ROBINSON URBAN PLANNING

Alterations and additions to Good Samaritan Catholic College and confirmation of planned student population

Good Samaritan Catholic College, 401-435 Hoxton Park Road, Hinchinbrook

Development Application

Statement of Environmental Effects to Liverpool City Council

Prepared on behalf of Sydney Catholic Schools

12 April 2018 | 16074

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1.0 Introduction

1.1 Overview

This Statement of Environmental Effects (**SEE**) is submitted to Liverpool City Council (the **Council**). It describes a development application (**DA**) proposing the following proposal on the Good Samaritan Catholic College site at 401-435 Hoxton Park Road, Hinchinbrook (the **site**):

1. **Demolition** works including removal of the existing roof to Block T (as illustrated on DA21_A, DA22_A and DA22_A by JDH Architects)
2. **Alterations and additions** to existing Block T and Block C including:
   (a) An additional level on Block T
   (b) Internal and external alterations and to create general learning areas (**GLAs**), breakout spaces, multifunctional and collaboration areas, new stairs, a new lift and amenities
   (c) A new learning bridge with undercroft connecting Block T and Block C
   (d) New awning over the existing bridge connecting the Block T and the Trade Training Centre
3. **Ancillary site works**
4. **Tree removal and replacement** of (12 trees)
5. Confirmation of the planned student and staff **population** of the Good Samaritan Catholic College as follows:
   (a) 1,350 students from 1,300 existing (an additional 50 students or 3.8% increase) (not including trade training centre students from other schools)
   (b) 120 staff (no increase).

Construction of the proposed GLAs will replace existing demountable classrooms on the site which are to be removed from the site (as exempt development).

No changes are proposed to the existing vehicular access arrangements, on-site car parking (including the student pick-up/drop-off arrangements) or internal circulation arrangements.

This SEE has been prepared by Robinson Urban Planning Pty Ltd (**RUP**) on behalf of the Sydney Catholic Schools (**SCS**) (acting on behalf of the Trustees of the Roman Catholic Church for the Archdiocese of Sydney).

It describes the site, its locality and the proposal. It includes an assessment of the proposal under heads of consideration at section 4.15 of the *Environmental Planning and Assessment Act, 1979* (**EP&A Act**).

The following plans and information accompany this SEE:

- Cost of Work, Wilde and Woollard
- Survey Plan, by C.M.S. Surveyors (date of survey 28/09/17)
- Planning Maps to Liverpool Local Environmental Plan 2008 (**Liverpool LEP 2008**)
- Architectural Plans, by JDH Architects (Revision A dated 12/03/2018):
  - DA00_A - COVER SHEET & LOCATION PLAN
  - DA01_A - EXISTING SITE PLAN
  - DA02_A - DEMOLITION SITE PLAN
  - DA03_A - PROPOSED SITE PLAN
  - DA11_A - EXISTING GROUND FLOOR PLANS
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- DA21_A - DEMOLITION GROUND FLOOR PLAN
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- DA41_A - PROPOSED ELEVATIONS SHEET 1
- DA42_A - PROPOSED ELEVATIONS SHEET 2
- DA51_A - PROPOSED SECTIONS
- DA61_A - SHADOW DIAGRAMS JUNE 22ND
- DA62_A - SHADOW DIAGRAMS DECEMBER 22ND
- DA71_A - COLOUR AND FINISHES SCHEDULE
- DA81 - 3D PERSPECTIVE - SHEET 1
- DA82 - 3D PERSPECTIVE - SHEET 2

- Arboricultural Impact Assessment, by Graham Brooks Arboricultural Tree Services Pty Ltd (19/01/2018)
- Bushfire Hazard Assessment Report, by Craig Burley of Control Line Consulting (Ref No. 17.10.412)
- Flood Study and Flood Risk Management Study, by Site Plus Pty Ltd (October 2017)
- Hydraulic Services Plans, by Niven Donnelly & Partners Pty Ltd including a sedimentation and control plan (217049 - DAH01 to DAH03, Revision A)
- Traffic and Parking Impact Statement, by TSA (16 March 2018)
- Waste Management Plan, by JDH Architects.

1.2 Consent authority and type of application

As noted in the attached Cost Report by Wilde and Woollard, the *capital investment value* (**CIV**) of the proposal is $10,660,000. As the DA relates to an *educational establishment* with a *capital investment value* of more than $5 million, it is regional development pursuant to Schedule 7 to *State Environmental Planning Policies (State and Regional Development) 2011* and the Sydney South West Region Planning Panel is the consent authority.

The DA is Integrated Development pursuant to Section 4.46 of the EP&A Act as:

- Part of the site is bushfire prone land the development requires approval from the NSW Rural Fire Service (**RFS**)
- The development proposes to discharge stormwater into the adjoining watercourse and requires approval of the NSW Office of Water.

