pursuant to the provisions of the Environmental Planning and Assessment Act 1979. Based on the assessment of the application, it is recommended that the application be approved, subject to conditions.

2. SITE DESCRIPTION AND LOCALITY

2.1 The site

The subject site is identified 20-30 Leacocks Lane, Casula (Lot 2 in DP 773140). The site is irregular in shape, has an area of 5.655ha and frontage of approximately 243m to Leacocks Lane.

The site currently contains an educational establishment, known as All Saints Catholic Senior College, a senior (Year 11 and 12) co-educational school. The school buildings are mainly single storey and two storey in height.

The part of the site that accommodates the school buildings is associated play areas is generally flat. However, there is a significant fall to the north and east of the school buildings which contains native bushland.

An aerial photograph of the subject site is provided below.



Figure 1: Aerial photograph of the Site

2.1 The locality

The immediate area is generally characterised as residential to the west across Leacocks Lane. The site is bounded by a recreational park reserve to the north, east and south. The subject site is located to the south of the Hume Highway and west of the Georges River and Sydney Train Line. The site is approximately 300m to the south west of Casula Train Station.

An aerial photograph of the locality is provided below.



Figure 2: Aerial photograph of the Locality

2.2 Site affectations

The subject site has number of constraints, which are listed below:

2.2.1 Bushfire

The site is located within a vegetation buffer area with some areas of both Vegetation Category 1 and Vegetation Category 2. A Bushfire Hazard Assessment has been submitted with the application which was referred to NSW Rural Fire Service as integrated development. The NSW RFS has raised no objection to the proposal, subject to conditions.

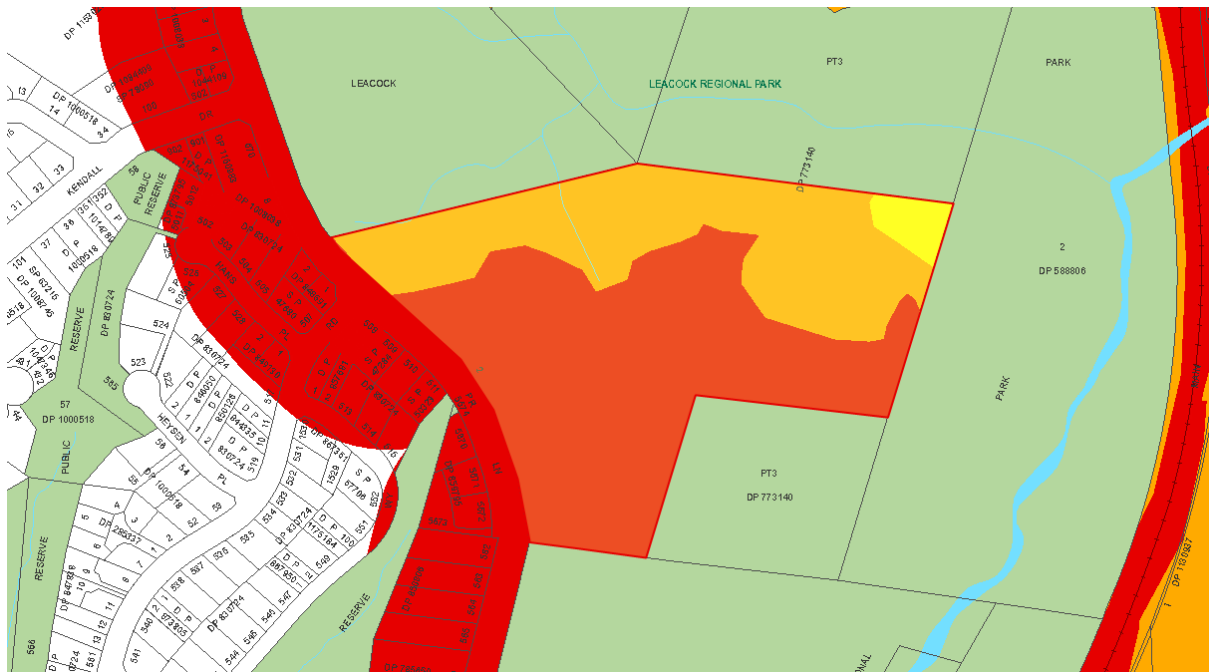


Figure 3: Aerial photograph of the Bushfire affectation

2.2.2 Glenfield Creek

A section of Glenfield Creek, which is a tributary of the Georges River flows through the northern part of the site. The NSW Office of Water has advised that proposed development is not integrated development and no assessment is required.

