

# STATEMENT OF ENVIRONMENTAL EFFECTS

GWYNNEVILLE PUBLIC SCHOOL



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SA6418  
FINAL  
PREPARED FOR NSW DEPARTMENT OF EDUCATION



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# 1. INTRODUCTION

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) to Wollongong City Council and is made on behalf of the NSW Department of Education (DoE). This application seeks consent for the redevelopment of Gwynneville Public School, including the demolition of existing classroom and administration buildings and the construction of an education, library and administration building.

This DA seeks consent for the following works:

- Demolition of classroom Buildings B00C, B00D, B00E and B00F;
- Demolition of the administration and staff building, special programs building, canteen and amenities;
- Construction of two new learning hub buildings, library and administration and staff buildings;
- Construction of a new covered outdoor learning area (COLA);
- Installation of a new metal boundary fence and gates along the southern boundary;
- New landscaping around the new learning building and administration buildings; and
- Removal of 9 trees.

This SEE includes a description of the site and proposed development and an assessment of the proposed development pursuant to section 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

## 1.1. PROJECT CONTEXT

Gwynneville Public School (the school) caters for children from Kindergarten to Year 6, with an existing equivalent capacity of 250 students. The school employs approximately 11 full-time teaching staff. The school is outgrowing the current facilities and needs to upgrade by providing new teaching, outdoor learning and administration spaces. The proposal will create better teaching facilities and a better overall school experience.

The proposed development is intended to replace the existing demountables and aged temporary facilities and buildings. The school will provide collaborative teaching and learning spaces, maximise outdoor learning and provide core facilities for staff and students in line with *Education Facilities Standards & Guidelines* (EFSG). The proposed development will increase the school's capacity to approximately 275 students, an additional 25 students.

## 1.2. CROWN DEVELOPMENT APPLICATION STATUS

Part 4 Division 4 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) allows for DAs to be made by, or on behalf of the Crown. Clause 226 of the Regulations prescribes that a public authority is the Crown for the purposes of Part 4 Division 4 of the EP&A Act. The DoE is a public authority and is therefore a Crown authority for the purposes of the DA and Clause 89 of the EP&A Act.

Further, under section 90 of the Act, Division 5 (Integrated Development) does not apply to a DA made by or on behalf of the Crown, other than development that requires a heritage approval. This DA does not require heritage approval.

## 1.3. DA DOCUMENTATION

The proposal is supported by the following information:

Table 1 – DA Documentation

Report/Plan Title	Prepared by	Appendices
Site Survey Plan	LTS Lockley	Appendix A
Architectural Plans	Hayball Architects	Appendix B
Acoustic Report	Acoustic Logic	Appendix C
Preliminary Tree Assessment Report	Paul Shearer Consulting	Appendix D
Accessibility Review	Morris-Goding Accessibility Consulting	Appendix E
BCA Report	Steve Watson & Partners	Appendix F
Contamination Report (Preliminary Site Investigation Report)	Environmental Investigation Services	Appendix G
Traffic Assessment	TDG	Appendix H
Bushfire Assessment Report	Peterson Bushfire	Appendix I
Geotechnical Report	JK Geotechnics	Appendix J
Landscape Concept Plans	Tract	Appendix K
Stormwater Management Plan	WSP	Appendix L
Waste Management Plan <ul style="list-style-type: none"><li>• Operational Waste Plan; and</li><li>• Demolition Waste Plan</li></ul>	The MACK Group & Hayball Architects	Appendix M

## 1.4. STRUCTURE OF THIS REPORT

This report is structured as follows:

- **Section 2:** Description of the existing site conditions and surrounding area.
- **Section 3:** Description of the proposed development.
- **Section 4:** Assessment of relevant planning considerations arising from section 79C of the EP&A Act.
- **Section 5:** Assessment of the key planning impacts arising from the development.
- **Section 6:** Conclusion and summary of the proposed development.



## 2. SITE CONTEXT

### 2.1. SITE LOCATION AND DESCRIPTION

The site is known as Gwynneville Public School, located 10a Acacia Avenue, Gwynneville. The site is legally described as Lot 61 in DP 22656 and Lot 1 in DP 205112.

The site has an area of 28,890m<sup>2</sup>, with frontages to Acacia Avenue to the south and to Berkeley Road via a pathway to the east. **Figure 1** illustrates the sites location.

Figure 1 – Site Location



Source: SIX Maps

## 2.2. EXISTING DEVELOPMENT

The site contains an established public school with:

- Library (Building D4);
- Assembly Hall (Building B00N);
- Established single storey school buildings fronting Acacia Avenue (Building B00C, B00D, B00E and B00F);
- Three classroom demountables (D1, D2 & D3);
- Special education programs (Building B00B);
- Covered outdoor learning area (COLA);
- Pedestrian access via Acacia Avenue and Berkeley Road; and
- Vehicular access via Acacia Avenue.

Figure 2 illustrates the existing facilities of the school. The school's current hours of operation are between 8:30am and 3:30pm.

Figure 2 – Existing School Facilities



Source: Hayball



## 2.3. ACCESS & PARKING

All vehicular access is available from Acacia Avenue to an on-site car park via a driveway and gate. Pedestrian access is provided from three main entrances on Acacia Avenue and secondary entrances along Berkeley Road. This will not change with the proposal.