2.0 Site Description and Background

The key characteristics of the site are summarised below:

Location and Legal description (**Figures 1** and **2**)	The site is at 401-435 Hoxton Park Road (Lot 11 DP 109742), between Wilson Road and Dorrigo Avenue, at Hinchinbrook. The site sits above the banks of Hinchinbrook Creek and is to the south of the M7 Motorway.
Site area [1]	7.4 hectares.
Zoning	Pursuant to Liverpool LEP 2008, the site is in the following zones: • Zone R2 - Low Density Residential • Zone RE1 - Public Recreation • Zone SP2 – Infrastructure (Drainage) (see excerpt from the Land Zone Map, at Section 4.1.6, **Figure 7**). The proposed alterations and additions are located on land in Zone R2.
Existing use (**Figures 3** and **4**)	The site accommodates the Good Samaritan Catholic College, a co-educational high school (Years 7 to 12). The College was established in 1999 and began with 99 Year 7 students. In 2018, the enrolment in Years 7 to 12 was 1,300 students with 120 staff. The College is serviced by an at-grade parking area containing a total of 128 car parking spaces, an internal bus bay and turn-around facility and a designated student pick-up/drop-off area (forming part of the internal roadway). Vehicular access to the College is at the eastern end of the site from Hoxton Park Road and the site entry forms the northern leg of the signalised intersection with Hoxton Park Road and First Avenue. Pedestrian access to the College links with the northern footpath of Hoxton Park Road. A Trade Training Centre occupies the western end of the site and has its own vehicular access and parking area (77 car parking spaces) accessed from Hoxton Park Road. It provides vocational training to Year 11 and 12 students from the College and other local high schools. The Trade Training Centre was approved by the Sydney West Joint Regional Planning Panel (DA 63/2014) on 25 June 2014.
Heritage	The site is not a heritage item, is not located in a heritage conservation area and there are no heritage items in the immediate vicinity of the site.
Constraints	• **Land reservation** – The site includes land reservations for classified road, drainage and local open space. The proposed works are located well away from the land reservations • **Airport noise** – Part of the site is in the ANEF between 20 and 25 corridor

[1] Site area sourced from https://www.planningportal.nsw.gov.au/find-a-property/property/3862025_401-435_Hoxton_Park_Road_11_Hinchinbrook_DP1209742/401-435_hoxton_park_road,_hinchinbrook,_2168

- **Flood** - The entire site is identified as flood prone land and part of the site is in a flood planning area
- **Environmentally significant land** – Part of the site (along Hinchinbrook Creek) is identified as Environmentally Significant Land. The proposed works are located well away from this sensitive land
- **Terrestrial biodiversity** – Along the site frontage to Hinchinbrook Creek
- **Urban Release area** – Part of the site (the western end accommodating the Trade Training Centre) is in an urban release area
- **Bushfire** – Part of the site is identified as bushfire prone land (Vegetation Category 1 and Vegetation Buffer).

See attached planning maps and **Table 3** (Section 4.1.8) for more details.

Context

- Residential uses and a shop top housing development are to the west of the site on Byrock Close
- Hoxton Park Road, residential uses and neighbourhood shops are to the south
- A waterway (drainage channel) is to the north; with residential development, the M7 Motorway and Hinchinbrook Creek (which contains vegetation) further north
- A minimum distance of 75m separates the location of the proposed alterations and additions from the closest dwellings to the north in Inverell Avenue.