2.2.3 Environmentally Significant Land

Council mapping indicates that part of the property contains a threatened ecological community and Environmentally Significant Land. However, the proposed works appear to be restricted to previously disturbed portions of the site, such as landscaped garden beds. Therefore, it is considered that ecological matters do not need to be further addressed. Pertinent conditions are recommended below to avoid impacts on adjacent vegetation.

2.2.4 Acid Sulphate Soil

The majority of the subject site is under the Class 5 classification. No works are proposed within 100m of an adjacent Class 1 to 4 that is below 5m AHD. No further assessment is required.

3. BACKGROUND

3.1 Related applications

Previous applications lodged on the site:

- DA-553/1987 - Development Application for Senior High School Development. Approved on 10 November 1987. A total of 510 students and 47 staff.
 - Council approved a modification to the original proposal on 13 February 1991.
 - Council approved a modification to the original proposal on 28 August 1992.
- DA-801/1988 - Erection of a Temporary Demountable Classroom. Approved on 30 November 1988.
- D/669/1991 - Relocation Of Exist. Toilets & Caretaker Unit & Additional Demountables. Approved on 29 October 1991.
- DA-671/1995 - Earthworks to Create Basketball Court and Fire Trail. Approved on 5 April 1995.
- DA-1123/2005 – construction of a multi-purpose hall and classrooms to existing school. Approved on 2 February 2008. A total of 580 students and 30 staff.
- DA-1049/2008 - enclosure of an open deck area for use as an extension to staff room. Approved on 16 September 2008.
- CCB-899/2010 – Science laboratories. Approved on 16 February 2010.

3.2 Existing education facility

The existing school is characterised as follows:

Building

- The school consists of fifteen one to two storey buildings. There are currently 36 teaching spaces.

- The footprint of all buildings is 5,850sqm which amounts to 10% of the site area. The floor area of all buildings is 4,790sqm which amounts to an FSR of 0.087:1.

Car Parking and Access

- The school is serviced by two separate off-street parking areas allocated for staff and students respectively, providing a total of 91 car spaces and an internal bus bay.
- Access to the staff parking and bus pick up/drop off area is facilitated by separate ingress and egress driveways connecting with Leacocks Lane at the western property boundary.
- 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.

Landscaping

- Vegetation amongst the school structures is limited to gardens and landscaping. Garden plants and trees include both native and non-native species. Vegetation to the north, south and east of school structures mostly comprises native species.

School population

- The total school population on site is 560 students and 60 staff.

Hours of Operation

- The school generally operates between 7:30am – 4:30pm.

3.3 Planning Panel Briefing

A SWCPP briefing meeting was held on 5 March 2018. At the meeting the panel raised no significant concerns with the proposed development subject to the recommendations of the briefing note.

4. DETAILS OF THE PROPOSAL

Development consent is sought for alterations and additions to the existing educational facility in 2 stages. The alterations and additions consist of the following:

Stage 1

- Proposed pedestrian stairs and ramps and associated hard and soft landscaping to student entry.
- New pedestrian footway on west side of car parking at the entrance.
- Existing 1800mm palisade fence to be removed along boundary and replaced with new 1800mm palisade fence line between buildings and to carpark.

Block A

- Enclosure of lower ground floor to be fit out as music and practice rooms (additional 47sqm). Existing canteen to be relocated to Block B5.

- Extension to upper ground floor building envelope. New rooms include admin, print area, board room, three interview rooms, student waiting area, kitchenette, staff and student accessible wash closet.
- External walkways and ramps to provide disabled access reception from carpark.

Block B2, B3, B4 & B6

- Demolition of existing veranda to accommodate proposed external covered walkways and internal refurbishment of building. Proposed external works include construction of covered walkways, ramps, paving and landscaping.

Block B5

- Refurbishment of existing art and student amenities block as new canteen and student amenities building. Visual arts is relocated to upper ground floor of Block N.
- Construction of a new pavilion with a floor area of 72sqm and associated external works including covered walkways, ramps, paving and landscaping.

Stage 2

Block B5

- Construction of a COLA (covered outdoor learning area) of steel construction over existing outdoor area.

Block C

- Refurbishment of existing TAS (technological and applies studies) building as four new general learning areas with a gym. Existing woodworks class to be relocated to new lower ground floor as well as upper ground floor of Block N.
- Demolition of existing veranda to accommodate proposed external covered walkways and internal refurbishment of building.