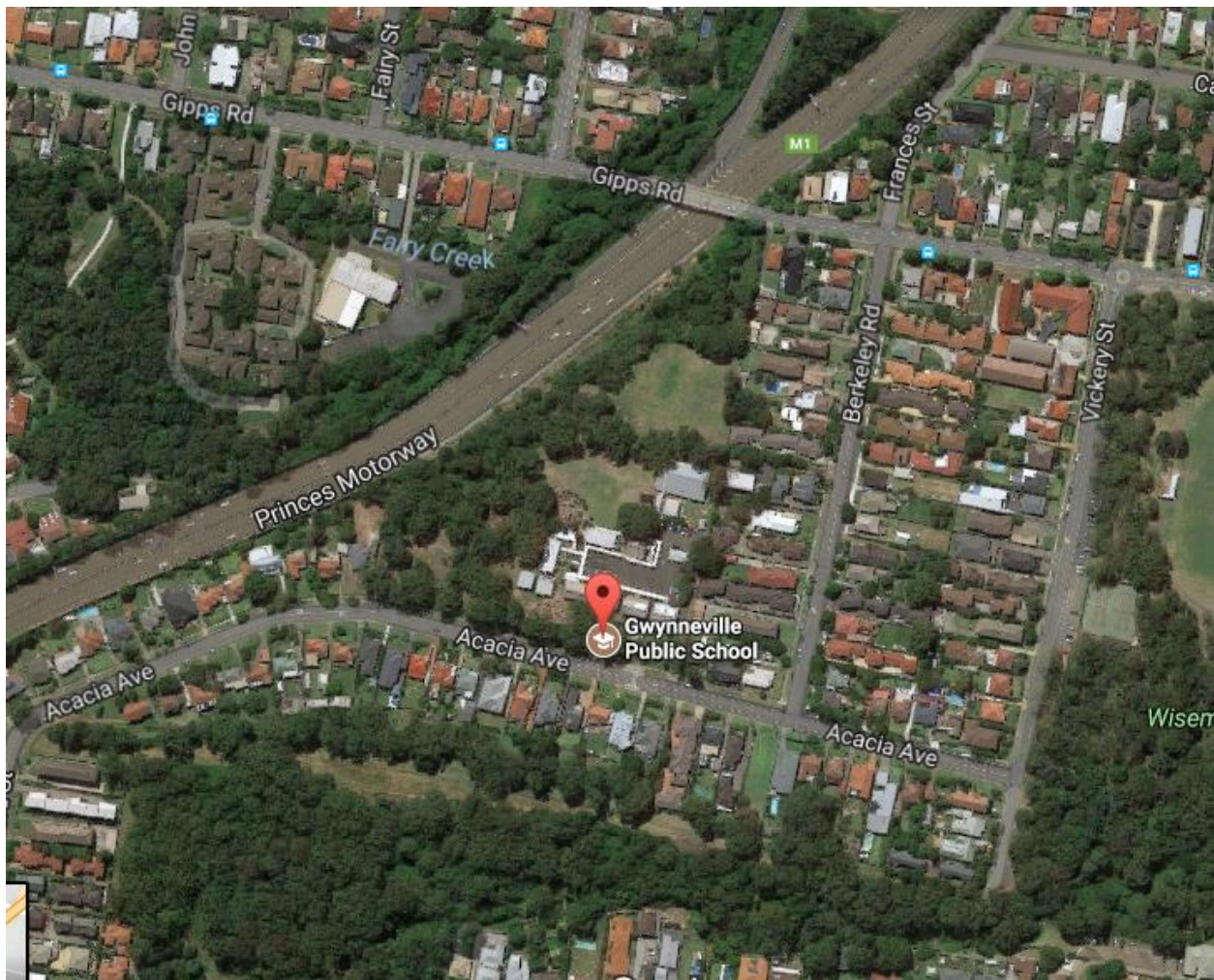
## 2.4. SURROUNDING DEVELOPMENT

The school is in the established residential suburb of Gwynneville within Wollongong Local Government Area, located approximately 3km from Wollongong CBD and 2.3km from the University of Wollongong. The site is predominately surrounded by low density residential uses.

Development in the surrounding area is summarised as:

- North is the Princes Motorway providing connections to Sydney CBD and the NSW South Coast.
- East are residential neighbourhoods containing low density dwellings. Further east is Wiseman Park Bowling Club.
- South are residential neighbourhoods containing low density dwellings.
- West is the Princes Motorway and residential neighbourhoods contain low density dwellings.

Figure 3 – Broader Context



Source: Google Maps

## 3. PROPOSED DEVELOPMENT

### 3.1. OVERVIEW

This DA seeks consent for the following works:

- Demolition of classroom Buildings B00C, B00D, B00E and B00F;
- Removal of the demountable administration and staff building and canteen;
- Demolition of special programs building and amenities;
- Construction of two new single-storey learning hub buildings, library and administration and staff buildings;
- Construction of a new covered outdoor learning area (COLA);
- Installation of a new metal boundary fence along the southern boundary;
- New landscaping around the new learning building and administration buildings; and
- Removal of 9 trees.

### 3.2. DEMOLITION

The proposed involves the complete demolition of the following buildings:

- Classroom Buildings B00C, B00D, B00E and B00F;
- Special Classroom Building B00B;
- Amenities Buildings B00L and B00O;
- Canteen;
- Administration and staff buildings; and
- Store Room Building B00K and B00J.

### 3.3. NEW BUILDINGS

The new learning, library and administration buildings will be constructed in a 'U' shape, predominately fronting Acacia Avenue. The new buildings will generally be located on the footprint of the existing school. The building will be single-storey with the aim to provide additional multifunctional space for learning. The learning building will provide future-focused learning spaces for primary school students and appropriate core facilities for staff and students in line with the EFSG.

A new library will be constructed in between the two learning hub elements to connect the two learning areas. The administration building connecting to the eastern learning hub along the eastern boundary.

The learning buildings will include open learning studio, practical activities area, presentation space, learning common, medium learning space, learning studios, small learning space, special programs, storage areas and amenities.

The proposal will result in an increased capacity at the school by 25 students, bring the total school capacity to 275 students.

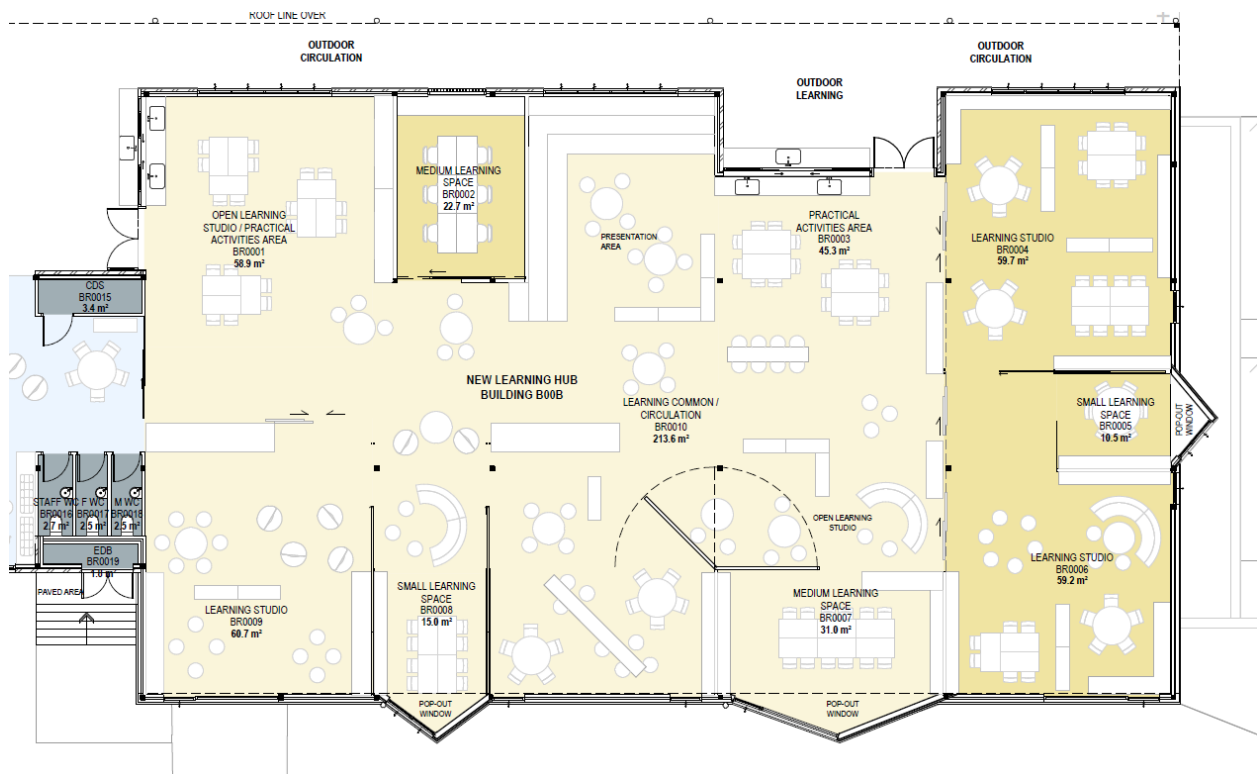
**Figure 4** and **Figure 5** below illustrates the proposed ground floor plan of the education building.