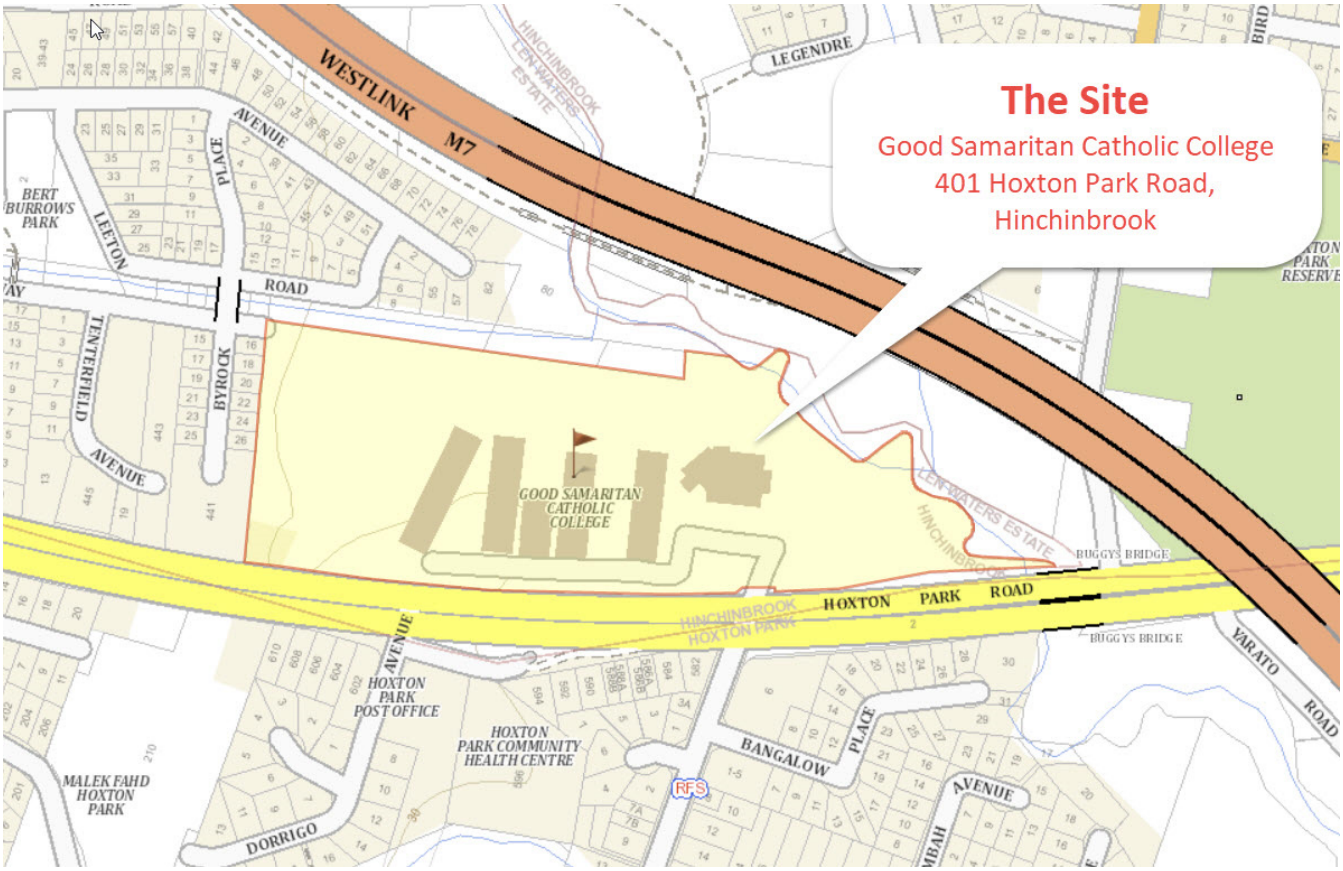

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Figure 1 – Location plan (Source: SIX Maps)

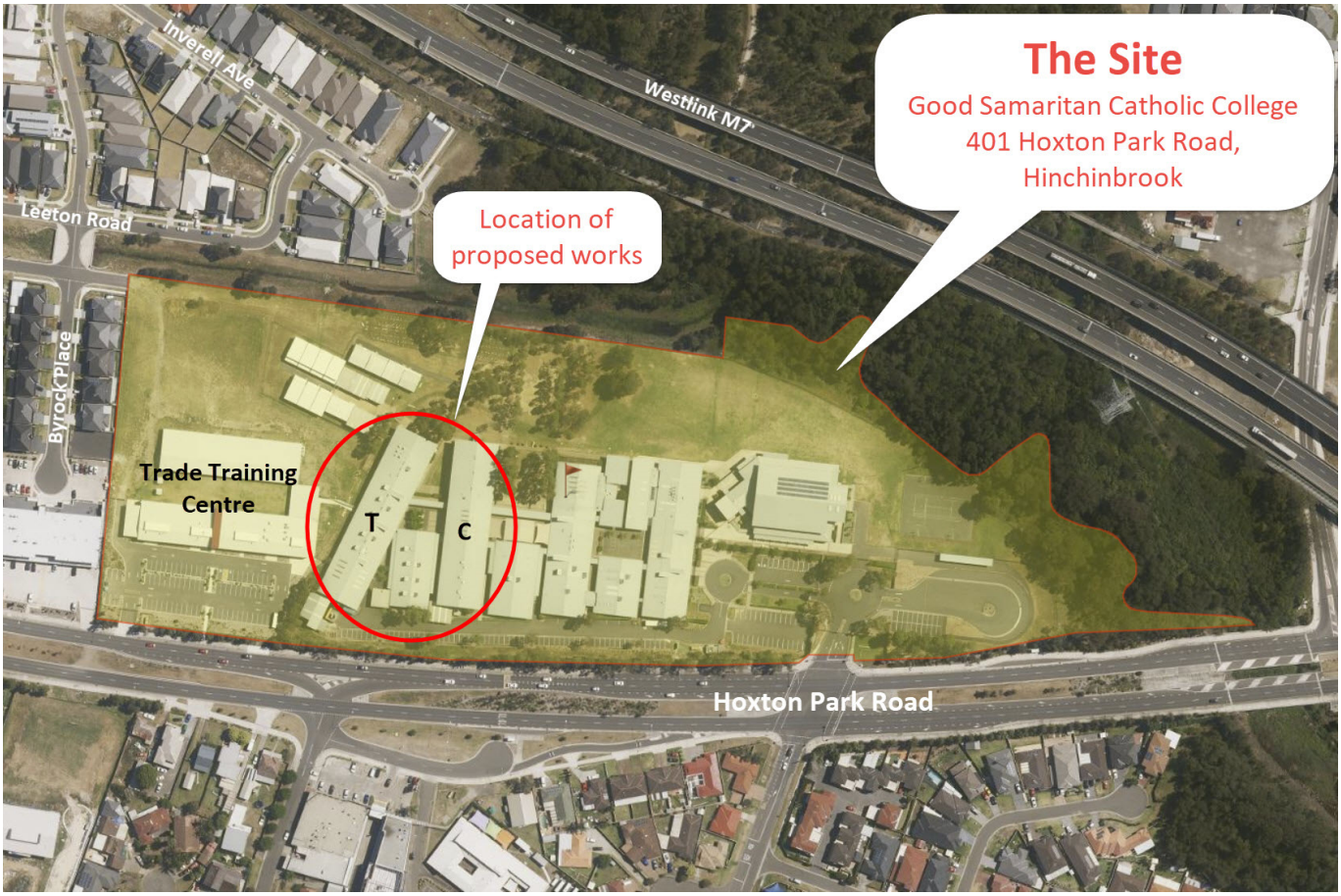

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Figure 2 – Aerial photograph (Source: SIX Maps)

Block T

Block T

Block T

Block C

Figure 3 – Site photographs

3.0 Description of the Proposal

3.1 Overview

As illustrated on the attached Architectural Plans by JDH Architects, the proposal comprises the following:

1. **Demolition** works including removal of the existing roof to Block T (as illustrated on DA21_A, DA22_A and DA22_A prepared by JDH Architects)
2. **Alterations and additions** to existing Block T and Block C including:
   (a) An additional level on Block T
   (b) Internal and external alterations and to create general learning areas (**GLAs**), breakout spaces, multifunctional and collaboration areas, new stairs, a new lift and amenities
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   (a) 1,350 students from 1,300 existing (an additional 50 students or 3.8% increase) (not including trade training centre students from other schools)
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Construction of the proposed GLAs will replace existing demountable classrooms on the site which are to be removed (as exempt development).