Block D1 & D2

- Refurbishment of existing computer labs and VET (vocational educational training) to create three new general learning areas.
- Refurbishment of existing music room to create one general learning area. Music room to be relocated to Block A.
- Demolition of existing veranda to accommodate proposed external covered walkways and internal refurbishment of building.

Block P & N

- Refurbishment of existing Block N to function as an art and TAS block. Excavation of lower ground floor area to serve as extension to the arts and TAS classrooms on the upper ground floor. An additional floor area of 345sqm is proposed.
- Internal refurbishment of Block P to increase the capacity of the existing theatre and extension of building to provide veranda and corridors on the upper level.

- Construction of a new gallery connecting the upper and lower ground floor of Block P and N. An additional floor area of 110sqm.
- Demolition of existing veranda to accommodate proposed external covered walkways and internal refurbishment of building.
- Proposed asphalt road from car park adjacent to Leacocks Lane to existing gravel car park to the north of Block M.

The proposal does not increase the number of buildings at the site. However, the proposal results in an additional building footprint of 580sqm due mainly to the additions to the administration building and lobby space between Block P and N. No change is proposed to the current student and staff populations.

The proposed works necessitates 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.

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

5. STATUTORY CONSIDERATIONS

5.1 Relevant matters for consideration

The following Environmental Planning Instruments, Development Control Plans and Codes or Policies are relevant to this application:

The following Environmental Planning Instruments, Development Control Plans and Codes or Policies are relevant to this application:

Environmental Planning Instruments (EPI's)

- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment; and
- Liverpool Local Environmental Plan 2008.

Draft Environmental Planning Instruments

- No applicable draft planning instruments apply to the site

Development Control Plans

- *Liverpool Development Control Plan 2008*
 - Part 1 – Controls applying to all development
 - Part 3.8 – Non-Residential Development in Residential Zones

5.2 Zoning

The site is zoned R3 Medium Density Residential pursuant to the Liverpool Local Environmental Plan 2008 as depicted in the figure below.

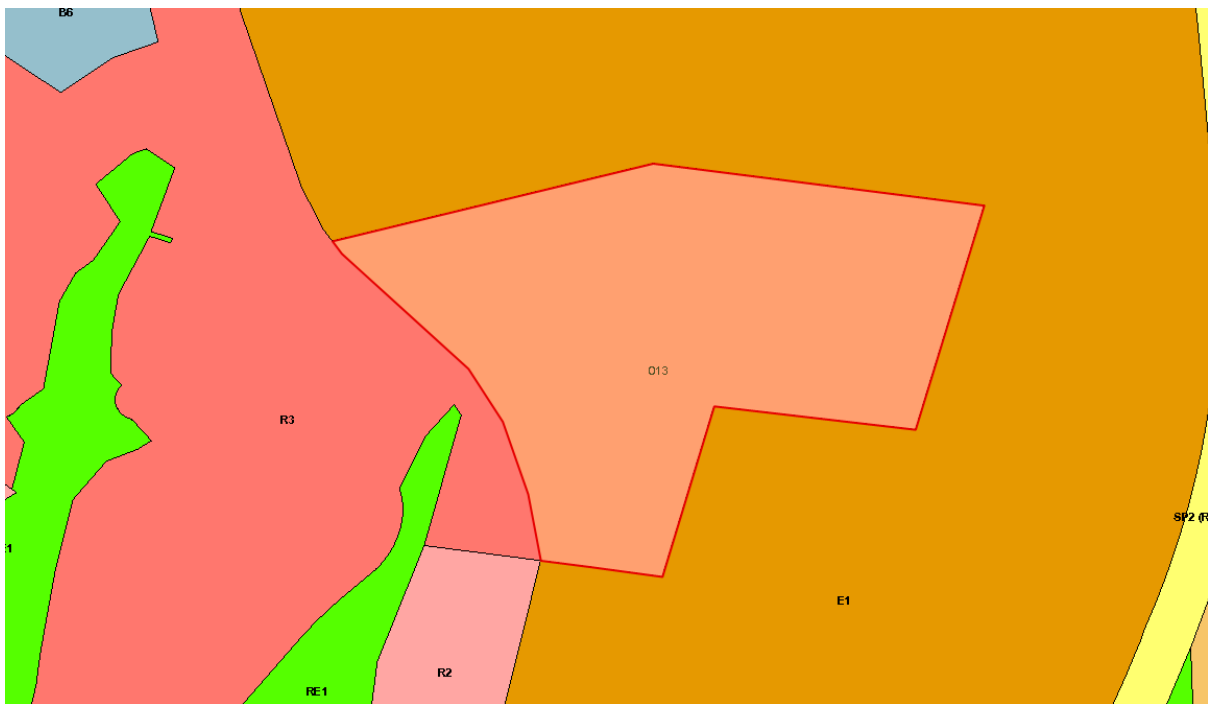


Figure 4: Extract of LLEP 2008 zoning map

5.3 Permissibility

The proposed development is defined as an “educational establishment” which is permissible within the R3 Medium Density Residential zone.