Figure 4 – Proposed site plan



Source: Hayball

Figure 5 – Education Building ground floor plan (typical floor plan)



Source: Hayball

### **3.4. COLA**

The existing covered outdoor learning area (COLA) located adjacent to the Special Program Buildings B00B will be retained.

A new COLA will be constructed adjoining to the proposed new administration and staff and canteen building to the west.

### **3.5. INSTALLATION OF SECURITY FENCE & GATES**

Installation of a new security fence and gates along the Acacia Avenue boundary (gates will replace the existing in the same location of existing gates). The fence will be 2.15m high to align with the Department of Education security standards.

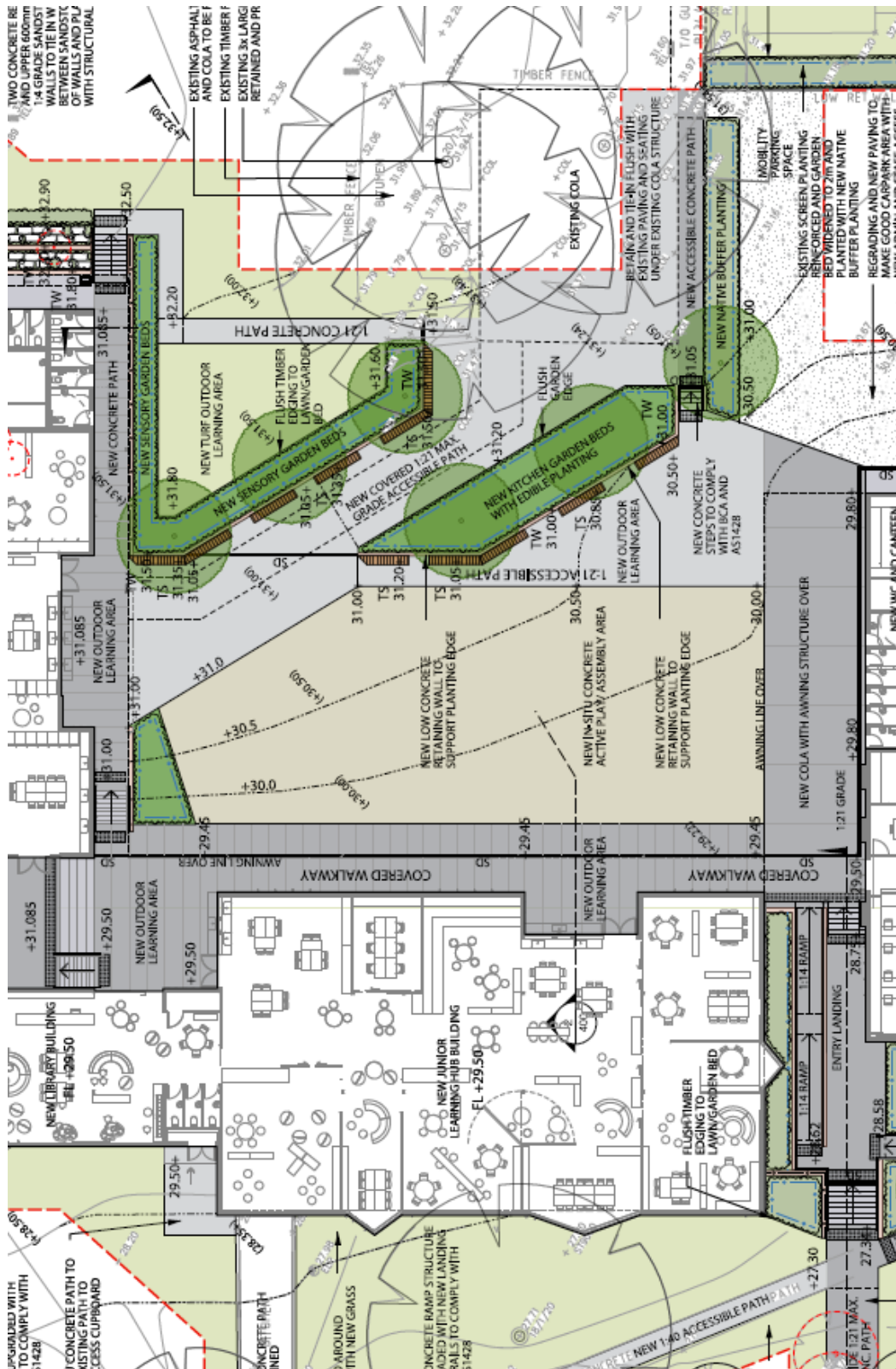
### **3.6. OPEN SPACE AND LANDSCAPE**

Landscaped areas and open space will be maintained throughout the public school. A number of areas will be enhanced by landscaping to improve the learning experience provided by the proposed development. The proposed landscaping contains the following key elements:

- Low concrete retaining walls;
- Planter boxes;
- Sensory garden beds;
- Native buffer planting;
- Planting beds with subsoil drainage;
- Tired seating steps with garden beds and feature planting;
- Paths connecting site pedestrian entry to refurbished toilet facilities;
- New turfed areas; and
- Regrade pavement around the top of the existing embankment to create an accessible path.



Figure 6 – Landscape Plan



Source: Hayball



### 3.7. WASTE

A Waste Management Plan has been prepared by MACK Group for the operation phase of the development and Hayball Architects for the demolition and construction phase and is included in **Appendix L**. The school will comply with the appropriate conditions of consent imposed in relation to waste management.

During construction, the site will be fenced to prevent illegal dumping. The contractor will manage all waste during construction.