In relation to the planned population of Good Samaritan Catholic College, it is noted that the existing consents for the College do not nominate a student/staff population cap.

The proposal does not include:

- Changes to the existing vehicular access arrangements, on-site parking, student pick-up/drop-off areas or internal circulation
- Night-lighting (except for existing and/or security lighting)
- Hours of operation
- Interschool or weekend sport activities which do not take place on the site.

Figures 4 and **5** show the existing and proposed site plans and **Figure 6** shows a perspective image of the proposed works to Block T and the learning bridge.

3.2 Height

The proposed alterations and additions to Block T and Block C result in two storey buildings that have a maximum *building height*[2] of 8.5 metres (consistent with the Liverpool LEP 2008 8.5m height standard), as illustrated on the proposed site sections and elevations noting that proposed changes are shown in colour (DA41_A, DA42_A and DA51_A).

A small portion of the existing roof to Block C has a height of 8.8m.

[2] Pursuant to Liverpool LEP 2008:
building height *(or* ***height of building****) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

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Figure 4 – Existing site plan (Source: JDH Architects)

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Figure 5 – Proposed site and demolition plans (Source: JDH Architects)

3.3 Gross floor area and floor space ratio

As indicated in **Table 1**, the existing and proposed Gross floor area[3] (**GFA**) and Floor Space Ratio (**FSR**) on land in Zone R2 is:

- GFA:
  - Existing 11,681m^2
  - Net increase 681m^2
  - Proposed total 12,362m^2
- FSR based on the site area of 74,188m^2 being the portion of the site that is in Zone R2 and therefore subject to a 0.6:1 FSR development standard pursuant to Liverpool LEP 2008):
  - Existing 0.16:1
  - Proposed 0.17:1

3.4 Design and Materials

The proposal will be designed to present as a seamless extension of existing buildings on the site. JDH has prepared a schedule of external colours and finishes (DA71_A) and a perspective image (see **Figure 6**).

[3] Pursuant to Liverpool LEP 2008:

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

Table 1 – Existing and proposed GFA and FSR (Source: JDH Architects)

Building description	**Existing GFA** (m^2)	**Proposed GFA** (m^2)	**Total GFA** (m^2)	**Notes**
Block A	180	0	180	
Block B	437	0	437	
Block C	2,075	0	2,075	
Block D	379	0	379	
Block E	492	0	492	
Block G	163	0	163	
Block L	703	0	703	
Block P	528	0	528	
Block T	1,671	0	1,671	
Block S	885	0	885	
TAS Store	112	0	112	
Subtotal	7,625	0	7,625	retained
Trade Training Centre	2,086	0	2,086	retained
Demountable classrooms	1,970	-1,970	0	removed
Proposed additions	0	2,651	2,651	
Total GFA	**11,681**	**681**	**12,362**	
Total FSR (Zone R2 site area 74,188m^2)	**0.16:1**	**0.01:1**	**0.17:1**	

Figure 6 – Proposed perspective image (Source: JDH Architects)

4.0 Statement of Environmental Effects

4.1 S. 4.15(1)(a) Statutory considerations

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

- EP&A Act and Regulation
- Water Management Act 2000
- SEPP 55 – Remediation of Land (gazetted 28 August 1998)
- SEPP (Exempt and Complying Development Codes) 2008
- SEPP (Educational Establishments and Child Care Facilities) 2017 (gazetted 1 September 2017)
- SEPP (State and Regional Development) 2011 (commenced 1 October 2011)
- Greater Metropolitan Regional Environmental Plan (**GMREP**) No. 2 – Georges River Catchment (deemed SEPP)
- SEPP (Vegetation in Non–Rural Areas) 2017 (NSW Government, 2017) (commenced 14 January 2018)
- Liverpool LEP 2008 (gazetted 29 August 2008)
- Liverpool DCP 2008 (which came into effect on 29 August 2008 and was last amended on 14 July 2017 (Amendment No. 25))
- Liverpool Contributions Plan 2009 (which came into effect 14 December 2009).

An assessment of compliance with these plans follows (including an explanation on why the proposal cannot be approved as complying development under the SEPP (Educational Establishments and Child Care Facilities)).

4.1.1 SEPP (State and Regional Development) 2011

As the CIV of a proposed alterations and additions to an existing *educational establishment* is $10,660,000, the DA relates to a regional development pursuant to Schedule 7 to SEPP (State and Regional Development) 2011 and the Sydney South West Region Planning Panel is the consent authority.

4.1.2 Water Management Act 2000

The Water Management Act 2000 applies to the proposal. The Act aims to *'provide for the sustainable and integrated management of the water sources of the State for the benefit of both present and future generations…'*

Under Chapter 3, Part 3, the Water Management Act stipulates that works on waterfront land (i.e. within 40m of waterfront) require a Controlled Activity Approval (**CAA**) from the NSW Office of Water.