6. ASSESSMENT

The development application has been assessed in accordance with the relevant matters of consideration prescribed by Section 4.15 of the EP&A Act 1979 and the Environmental Planning and Assessment Regulation 2000 as follows:

6.1 Section 4.15(1)(a)(1) – Any Environmental Planning Instrument

(a) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

SEPP 55 aims to promote the remediation of contaminated land for the purposes of reducing risk to human health or any other aspect of the environment.

Clause 7 of SEPP 55 states that a consent authority must not consent to the carrying out of development unless it has considered whether the land is contaminated. If the land is contaminated, it must ascertain whether it is suitable in its contaminated state for the proposed use or whether remediation of the land is required.

Aerial images from 2002 found on the GeoCortex illustrate the presence of the existing school for at least the past 15 years.

Council’s internal record and customer request system (pathway) includes no records of any contamination complaints or activities associated to subject site.

Based on the above assessment, the proposal is considered to satisfy the relevant objectives and provisions of SEPP 55, therefore, it is considered that the subject site is suitable for the proposed development.

(b) State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

The DA has been lodged pursuant to the SEPP (Educational Establishments and Child Care Facilities) 2017. The proposal demonstrates full compliance with the relevant provisions, as detailed below.

Provision	Comment
Part 4 Schools – specific development controls	
Clause 34 Development for the purpose of student accommodation	
In this Part, development for the purpose of a school does not include development for the purpose of residential accommodation for students that is associated with a school, regardless of whether, or the extent to which, the school is involved in, or exercises control over, the activities and life of the students living in the accommodation.	N/A
Clause 35 Schools – development permitted with consent	
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	The school is permitted with consent in the R3 Medium Density Zone.
(6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration: <div style="margin-left: 40px;"> (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community. </div>	See below.
(7) Subject to subclause (8), the requirement in subclause (6) (a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.	Noted
8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subclause (6) (a) applies that has a capital investment value of less than \$50 million.	Noted
(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.	Noted

Following is a table summarising the seven (7) design quality principles outlined in Schedule 4 of SEPP (Educational Establishments and Child Care Facilities) 2017, and compliance with such.

NSW Design Guide For Schools- Part 2 Design Considerations

Design Considerations	Does the proposal address the design considerations?	Comment
<p>1. CONTEXT, BUILT FORM AND LANDSCAPE</p> <p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural 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>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</p>	Yes	<p>The proposed alterations and additions are generally located within existing building footprints and will retain the existing appearance of single and double storey buildings. Outdoor play areas are to be retained.</p> <p>Trees along the streetscape are to be retained. The proposal involves the removal of 32 out of 50 trees to facilitate the proposed development. 24 replacement trees will be planted.</p> <p>The site is not located within a scenic protection area.</p>
<p>2. SUSTAINABLE EFFICIENT AND DURABLE</p> <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>	Yes	<p>The redevelopment of the existing school 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 requirement for new materials.</p>

<p>3. ACCESSIBLE AND INCLUSIVE</p> <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>Note. Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.</p> <p>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</p>	<p>Yes</p>	<p>The proposed development has been designed to make the existing school more accessible. The submitted streetscape elevation also emphasises the entrance into the site.</p>
<p>4. HEALTH AND SAFETY</p> <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>Yes</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>
<p>5. AMENITY</p> <p>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.</p> <p>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</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</p>	<p>Yes</p>	<p>A variety of active and passive outdoor play spaces are provided for outdoor learning and play.</p> <p>The school is nearby the south west railway line. A rail noise and vibration assessment has been submitted for the proposed works.</p> <p>The proposed works are considered acceptable subject to the recommendations of the noise assessment.</p>

areas.		
6. 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.	Yes	The proposal improves the existing educational establishment on the site.
7.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 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.	Yes	The current school facilities are outdated and lack internal amenity. The aesthetics of the existing school is proposed to be upgraded to reflect a modern facility that generally retains the existing built form of school buildings on the site.

(c) Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

The subject land is located within the Georges River Catchments and as such The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River applies to the application. The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment generally aims to maintain and improve the water quality and river flows of the Georges River and its tributaries.