Waste (general and recyclable/comingled waste) will be initially collected in small bins placed throughout the school. The caretaker will collect and transport this waste, on a regular basis, to the central waste enclosure, that is open, located on school grounds. It is expected that a contractor will collect the general waste once per week, and recyclable/comingled waste every three weeks.

### 3.8. TREE REMOVAL

The proposal seeks consent to remove 9 trees within the school site. A Preliminary Tree Assessment Report has been prepared by Paul Shearer Consulting and is included in **Appendix D**.

Remaining trees are viable for retention in the existing environment. The loss of vegetation is considered acceptable given the substantial benefits associated with the project and the extent of new planting proposed. The removal of the trees is offset by gardens and landscaped play space, 9 substantial replacement trees will be planted.

### 3.9. STORMWATER

A Stormwater Management Report and Plan have been prepared by WSP and are included at **Appendix L**. A stormwater management system has been developed to integrate with the existing system and accommodate the redevelopment works, as well as comply with Council's requirements.

On-site stormwater detention (OSD) will be provided to ensure that runoff is appropriately managed in accordance with the Wollongong DCP 2009. The proposed development provides 83m<sup>3</sup> of OSD storage in accordance with Council's specification. The OSD volumes were ascertained in the DRAINS modelling program.

There are two existing rainwater tanks, currently located near the existing Library and Special Programs Room. These two tanks are to be relocated and reused in accordance with the Department of Education and Training '*Environmental Education Policy for Schools*'. A 150mm diameter overflow pipe will be provided from the tanks and connected to the inground drainage system.

## 4. SECTION 79C(1) ASSESSMENT

The following assessment has been structured in accordance with section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### 4.1. STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

*State Environmental Planning Policy (State and Regional Development) 2011* (SEPP State and Regional Development) provides the legislative planning framework for state and regionally significant development.

The SEPP (State and Regional Development) requires “Regional Development” as listed in Schedule 4A of the *Environmental Planning and Assessment Act 1979* to be referred to Southern Panel for determination. The proposal constitutes “Regional Development” as the proposed development has a Capital Investment Value of more than \$5M and is a Crown Development.

### 4.2. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATION ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

The NSW Department of Planning and Environment (DPE) released *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) in September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education and child care facilities.

#### 4.2.1. Consultation with public authorities other than councils

Schedule 3 ‘Traffic generating development to be referred to the RTA’ stipulates that development for the purposes of an ‘educational establishment’ with 50 or more students and with access to any road will be referred to the RTA. A referral to the RMS will be undertaken in accordance with this provision.

#### 4.2.2. Permissibility

*Wollongong Local Environmental Plan 2009* (WLEP 2009) zones the site as R2 Low Density Residential, and prohibits ‘Educational Establishments.’ However, under clause 33 of the Education SEPP, the R2 Low Density Residential zone is listed as a ‘prescribed zone’ whereby development for the purpose of a school can be undertaken.

Clause 35(1) of the Education SEPP states that ‘*Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.*’ Thereby, the proposed development is permissible in the Low Density Residential zone.

#### 4.2.3. Schedule 4 – Design Quality Principles

Schedule 4 of the Education SEPP outlines the design quality principles that are proposed for consideration. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The proposal involves new built form elements and reuse of existing school buildings. The proposal will be in keeping with the existing built form on-site and is considered an appropriate scale for the surrounding residential context. A Landscaping Concept Plan has been provided in **Appendix K**.
- **Principle 2 – sustainable, efficient and durable:** The proposal adopts a range of ESD initiatives including solar panels. The proposal will also provide positive social and economic benefits for the local community particularly in terms of job creation and reducing pressure of surrounding public schools.
- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, as outlined in the Accessibility Review attached at **Appendix E**.
- **Principle 4 – health and safety:** CPTED measures have been incorporated into the design and management of the site to ensure a high level of safety and security for students and staff. The construction of the learning buildings along the Acacia Avenue boundary will increase passive

surveillance. A range of open spaces and sports facilities will be available for students to encourage passive recreation. The proposal will also upgrade the existing security fence along Acacia Avenue.

- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment.
- **Principle 6 – whole of life, flexible and adaptive:** The intent of the proposal is to replace the ageing school facilities. The upgraded facilities have been designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics:** The proposal will have high quality external finishes, which will be aesthetically pleasing. The proposal is an appropriate scale and form for the low density residential context.

The proposal satisfies the relevant matters for consideration in the Education SEPP.

## 4.3. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

*State Environmental Planning Policy No 55—Remediation of Land* (SEPP 55) provides a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires the consent authority to consider whether the subject land is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

A Preliminary Stage 1 Environmental Site Assessment have been undertaken by Environmental Investigation Services (EIS) and are attached at **Appendix G** Error! Reference source not found.. The assessment objectives are to:

- Review the ESA Report;
- Design and implementation of a sampling, analysis and quality plan (SAQP), including sampling from three boreholes drill by JK Geotechnical.
- Assess the potential for site contamination;
- Assess the potential risk the contamination may pose to the site receptors; and
- Provide a preliminary waste classification for the off-site disposal of soil and comment on the suitability of the site for the proposed development.

Soil sampling was target at the three JK Geotechnical borehole locations in the central-eastern site area. The boreholes generally encountered fill to a depth of 0.5m, underlain by natural/residual silty clay soil and sandstone bedrock. Fill contained inclusions of ash, slag and manmade/demolition waste (terracotta tile). No other visual or olfactory indicators of contamination were observed.

A selection of three fill/soil samples were analysed. The fill contained elevated zinc, TRH (F3) and PAHs above the ecological SAC. All soil results were below the human health criteria. Asbestos was detected in bonded fibre cement collected from the ground surface in the southern site area. The identified asbestos material is in an area of the school site that does not form part of this DA. The Department's Asbestos Management Unit has been notified to manage the asbestos in accordance with the Department's Asbestos Management Plan.

A Hazard Materials Register is maintained by the Department which identifies all hazardous materials on the site. An Intrusive Hazard Survey has been prepared for the school to confirm the location of any hazardous building materials. There are no identified hazardous materials identified in any of the buildings being affected by the proposed development works.

Further investigation in the remaining development area is not considered to be necessary at this stage provided that all areas are inspected on the commencement of the development works (i.e. once the initial site preparation works commence).

EIS are of the opinion that the site can be made suitable for the proposed development subject to implementing the following recommendations:

- As an interim measure, the site should be inspected and all visible fragments of ACM/sACM at the ground surface should be removed by a licensed contractor and disposed of to a licensed landfill facility.
- A Stage 2 Investigation, including an asbestos quantification assessment, should be undertaken by a qualified environmental consultant to characterise the site contamination conditions;
- If deemed necessary, a remediation action plan (RAP) should be prepared to document the strategy required to reduce the potential risks associated with the site contamination to an acceptable level, and to render the site suitable for the proposed development and on-going use as a primary school; and
- An asbestos management plan should be prepared for the proposed development works.