The proposal involves stormwater drainage works within a watercourse adjacent to the rear boundary of the site. The concurrence of NSW Office of Water is required.

4.1.3 SEPP 55 – Remediation of Land

Clause 7(1) (A) of SEPP 55 requires the consent authority to consider whether land is contaminated. As the site has been found to be suitable for used for education purposes further site investigations are not warranted.

4.1.4 GMREP No. 2 – Georges River Catchment (now deemed SEPP).

The GMREP is a deemed SEPP that applies to all of Liverpool LGA which forms the region that is part of the Georges River catchment. The general aims of the GMREP are to maintain and improve the water quality and river flows of Georges River and its tributaries.

The principles prescribed in Part 2 of GMREP; as well as the planning requirements in Part 3, must be taken into consideration by Council before determining a DA. The GMREP provisions have been taken into consideration and it is considered that the proposal is satisfactory with respect to the policy. The development incorporates water quality treatment procedures thereby contributing to a cumulative improvement to the quality of the tributary and it is also considered appropriate conditions can be imposed relating to erosion and sediment control and storm water runoff mitigation, thus achieving the aims of the policy.

4.1.5 SEPP (Exempt and Complying Development Codes) 2008

Pursuant to cl. 1.17A(1) of SEPP (Exempt and Complying Development Codes) 2008, development that requires the concurrence of another person cannot be determined as complying development. As the proposal is for an Integrated Development, requiring concurrence from the RFS and NSW Office of Water, a DA is required.

4.1.6 SEPP (Educational Establishments and Child Care Facilities)

Relevant provisions in the Education and Child Care SEPP are considered below:

Development applications (cl. 35(6))

Clause 35(6) of the Education and Child Care SEPP is relevant to DAs and states:

> *(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:*
>
> *(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.*

An assessment of compliance with the Design Quality Principles follows in **Table 2**, noting how the proposal is consistent.

Traffic-generating development (cl. 57)

The proposal increases the number of students on the site by 50 and extends the existing buildings on the site. The Education and Child Care SEPP threshold for referral to the RMS based on population is more than 50 additional students which is not triggered by the proposal. Notwithstanding, the building alterations and additions would necessitate referral of the DA to the RMS pursuant to cl. 57 of the Education and Child Care SEPP which states:

> ***57 Traffic-generating development***
>
> *(1) This clause applies to development for the purpose of an educational establishment:*
>
> *(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and*
>
> *(b) that involves:*
>
> *(i) an enlargement or extension of existing premises, or*
>
> *(ii) new premises,*
>
> *on a site that has direct vehicular or pedestrian access to any road.*
>
> *(2) Before determining a development application for development to which this clause applies, the consent authority must:*

(a) give written notice of the application to Roads and Maritime Services (RMS) within 7 days after the application is made, and

(b) take into consideration the matters referred to in subclause (3).

(3) The consent authority must take into consideration:

(a) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, RMS advises that it will not be making a submission), and

(b) the accessibility of the site concerned, including:

(i) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and

(ii) the potential to minimise the need for travel by car, and

(c) any potential traffic safety, road congestion or parking implications of the development.

(4) The consent authority must give RMS a copy of the determination of the application within 7 days after the determination is made.

Traffic and parking issues are considered in the Traffic Report by TSA and later at Section 4.2.6 and 4.2.7.

Table 2 – SEPP (Educational Establishments and Child Care Facilities) – Schedule 4 - Schools—design quality principles

SEPP (Infrastructure) – Schedule 4 Design Quality Principles	Compliance
Principle 1—context, built form and landscape 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. 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. 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.	✓ The proposed alterations and additions responds to the site context. Distance separation will protect the amenity of residential uses (which are around 75m to the north of the proposed works.
Principle 2—sustainable, efficient and durable Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	✓ The proposal has been designed to reuse existing buildings, maximise natural lighting and to be durable, resilient and adaptable.
Principle 3—accessible and inclusive School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.	✓ The proposal has been designed to promote equitable access, noting that it includes a new left as part of the bridge.
Principle 4—health and safety Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.	✓ The proposal retains the existing playground and landscaped areas on the site, freeing up space that is presently occupied by demountable classrooms.
Principle 5—amenity Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood. Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants. Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.	✓ The proposal will improve amenity for students by providing a contemporary learning environment.
Principle 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 & maximise multi-use facilities.	✓ The proposal will meet the ongoing needs of College students.
Principle 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.	✓ The additions have been designed as a seamless extension of the existing buildings and to retain the landscape setting of the site.

4.1.7 SEPP (Vegetation in Non–Rural Areas) 2017

The Vegetation SEPP applies to Liverpool LGA and land in Zone R2. The SEPP regulates vegetation clearing that is not ancillary to development requiring consent. As the proposed tree removal is ancillary to the proposed alterations and additions, the SEPP does not apply.

4.1.8 Liverpool LEP 2008

Pursuant to Liverpool LEP 2008, the site is in the following zones (see **Figure 7** and the planning maps to Liverpool LEP 2008):

- Zone R2 - Low Density Residential
- Zone RE1 - Public Recreation
- Zone SP2 – Infrastructure (Drainage)

The proposal is sited on land in Zone R2. *Educational establishments* are permitted with consent in Zone R2. The proposal is consistent with the relevant provisions of Liverpool LEP 2008 as detailed in **Table 3**.