The proposed development is considered to meet the objectives of the REP and will have no significant impact on the environmental quality of the Georges River Catchment.

(d) Liverpool Local Environmental Plan 2008

The subject land is zoned R3 Medium Density Residential as per the Liverpool Local Environmental Plan 2008 (LLEP 2008). The proposal is most appropriately defined as a “school” which is a subset of “educational establishment”, and is a permissible land use in the R3 Zone.

Zone Objectives

The objectives of the R3 Medium Density Residential Zone:

- *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.*

The proposed development is generally consistent with the above objectives as it provides for a use that serves the day to day needs of residents.

Principal Development Standards

The following principal development standards are applicable to the proposal:

Development Provision	Requirement	Proposed	Comment
2.7 Demolition	The demolition of a building or work may be carried out only with development consent.	Demolition proposed with the development.	Complies
4.3 Height of Building	The maximum building height permitted on the subject land is 8.5 metres	8.5m at its highest point	Complies
4.4 Floor Space Ratio	The permitted FSR for the site is 0.5:1 or GFA of 28,250m ²	FSR proposed is 0.1:1 or GFA of 5,820m ²	Complies
7.7 Acid Sulfate soils	Class 1, 2, 3, 4 or 5	The site is identified as Class 5 but is not located within 100 metres of adjacent Class 2, 3 or 4.	Complies

6.2 Section 4.15(1)(a)(ii) - Any Draft Environmental Planning Instrument

No draft Environmental Planning Instruments applies to the site.

6.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The proposed development is applicable to the Liverpool Development Control Plan 2008. The following key controls are discussed in the following tables:

Part 1 – General Controls for all Development

LDCP 2008 Part 1. General Controls for all Development			
Control	Required	Proposal	Compliance
Section 2 – Tree Preservation	Consider impact of development on existing vegetation	Removal of 32 non-significant trees due to their poor health, species or proximity to proposed works. Suitable replacement planting is proposed to offset this removal.	Yes
Section 3 – Landscaping and Incorporation of Existing Trees	Incorporation of existing trees into development where appropriate	Replacement and supplementary planting to school site.	Yes
Section 4 – Bushland and Habitat Preservation	Consider impact of development on bushland and habitats	Council mapping indicates that part of the property contains a threatened ecological community and Environmentally Significant Land. However, the proposed works appear to be restricted to previously disturbed portions of the site, such as landscaped garden beds. Therefore, it is considered that ecological matters do not need to be further addressed.	Yes
Section 5 – Bushfire Risk	Land on or adjacent to bushfire prone land to comply with RFS requirements	The application is identified as Integrated Development (Rural Fires Act 1997). The RFS has issued a bush fire safety authority for the development.	Complies
Section 6 – Water Cycle Management	Consideration of stormwater drainage and	The application has been reviewed by Council's Land Development Engineers and the proposed stormwater and drainage is considered acceptable.	Complies
Section 7 – Development Near a Watercourse	Consideration of impact to riparian corridors	The development site is not within close proximity to a water course.	N/A
Section 8 – Erosion and Sediment Control	Sediment Control Plan or Soil and Water Management Plan required	The sediment and control will be a condition of consent.	Complies
Section 9 – Flooding Risk	Flood affection of property to considered	The subject site is not flood affected.	N/A
Section 10 – Contaminated Land Risk	Previous use to be considered in assessing risk	Due to the historic use of the site as an educational establishment it is considered highly unlikely that the site would contain contaminants and is therefore suitable for the proposal.	N/A