## 4.4. WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Wollongong Local Environmental Plan 2009 (WLEP 2009) is the primary planning instrument applying to the Wollongong Local Government Area (LGA). Under the WLEP 2009 the site is zoned R2 Low Density Residential and 'education establishments' are prohibited. However, under clause 33 of the Education SEPP, the R2 Low Density zone is listed as a 'prescribed zone' whereby development for the purpose of a school can be undertaken. The objectives of the R2 Low Density Residential zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal will provide important school infrastructure to replace the existing demountables and ageing school buildings. The school maintains the existing education use and will enhance the school infrastructure through building and service upgrades.

The proposal will have no significant impacts on surrounding residential land uses, as the proposal provides adequate landscaping and design principles to protect residential privacy and amenity. The proposal is consistent with the objectives of the zone.

### 4.4.1. Height

The WLEP 2009 prescribes an 9m building height for the site. The proposed new learning building will have a height of 7.5m and complies.

### 4.4.2. Floor Space Ratio

The WLEP 2009 prescribes a 0.5:1 floor space ratio for the site. The proposal will increase the overall gross floor area by 348.01m, bringing the total gross floor area to 2024.87m<sup>2</sup>. The site will have a floor space ratio of 0.07:1 and complies

## 4.5. WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The relevant provisions of the DCP are considered below.

Table 2 – WCDP 2016 Compliance Table

Provision	Compliance	Comment
<b>Chapter E1 – Access for People with Disability</b>		
2.3 Building Code of Australia and Australian Standards AS1428.1	The proposal must contain the BCA and Australian Standards AS 1428 – design for Access and Mobility.	<p>The proposal is consistent with the BCA and Australian Standards. An Accessibility Review has been undertaken by Morris Goding Accessibility Consulting and is provided in <b>Appendix E</b>.</p> <p>A BCA Report has been undertaken by Steve Watson &amp;</p>

Provision	Compliance	Comment
		Partners and is provided in <b>Appendix F</b> .
<b>Chapter E2 – Crime Prevention through Environmental Design</b>		
3.0 General Issues	Consider the general CPTED requirements and principles including: lighting, natural surveillance and sightlines, signage, building design, landscaping, public open space and parks, community facilities and public amenities.	<p>CPTED measures have been incorporated into the design and management of the site to ensure a high level of safety and security for students and staff. The new learning buildings will be constructed to present toward Acacia Avenue, increasing passive surveillance to the street. A range of open spaces and sports facilities will be available for students to encourage passive recreation.</p> <p>The proposal will also upgrade the existing security fence along Acacia Avenue to improve security.</p>
<b>Chapter E3 – Car Parking Access Servicing Loading Facilities</b>		
Schedule 1 – Car Parking, Bicycle, Motorcycle and Delivery Vehicle Parking Requirements	<ul style="list-style-type: none"> <li>• 1 car parking space per staff member plus 1 car parking space per 10 Year 12 students.</li> <li>• 1 bicycle space per 10 students above grade 4.</li> <li>• Access for a large rigid vehicle.</li> </ul>	A Traffic Assessment has been undertaken by TDG and is provided at <b>Appendix H</b> . The proposal does not seek to increase parking on-site as the proposal will result in one additional staff member. The on-site car park accommodates 16 parking spaces. The maximum parking demand recorded on-site was 13 parking spaces, leaving three vacant parking space remaining. This parking surplus will be adequate to cater for the proposed development.
<b>Chapter E16 – Bush Fire Management</b>		
3. Development Controls	<ul style="list-style-type: none"> <li>• If any part of the proposed development falls within an area that has been mapped as bush fire prone, then the applicant must consider bush fire risk as part of the DA.</li> </ul>	A Bush Fire Risk Assessment Report has been prepared by Peterson Bushfire, the bushfire risk is further details in <b>Appendix I</b> and Section 5.4 of this SEE. The application addresses the relevant provisions including the Planning



Provision	Compliance	Comment
	<ul style="list-style-type: none"> <li>The application must be accompanied by a Bush Fire Risk Assessment Report. The Report must be in accordance with the requirements of Planning for Bushfire Protection 2006 guidelines and Australian Standards AS3959 – 2009 Construction of Buildings in Bushfire- Prone Area.</li> </ul>	for Bushfire Protection 2006 guidelines and Australian Standards AS3959 – 2009 Construction of Buildings in Bushfire- Prone Area.
<b>Chapter E17 – Preservation and Management of trees and Vegetation</b>		
7.1 Development Application – Lodgement Requirement	The Development Application must outline details of the proposed number, species, age and size of the trees to be removed.	A Preliminary Tree Assessment Report has been prepared by Paul Shearer Consulting at <b>Appendix D</b> . The proposal seeks consent to remove 9 trees within the school site. Remaining trees are viable for retention in the existing environment. The loss of vegetation is considered acceptable given the substantial benefits associated with the project and the extent of new planting proposed. The removal of the trees is offset by gardens and landscaped play space.

## 5. KEY IMPACTS ASSESSMENT

This section assesses the key impacts of the proposal that have not been addressed elsewhere in the SEE.

### 5.1. OVERSHADOWING

Shadow diagrams have been provided as part of the Architectural Plans attached at **Appendix B** and **Figure 7**. These illustrate the shadows which will be cast by the proposed development at the winter solstice (21 June), along with the shadows from the existing development at the same point in time. The overshadowing is summarised below:

- At 9am, the southern learning hub will overshadow a small portion of the pedestrian walkway along Acacia Avenue. The majority of the additional shadow will be confined to the site within the open space area to south.
- At midday, the shadow is concentrated in the same area but the extent is reduced and confined to the site.
- At 3pm, the shadow is cast toward the south eastern portion of the site. The proposal will not overshadow the low-density residential properties to the east of the site fronting Berkeley Road or dwellings on the southern site of Acacia Avenue.

The proposal will not unduly impact adjacent residential properties ability to receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice. There is no impact between 9am and 3pm. Based on this, the proposed shadow impacts are acceptable.

Figure 7 – Shadow Diagrams



Source: Hayball

### 5.2. ACOUSTIC

An Acoustic Report has been prepared by Acoustic Logic and is included in **Appendix C**. The surrounding area includes residential receivers to the east and south. Both long term unattended noise logging and attended noise measurements were conducted to quantify the existing acoustic environment at the site.