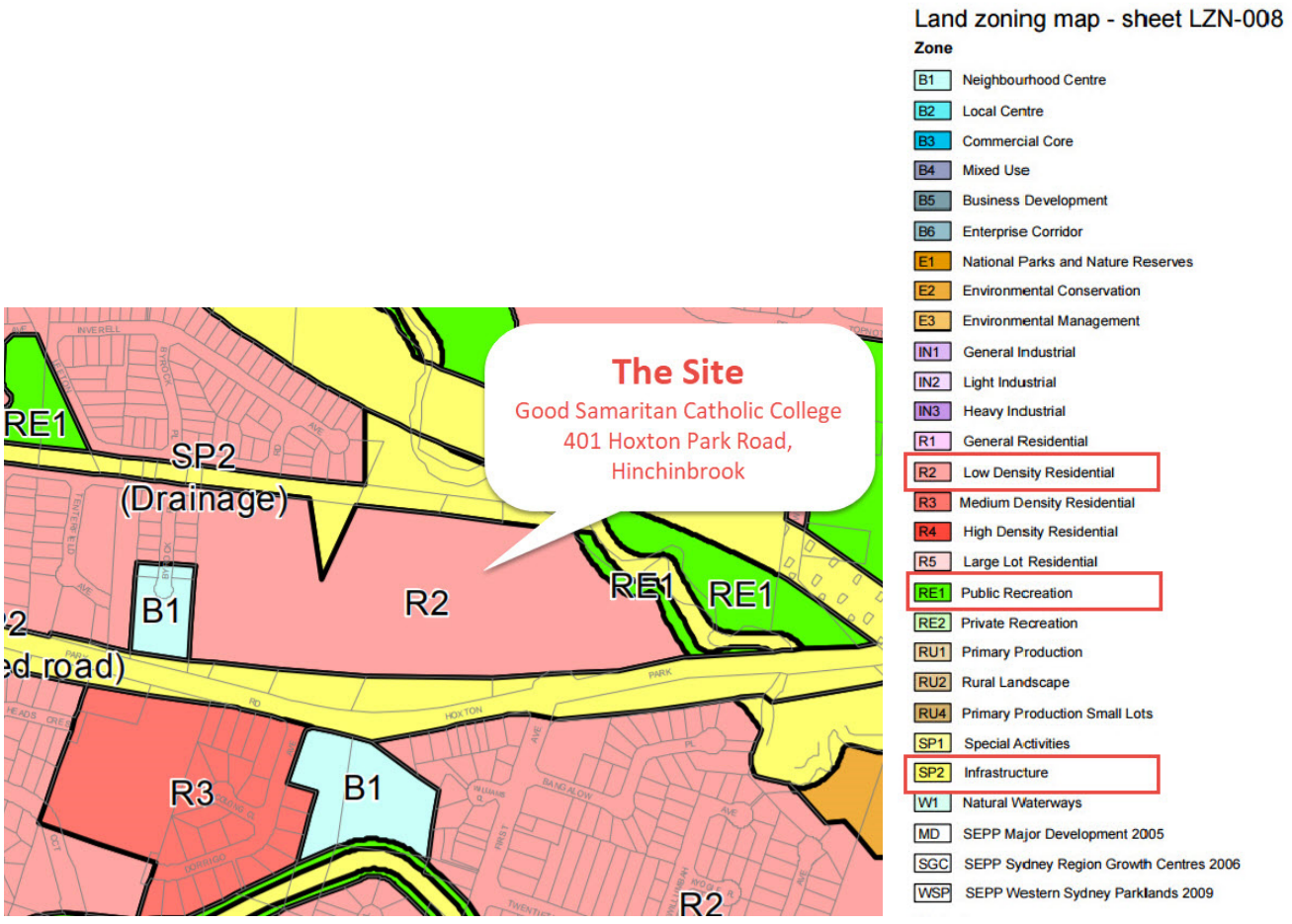

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Figure 7 – Land Zoning Map (Source: Liverpool LEP 2008, sheet LZN-008)

Table 3 – Compliance with Liverpool LEP 2008

Liverpool LEP 2008		Compliance
2.3 Zoning	**Zone R2 Low Density Residential** **1 Objectives of zone** • 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. • To provide a suitable low scale residential character commensurate with a low dwelling density. • To ensure that a high level of residential amenity is achieved and maintained. **2 Permitted without consent** Home-based child care; Home occupations **3 Permitted with consent** Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dwelling houses; **Educational establishments**; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Places of public worship; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings 4 **Prohibited** Any development not specified in item 2 or 3	The proposal is consistent with the Zone R2 objectives as it: • Meets the day to day needs of residents within the area by providing an educational service. • Will provide a low scale development (2 storeys) that fits in with the residential/educational character of the area • Will not adversely affect the residential amenity of the area.
	Zone SP2 Infrastructure (Drainage) **1 Objectives of zone** • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. • To reserve land for the provision of infrastructure. **2 Permitted without consent** Nil **3 Permitted with consent** The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Roads **4 Prohibited** Any other development not specified in item 2 or 3	No work proposed on the land in Zone SP2.
	Zone RE2 Private Recreation **1 Objectives of zone** • To enable land to be used for private open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To enable land uses that are compatible with, and complimentary to, recreational uses.	No work proposed on the land in Zone RE2.