Section 11 – Salinity Risk	Salinity Management response required for affected properties	The site has a moderate salinity impacts	N/A
Section 12 – Acid Sulfate Soils Risk	Affected properties to consider impact of development on soils	The site is identified as Class 5 but is not located within 100 metres of adjacent Class 2, 3 or 4.	N/A
Section 13 – Weeds	Noxious weeds to be removed as part of development where applicable	The site is not known to contain any noxious weeds. In any case, a condition will be imposed requiring any weeds to be removed.	Complies
Section 14 – Demolition of Existing Development	Must comply with AS 2601-2001	Demolition plans have been submitted with the application.	Complies
Section 15 – Onsite Sewage Disposal	S68 Application required where connection to sewer not available	N/A	N/A
Section 16 – Aboriginal Archaeology	AHIA required where items of aboriginal archaeology exist	N/A	N/A
Section 17 – Heritage and Archaeology	Consideration of the impact on the heritage significance on any heritage buildings, sites, streetscapes or areas.	The land is neither a heritage item, nor is it located in the vicinity of a heritage item	N/A
Section 18 – Notification of Application	Applications to be notified in accordance with Table 10.	The development application was notified to adjoining properties in accordance with Liverpool DCP 2008. No submissions were received.	Complies
Section 19 – Used Clothing Bins	Applies to any charity bins located on either private or Council land.	No charity bins on site.	N/A
Section 20 – Car Parking and Access	<p>Educational Establishments:</p> <p>1 space per 1 staff member, plus 1 space per 30 students.</p> <p>Car parking is to be convenient to the distribution of destinations on campus.</p> <p>A traffic and car parking report will be required, as these uses are land intensive, including student car traffic generation.</p>	<p>The proposed extension to the existing school does not involve an increase number of staff or students, therefore, no additional parking is required.</p> <p>Based on a maximum student population of 560 students and 60 staff, the proposed school is required to provide a total of 79 spaces. Considering that 88 formalised car spaces are proposed, compliance is achieved.</p>	Complies.
Section 25 – Waste	Waste Management Plan shall be submitted for demolition, construction and on-	A Waste Management Plan has been prepared. No change is proposed to the existing waste	Complies

Management	going waste management.	storage room facilities or existing waste management practices of the school.	
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6.4 Section 4.15(1)(a)(iia) - Any Planning Agreement or any Draft Planning Agreement

No planning agreement relates to the site or proposed development.

6.5 Section 4.15(1)(a)(iv) – The Regulations

The Environmental Planning and Assessment Regulations 2000 requires the consent authority to consider the provisions of the Building Code of Australia. If approved appropriate conditions of consent will be imposed requiring compliance with the BCA.

6.6 Section 4.15(1)(a (v) – Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates

There are no Coastal Zones applicable to the subject site.

6.7 Section 4.15(1)(b) – The Likely Impacts of the Development

(a) Natural and Built Environment

The proposed development is unlikely to have a negative impact on the surrounding built environment. The proposal is considered to be of an appropriate bulk and scale given the expansive site area.

The impacts of the development on the natural environment have been assessed and the development is considered to be acceptable and unlikely to cause any adverse impact to the natural environment.

(b) Social Impacts and Economic Impacts

The development is considered beneficial from a social aspect as it provides for an educational establishment that can be utilised by the local and regional community for the betterment of the younger local population.

Overall, the proposal is acceptable with respect to potential adverse social impacts on the locality.

The proposal will provide local employment during the construction phase and ongoing employment when the school is operational. The proposal is unlikely to cause an adverse economic impact in the locality.

6.8 Section 4.15(1)(c) – The Suitability of the Site for the Development

It is considered that the applicant has sufficiently demonstrated that the site is suitable for the proposed development with acceptable impact upon the locality.

6.9 Section 4.15(1)(d) – Any submissions made in relation to the Development

(a) Internal Referrals

The following comments have been received from Council's Internal Departments:

Internal Department	Status and comments
Land Development Engineering	No objection, subject to conditions of consent.
Natural Resources	No objection, subject to conditions of consent.
Environmental Health	No objection, subject to conditions of consent.
Building Branch	No objection, subject to conditions of consent.
Traffic and Transport	No objection, subject to conditions of consent.

(b) External Referrals

The following comments have been received from External agencies:

External Department	Status and Comments
Rural Fire Service	No objection, subject to conditions.

(c) Community Consultation

The development application was on public exhibition from 3 November 2016 to 18 November 2016 in accordance with Liverpool Development Control Plan 2008 (LDCP 2008). No submissions were received during notification period.

6.7 Section 4.15(1)(e) – The Public Interest

It is likely that the development would not detrimentally impact upon the environment or the amenity of the locality and its impacts are considered to be reasonable and acceptable.

7 CONCLUSION

The application has been assessed against the relevant considerations within Section 4.15 of the Environmental Planning and Assessment Act, as outlined in the above report. The subject application is considered to have merit and is unlikely to result in an adverse impact upon the locality and any neighbouring properties.

8 ATTACHMENTS

1. Architectural plans
2. Stormwater Drawings
3. Landscape Plans
4. Statement of Environmental Effects
5. Survey Plan
6. Acoustic Report
7. Access Report
8. Arboriculture Report
9. BCA Report
10. Bushfire Report
11. Demolition Statement
12. Flora and Fauna Report
13. Quantity Surveyor Certificate
14. Traffic Report
15. Waste Management Plan