Table 4 shows the background noise level. The intrusiveness criteria permit noise generation is to be no more than 5dB(A) above existing background noise levels. Noise sources will include noise for internal area/classrooms and mechanical service noise. Both the Intrusiveness and Amenity criteria (as set out below) must be complied with.

Table 3 – Long Term Noise Logging

Time of Day	Background Noise Level – dB(A)L <sub>90</sub>	Intrusiveness Noise Objectives dB(A) Leq (15mins) (Background + 5dB)
Day (7am-6pm)	49	54
Evening (6pm-10pm)	43	48

To achieve the Intrusiveness Noise Objectives and EPA Amenity Criteria, the following recommendations have been made by Acoustic Logic:

- *Detailed acoustic review of all external plant items should be undertaken following equipment selection and duct layout design. All plant items will be capable of meeting noise emissions requirements of Council and the EPA Industrial Noise Policy, with detailed design to be done at CC stage.*
- *External speakers for PA and bells should be directional facing away from residential receivers.*
- *Windows to the school buildings should be constructed of minimum 6.38mm laminated glass and should be capable of being closed period of high noise generation.*
- *Minimum 6mm Float glazing with acoustic seals around perimeter is required, with minimum Rw of 28.*

Acoustic Logical have assessed the proposal is considered acoustically acceptable and will not negatively impact on the acoustic amenity of the surrounding receivers. The recommendations of the acoustic report should be included in the conditions of consent.

## 5.3. PARKING, ACCESS & TRAFFIC

A Traffic Assessment has been provided by TDG and is included in **Appendix H**.

### 5.3.1. Parking

#### Car Parking

In accordance with the Wollongong Development Control Plan 2009 education establishments are required to have a minimum of 1 space per staff member. Based on these rates, the proposed development generates the requirements for 1 additional car parking space.

The car parking on-site will not change as a result of this development application, which currently accommodates 16 spaces. The maximum parking demand recorded on-site was 13 parking spaces, leaving three vacant parking spaces remaining. The existing parking complies with the DCP.

TDG also undertook a parking survey of the surrounding street network. The parking inventory reveals the supply of parking in the precinct is predominately unrestricted parking, with some 'No Stopping' restrictions imposed adjacent to the pedestrian crossing on Acacia Avenue and Berkeley Road during peak school times. The survey results indicate there are up to maximum 208 parking spaces in the vicinity of the site. There is surplus capacity within the surrounding to accommodate an increase in car parking.

#### Bicycle Parking

The Wollongong Development Control Plan 2009, outlines the bicycle parking requirement for education facilities as 1 bicycle space per 10 students above grade 4. The increase in students will be split over six grades, resulting in an increase of eight to nine students above Grade 4. Therefore, there is no requirements to provide additional bicycle parking on-site.

### 5.3.2. Access

The development proposes no changes to the existing access to the site. All vehicular access is available from Acacia Avenue to the onsite car park via a driveway and gates. Pedestrian access is provided from a three main entrances on Acacia Avenue and secondary entrance along Berkeley Road.

In terms of the site accessibility, there are a number of bus stops within a 400m radius of the site, which is readily walkable. The nearest train station (Wollongong Train Station) is approximately 2.5km distance from the site. Wollongong Train Station provides connections to Sydney CBD and Kiama.

### 5.3.3. Traffic

The proposal will result in an increase in capacity at the school by 25 students. Based on the existing travel modes used to access the school there is expected to be an increase in parking demand during drop-off and pick-up times of 14 vehicles (rounded up), assuming 53% of the 25 students are driven to/from school. The proposal will also marginally increase inbound and outbound movements outside of the peak periods.

Table 4 illustrated the expected increase in traffic generated by the development.

Table 4 – Expected Traffic Generation

	Morning Peak	Afternoon Peak
Inbound Trips	14	13
Outbound Trips	13	14
Total	27	27

Overall, the proposal is expected to create a very minor increase in traffic generation of 27 trips during each of the morning and afternoon peak periods. The trips are expected to be distributed between Acacia Avenue and Berkeley Road where parents currently and typically choose to drop-off and pick-up their children. Drivers are expected to utilise Gipps Road and Gilmore Street to access the site and wider road network.

The proposal will result in a negligible change to the traffic and parking environment and is supported on a traffic basis.

## 5.4. BUSHFIRE

A Bush Fire Assessment Report has been prepared by Peterson Bushfire and is provided at **Appendix H**. The property is identified as containing bushfire prone land as mapped on the Wollongong Bushfire Prone Land Map. Development proposals involving schools on bushfire prone land area defined as 'Special Fire Protection Purpose' (SFPP) development under section 100B of the Rural Fire Act 1997 and requires assessment in accordance with Planning for Bushfire Protection 2006 guidelines.

The school is shown to have part of the '100m Vegetation Buffer' within its site extending from a remnant of forest. The Bushfire Attack Level (BAL) has been determined to be rated BAL 12.5. As a factor of safety and in-built redundancy, it is recommended that the proposed school buildings be designed and constructed to comply with BAL 12.5.

The recommendations of the Bush Fire Assessment Report are listed below:

- *Proposed landscaping should comply with the principles listed within Appendix 5 of PBP.*
- *It is recommended that new buildings are designed and constructed to comply with BAL- 12.5 of AS 3959-2009 Construction of buildings in bushfire-prone areas. The NSW variation to AS 3959 is to be applied in addition to the BAL specifications. The variation is listed within Planning for Bushfire Protection Addendum Appendix 3 May 2010.*
- *Hydrants are to be installed to achieve compliance with AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419).*
- *Where overhead electrical transmission lines are installed no part of a tree should be closer to a powerline than the distance specified in ISSC 3 Guideline for Managing Vegetation Near Power Lines (Industry Safety Steering Committee 2005). A clearance of 0.5 m is required for residential connections.*
- *Any gas services are to be installed and maintained in accordance with AS/NZS 1596- 2008 The storage and handling of LP gas (Standards Australia, 2008).*

The Bush Fire Assessment concludes that with the adoption of the recommendations below, the proposed development will comply with Planning for Bushfire Protection 2006 for infill Special Fire Protection Purpose (SFPP) development. The proposal is justifiable on a bush fire hazard grounds.

## 5.5. SUITABILITY OF THE SITE

The site is suitable for the development for the following reasons:

- The site is already in use by Gwynneville Public School, and is permissible in the R2 Low Density Residential zone.
- The road network is capable of accommodating the increase in traffic in a safe manner, without any significant change to the operating performance of the local road network. All teacher parking can be accommodated onsite.
- The site can be made suitable for the proposed development on contamination grounds. No contaminants have been found in the area of the site that forms part of this DA.
- The site is capable of accommodating upgraded education buildings with no undue impacts on surrounding residential properties.
- Residential amenity and privacy to adjacent properties will be respected through the use of the landscaping and generous setbacks.
- The proposal will replace the existing demountables and aged buildings, provided state-of-the-art learning facilities for the existing school population.