Liverpool LEP 2008		Compliance
	2 Permitted without consent Environmental protection works; Home occupations **3 Permitted with consent** Animal boarding or training establishments; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; Community facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Hotel or motel accommodation; Information and education facilities; Kiosks; Landscaping material supplies; Marinas; Mooring pens; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Stock and sale yards; Veterinary hospitals; Water recreation structures **4 Prohibited** Any other development not specified in item 2 or 3	
2.7 Demolition requires development consent		✓ The DA includes minor demolition works and consent is sought for this work.
4.1 Lot size	Residential 300m^2 Zone R2 only	N/A
4.3 Height	8.5m Zone R2 only	✓ 8.5m (proposed ale
4.4 FSR	0.6:1 Zone R2 only	✓ 0.17 :1
5.1 Land reservation	The portion of the site in Zone SP2 is identified on the land reservation acquisition map. Council is the relevant acquisition authority.	N/A (No work is proposed on the land reservation).
5.9 Preservation of trees or vegetation	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such DCP applies without consent from Council.	The DA proposes the removal/ replacement of 12 trees.
Part 6 Urban Release Area	Part of the in an urban release area. Pursuant to this part: • Council must be satisfied that adequate arrangements have been made for public utility infrastructure • A DCP must also be in place prior to the granting of development consent.	N/A No work is proposed on the urban release area land.
7.6 Environmentally significant land	Part of the site is identified as Environmentally significant land, specific controls apply.	N/A (No work is proposed on Environmentally significant land)
7.8 Flood planning **7.8A Floodplain risk management**	The site is flood prone land and part of the site is in a flood planning area. Specific controls apply.	✓ See Flood Risk Management Plan and Section 4.2.3.
7.18 Development in areas subject to potential airport noise	Part of the site is in the ANEF between 20 and 25. Specific controls apply.	✓ Consent is sought for the alterations/additions which involve human occupation.
7.31 Earthworks	Consent is required for earthworks, specific controls apply.	✓ Alterations/additions to existing buildings & limited earthworks are proposed.

4.1.9 Liverpool DCP 2008

Table 4 summarises the parts of Liverpool DCP 2008 that are relevant to the proposal and shows that it is generally consistent with the relevant provisions.

The only identified non-compliance relates to car parking, which is addressed later at Section 4.2.5.

In accordance with Section 27 of Liverpool DCP 2008, an assessment of the potential social impact of the proposal follows noting the potential positive and negative impacts.

Social impact

- Positive impacts
  - Alterations and additions to the College (including replacement of existing demountable classrooms with high quality new GLAs) will improve the learning environment for existing and future students and staff
  - Removal of demountable classrooms and reinstating their footprints as play space will promote student activity
  - The site and proposal provides a high amenity and safe environment for students and staff
  - Confirmation of the planned student and staff population of Good Samaritan Catholic College provides certainty for the school and local community and meets the demand for education places in the local community whilst protecting residential amenity
  - The proposal will not result in any significantly adverse amenity impacts for adjoining and nearby residents (views, privacy, noise, overshadowing, traffic and parking)
  - New employment opportunities will be generated during the construction phase.
- Negative impacts
  - Nil.

4.1.10 The Liverpool Contributions Plan, 2009

This Contributions Plan identifies the site as forming part of the Hoxton Park, Carnes Hill and Prestons Areas Catchment. The plan levies Section 94 Contributions for educational developments in this catchment.

Given that the proposal relates to an existing education use and only a small increase in students is proposed (50); a contribution is not considered necessary as the proposal will not generate any additional need for amenities, facilities for which the Council provides.

Table 4 – Compliance with Liverpool DCP 2008

Control	Provisions	Proposal/compliance
Part 1 General Controls for all development		
6 Water cycle management	1. For developments that require construction of stormwater drainage, a SDCP shall be submitted	✓ Complies Refer to Stormwater Plans (attached).
8 Erosion and Sediment Control	1. A Soil and Water Management Plan (SWMP) or an Erosion and Sediment Control Plan (ESCP)is required	✓ Complies Refer to Stormwater Plans (attached).
14 Demolition of Existing Developments	1. All demolition work must comply with the *Australian Standard AS2601 - 1991, The Demolition of Structures*. 2. A Waste Management Plan (WMP) is to be submitted with the Development Application.	✓ Complies Refer to demolition plans and WMP (attached).
20.2 Car Parking Provisions and Service Facilities by Land Use *(Educational Establishment - Residential zone)*	1. A traffic and car parking report is required 2. 1 space per 1 staff member, plus 1 space per 30 students 3. Car parking is to be convenient to the distribution of destinations on campus	X Non-compliance As detailed in the Traffic Report: • 165 spaces required • 128 spaces existing/proposed This non-compliance is addressed at in the Traffic Report (attached) and in Section 4.2.6.
27 Social Impact Assessment	1. A social impact assessment shall be submitted with a development application	✓ Complies There are social benefits to be derived from the proposal (see above).
Part 3.8 - Non- Residential Development in Residential Zone (Educational Establishments)		
3.2 Site Planning	**Site Location** 1. Education Establishments should be located; – In the general vicinity of recreation area – Within proximity of Public transport – On corner lots – On streets with widths that permit adequate safe manoeuvrability of vehicles & lines of sight for pedestrians, cyclists and vehicles; and on approach streets within the road hierarchy such as on collector streets – There traffic control devices do not impede vehicular access to sites – Where the children will not be adversely affected by lead contamination, offensive noise and air pollution or by adjacent land uses. 2. Education Establishments shall not be permitted: – Adjacent to industrial activities, which generate significant noise or air pollution – Streets with a carriageway width of 6.5m or less – Streets, which are cul-de-sac – In areas where aircraft noise levels exceed 25 Australian Noise Exposure Forecast (ANEF).	✓ Complies. The proposal: • Sits within an existing school • Is close to public transport • Is not affected by contamination, offensive noise or air pollution, or by adjacent land uses. ✓ Complies • Site is not located adjacent industrial activities • Street carriageway is more than 6.5m • Site not located on a cul-de-sac • Not impacted by aircraft noise levels >25 ANEF.