Accordingly, the site is considered suitable for the development for education purposes.

## 5.6. THE PUBLIC INTEREST

The proposal is in the public interest because:

- The proposed works are permissible under the Education SEPP and WLEP 2009.
- The proposal has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the control for the site.
- The proposal is suitable for the site as evidenced by the site analysis and various site investigations, including geotechnical, site contamination and bushfire.
- Subject to the various mitigation measures recommended by the specialist consultants, the proposal does not have any unacceptable impacts on adjoin or surrounding properties or the public domain.
- The proposal improves the education facilities at Gwynneville Public School.
- The site is well serviced by public transport and walking and cycling routes. The proposal encourages non-private vehicle options to access the site.
- The scale of the new buildings is consistent with surrounding development and is well below the height and FSR standards.
- The proposal will result in a high quality educational environment for staff and students that:
  - Provides expanses of open space for students;
  - Enables an excellent academic programme; and
  - Provides an inclusive, supportive and secure pastoral environment.

The proposal is an orderly development of the land and is in the public interest.



## 6. CONCLUSION

This SEE accompanies a DA which seeks consent to redevelop Gwynneville Public School. The proposal should be supported by Council for the following reasons:

- It provides high quality teaching and learning spaces to benefit students and teachers;
- The site is suitable for the proposed development and it is entirely in the public interest;
- It improves education facilities on land already in use for this purpose;
- The proposed school buildings are future focused to enable a collaborative teaching and learning environment rather than the traditional classroom setting Gwynneville currently adopts;
- The proposal will replace the existing demountables and aged buildings, provided state-of-the-art learning facilities for the existing school population.
- The proposal enhances existing recreational space by improving the amenity through landscaping and providing covered outdoor learning and play spaces. The proposal will not encroach on existing recreational space for the school, leaving a large expanse of play area to the north.

The proposed development is therefore in the public interest and should be approved by Council.

# DISCLAIMER

This report is dated 17 October 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of NSW Department of Education (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



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19 March 2017

Mr Martin Jameson  
Development Project Officer  
Wollongong City Council  
Locked Bag 8821  
WOLLONGONG DC NSW 2500

Dear Martin,

## **RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION - GWYNNEVILLE PUBLIC SCHOOL (DA-2017/1554)**

This letter has been prepared by Urbis on behalf of the Department of Education (the applicant) in regard to Development Application DA-2017/1554 at Gwynneville Public School which is currently before Wollongong City Council (the Council). This letter provides an overview of the Applicant's response to matters raised in Council's letter dated 6 February 2018.

In accordance with section 55 of the *Environmental Planning and Assessment Regulations* 2000 the application is seeking to amend the Development Application. The following documents have been prepared to support this response:

- Wollongong City Council's Lodgement of Additional Information Form;
- Site Contamination Investigation prepared by Environmental Investigation Services;
- Amended Architectural Plans prepared by Hayball;
- Amended Landscape Plans prepared by Tract;
- Arboricultural Impact Assessment prepared by Paul Shearer Consulting;
- Tree Inspection Report prepared by Moore Trees Arboricultural Services;
- Accessibility Statement prepared by Morris Goding Accessibility Consultancy;
- Stormwater Management Plans prepared by WSP;
- DRAINS Stormwater Model prepared by WSP; and
- Demolition Works Plan prepared by WSP.

**Table 1** provides a response to the issues raises by Council and a response.

Table 1 – Response to RFI

Submission	Response
<b>Landscaping and Tree Protection</b>	
The arborist has recommended in the report summary that an Arboricultural Impact Assessment Report be prepared to determine the impact of the final proposed development on existing trees and to make recommendations to ensure the trees are not adversely impacts.	<p>An Arboricultural Impact Assessment (AIA) has been prepared by Paul Shearer Consulting. Ten of the 42 subject trees have been recommended for removal. The four trees; T5, T7, T15 and T26 have been recommended for removal based on existing Health or Condition issues (exempt tree removal). The four trees; T8, T9, T12 and T13 are located within the proposed building footprint and Major incursions will occur within the TPZ of four trees; T1 and T2.</p> <p>A Tree Inspection Report has previously been prepared by Moore Trees Arboricultural Services, and provides a high-level assessment of the health and safety of trees onsite.</p>
The applicant is to submit an arborist report that includes all tress that will be impacted by the development.	An AIA has been prepared by Paul Shearer Consulting, the assessment concludes that ten trees will need to be removed as a result of the development as discussed above.
An audit of all trees on the site be submitted to ensure there is no danger to the school community by unsafe trees.	The Department of Education periodically undertake tree audits of all School sites to ensure trees present no danger to the school community. The Tree Inspection Report prepared by Moore Trees is the latest audit undertaken.
<p>The arborist report must address the following as a minimum:</p> <ul style="list-style-type: none"> <li>• The accurate location, genus and species of each tree:</li> <li>• All trees to be tagged and numbered to correspond with the arborist report;</li> </ul>	The AIA addresses all requirements listed.

Submission	Response
<ul style="list-style-type: none"> <li>• Health, amenity value and S.U.L.E rating of each tree;</li> <li>• Any site changes and surrounding structures which may affect health or vitality of the tree:</li> <li>• Impact of the development on each tree;</li> <li>• Impact of retaining trees;</li> <li>• TPZ and SRZ required for each tree proposed;</li> <li>• Any root barriers necessary, type and their location;</li> <li>• Any supporting evidence; and</li> <li>• Recommendations on the preferred option and an explanation why this option is preferred.</li> </ul>	
<p>The report must be completed by a qualified Arborist who is eligible for membership as a 'Consulting Arborist.'</p>	<p>The engaged arborist is qualified and eligible for membership as a 'Consulting Arborist.'</p>
<p>All documentation is to include tree numbers that corresponds with the arborist report, including but not limited to the landscape plans, architectural plans, engineering plan, cut and fill plans.</p>	<p>The architectural plans and landscape plans have been updated to incorporate tree numbers. Updating the engineering plans is overly onerous and unnecessary. The AIA clearly identifies trees within the development area subject to removal.</p>
<p>To ensure there are no ongoing maintenance issues due to failed assets, it is recommended that all existing timber walls and edges to be replaced with masonry, and all proposed walls and edges to be masonry construction only.</p>	<p>Urbis acknowledge this recommendation from Council, however, this is outside of the scope of the Development Application as all existing walls will not be modified under the current proposal.</p> <p>No timber walls are proposed and any timber edging is used only as a mowing strip. Timber edging is commonly used in most school</p>



Submission	Response
	<p>developments. The schools maintenance team will ensure the timber edges are maintained.</p> <p>The applicant is open to discussing the landscaping comments with Council's Landscape team if deemed necessary.</p>
<p>WCC Landscape section recommends reviewing the landscape design to provide a level playground surface to the internal paved playground. The levels on this area vary from 1:20 to 1:4. This is not only a steep hard surface area, it is also warped. It is recommended that this design is revised to provide a surface that is level. This will provide a more serviceable and practical play and assembly area with a higher aesthetic value.</p>	<p>Urbis acknowledge the recommendation from Council, however Morris Goding Access Consultants have confirmed the proposed landscape design for the assembly area is able to be supported from an accessibility perspective and that there is no statutory obligation to change the assembly area.</p> <p>The proposed landscaping has been developed in consultation with the school and will provide a higher aesthetic value than the current landscaping on site and consolidates the existing slope onsite. The proposal will retain the two-existing covered outdoor learning areas (COLA), providing ample opportunities for outdoor learning and play. Redesigning the assembly area is out of scope and not a relevant planning consideration.</p> <p>The applicant is open to discussing the landscaping comments with Council's Landscape team if deemed necessary.</p>
<p>WCC Landscape section suggests a review of the turf surface to the New Turf Outdoor Learning Area. It is suggested another surface is selected such as free draining soft fall. This is to ensure there are no ongoing maintenance issues due to failed assets.</p>	<p>Section 90.08 of the Department of Education <i>'Educational Facilities Standard Guidelines'</i> highlights the potential for wear of turf surfaces caused by children frequently seeking shade. This is unlikely to occur in this location, as the adjacent trees are located on the southern side of the turf and there is significant covered seating available immediately adjacent to this space. Further, the school will be responsible for managing the activities and intensity of focused foot traffic to minimise impacts on all outdoor turf areas.</p>

Submission	Response
	The applicant is open to discussing the landscaping comments with Council's Landscape team if deemed necessary.
<b>Stormwater Management</b>	
The OSD requirements of Section 12 of Chapter E14 of the Wollongong DCP 2009. Based on the size of the catchment Councils standard OSD policy applies and associated calculation can be utilised.	An OSD tank is shown on submitted DA drawings. The amended Stormwater Management Plans prepared by WSP (refer to drawing C010 and C020) illustrate the amended OSD configuration. Drawings C030 and C031 indicate the net increase of impervious area from approximately 3,702m <sup>2</sup> to 4,467m <sup>2</sup> , which formed the basis of OSD calculations. OSD was design in DRAINS software to limit post development discharge to pre-development limits in accordance with the Wollongong DCP. The DRAIN Model has been submitted with this letter.
Effort should be made to ensure areas proposed to remain unchanged as a result of the development are not draining to the OSD system in accordance with section 12.1.3(2)(a) of Chapter E14.	Drawings C030 and C031 indicate the areas proposed to remain unchanged as 'area excluded from calculations'. The amended Stormwater Management Plans prepared by WSP clearly demonstrate the area not draining to the OSD system.
The net increase in impervious area as a result of this development is unclear, plans must be provided clearly identifying the pre-and post-development impervious area.	Drawings C030 and C031 indicate the net increase of impervious area from approximately 3,702m <sup>2</sup> to 4,467m <sup>2</sup> , which formed the basis of OSD calculations.
<b>Land Contamination</b>	
Identify area of environmental concerns (AED) and demarcate within the filled material area and identify the remediation method.	A Site Contamination Report has been prepared by Environmental Investigation Services. The investigation included surface sampling from a total of 56 sampling points in accessible areas. EIS are of the opinion that the site can be made suitable for the proposed development subject to the remediation of fill at BH3, and following the development and implementation of an appropriate

Submission	Response
	asbestos management plan. A Remediation Action Plan will be prepared prior to the issuance of a Crown Certificate.
Investigation the presence of asbestos for the top 10 centimetres of soil that should be free of visible asbestos or asbestos containing materials in the areas used by the school.	<p>A Site Contamination Report has been prepared by Environmental Investigation Services. The investigation included surface sampling from a total of 56 sampling points in accessible areas. Visible asbestos materials were not encountered in any of the test pits and all analysis for asbestos, lead and zinc were below their respective assessment criteria.</p> <p>The additional investigation demonstrated that these asbestos impacts are unlikely to be significant or include friable impacts above the health-based threshold of 0.001% w/w. However, due to the discrete nature of asbestos finds and the presence of several surficial fragments of ACM during the EIS investigations, potential risks associated with bonded ACM at the ground surface should be managed during the development and on an on-going basis via the implementation of an appropriate, site specific, asbestos management plan. A Remediation Action Plan will be prepared prior to the issuance of a Crown Certificate.</p>
An actual Demolition Work Plan is required by Chapter E21: Demolition and Asbestos Management of Wollongong Development Control Plan 2009	A Demolition Work Plan has been prepared by WSP in accordance with the DCP. Further demolition and construction details will be developed prior to the issuance of a Crown Certificate when a construction contractor has been engaged.
<b>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</b>	
Subclause 6 of Part 4 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 requires that before determining a development application	The community currently uses the school facilities (hall/classroom/library) for language, art and sporting classes. The School's principal/clerical staff manage access, hiring agreement and

Submission	Response
<p>for the purpose of a school the consent authority must consider, “(b) <i>whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.</i>” Please address this consideration, clarifying whether shared facilities are to be provided within the school, and if so, how this is to be managed.</p>	<p>insurances. The school facilities will be operated in accordance with the NSW Department of Education’s policy for <i>Community Use of School Facilities</i> (Policy). The Policy encourages schools to make their facilities available for use by the community because of the mutual benefits, including:</p> <ul style="list-style-type: none"> <li>• Access to services to support families and communities.</li> <li>• Enhanced co-operation and goodwill between the community.</li> <li>• The provision of additional extracurricular learning opportunities.</li> <li>• Better access for communities and schools to state-of-the-art facilities.</li> <li>• Opportunities for parents and the broader community to become better informed about and participate in the school’s operation and activities.</li> <li>• More effective use of valuable school facilities; and</li> <li>• Opportunities for the community to play a positive part in school security through out-of-hours use of the facilities.</li> </ul> <p>The Policy is implemented through the Community Use of School Facilities Implementation Procedures (Procedures). The Procedures outline direction and requirements for schools when considering community use of facilities to ensure the use is regulated. Development approval for the use of the school facilities is not required under the Education SEPP 2017 and can continue to function as per the current arrangement.</p>



We trust this information satisfies queries raised by Council, and enables Council to progress the assessment of the application. Should you wish to discuss any of the above matters, please don't hesitate to contact me on 8424 5102.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chris Croucamp". The signature is written in a cursive, flowing style with some loops and a final flourish.

Chris Croucamp  
Consultant