<table>
<tr><th>Control</th><th>Provisions</th><th>Proposal/compliance</th></tr>
<tr><td></td><td>Site Planning
1. Site planning should be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and land capability.
2. The site layout should enhance the streetscape through the use of landscaping and built form.
3. Site planning should enable buildings to address streets and public open spaces.
4. The site layout should ensure that the external play area is maximised and enjoys solar access.
5. The site layout should contribute to personal safety and to the protection of property by permitting casual surveillance of adequately lit outdoor spaces from windows and entries.
6. In areas exposed to significant levels of off-site noise, the site layout and building forms should assist in minimising noise entry.
7. The site layout should ensure that the front entrance to the school is easily located and accessible.
8. The layout must be designed around the site attributes such as slope, existing vegetation, land capability and/or solar access.
9. The siting of windows of habitable rooms on the first floor shall minimise overlooking to the principal private open space of neighbouring properties.
10. Stormwater from the site must be able to be drained satisfactorily.</td><td>✓ Complies
• The proposal will retain the existing residential/ educational/ community character of the locality and present as a seamless extension of Good Samaritan College
• The site provides an appropriate standard of amenity.</td></tr>
<tr><td>3.3 Setbacks</td><td>Front Setbacks
<table><tr><th>Road</th><th>Front Setback</th><th>Secondary Setback</th></tr><tr><td>Classified Roads</td><td>7.5 m</td><td>7.5 m</td></tr><tr><td>Other Streets</td><td>5.5 m</td><td>4 m</td></tr></table>Side and Rear Setbacks
<table><tr><td>Single Storey buildings</td><td>4 m</td><td>4 m</td></tr><tr><td>Second storey component of buildings</td><td>8 m</td><td>8 m</td></tr></table></td><td>✓ Complies
The proposed alterations and additions have setbacks that exceed the DCP controls.</td></tr>
<tr><td>3.4 Open Space and Landscaped Area</td><td>Outdoor Play Areas
1. These areas shall not be used for on-site detention of stormwater.
2. The provision of outdoor play areas shall satisfy the requirements of the NSW Department of Education and Training
Landscaped Area
1. A minimum of 25% of the site area shall consist of landscaped area, including lawn, deep rooted trees, garden beds and mulched areas.
2. There must be an unencumbered area of 5 x 6m in the rear setback for the opportunity to accommodate the planting of deep rooted trees.
3. A minimum of 50% of the front setback area shall be landscaped area.</td><td>✓ Complies
Existing landscaped/play areas are retained (with removal of the existing demountable classrooms increasing available play areas).</td></tr>
<tr><td></td><td>Security
1. Entrances to buildings should be orientated towards the front of</td><td>✓ Complies
Existing school entrances (vehicle</td></tr>
</table>

Control	Provisions	Proposal/compliance
	the site facing the street. 2. The main entrance should not be from rear lanes and should be designed with clear directions and signage. 3. Blank walls addressing the street frontage and other public places must be avoided.	and pedestrian) are to be maintained and can adequate accommodate the proposal (see Traffic Report (attached)).
3.6 Landscaping and Fencing	**Landscaping** 1. A landscape plan must be submitted to Council with the development application. 2. Areas of grass are to be limited to play areas. Other landscaped areas are to be planted. 3. Trees adjacent to/or within the play area, are to provide shade and allow winter sun entry. Trees adjacent to private open space areas and living rooms should provide summer shade and allow winter sun entry. 4. Landscape planting should principally comprise of native species 5. Tree and shrub planting along side and rear boundaries should assist in providing effective screening to adjoining properties.	N/A Existing landscaping is to be retained, with replacement trees to offset trees to be removed.
	Fencing 1. Side (behind the building setback) and rear fencing shall be 1.8m in height unless adjoining a park. 2. Where a fence adjoins a park it shall be of a high-grade material consistent in quality with the building and the context of the park, and shall be designed to address the park. 3. Fences shall be constructed of materials compatible with the proposed building. 4. Fencing shall be designed to minimise opportunities for graffiti. 5. Fences should not prevent surveillance by the building's occupants of the main open or communal areas within the property or the street frontage. 6. Where noise insulation is required, consider the installation of double-glazing or other noise attenuation measures at the front of the building rather than construction of a high solid form fence. **Primary Frontage** 1. Front fences shall have a maximum height of 1.2m, and constructed of masonry, timber and/or vegetation. 2. The front fence must be at least 30% transparent. – The front wall may exceed 1.2m (to a maximum of 1.8 m) only if – The primary frontage is situated on a Classified road – The fence is articulated by 1m and has landscaping in front of the fence; an – The fence does not impede safe sight lines from the street and from vehicles entering and exiting the site – Front fences are to be constructed of materials compatible with the proposed design of the building.	N/A No new fencing is proposed.
3.8 Amenity and	**Noise**	✓ Complies

Control	Provisions	Proposal/compliance
Environmental Impact	3. A Noise Impact Assessment Statement prepared by a qualified Acoustics Engineer may be required to be submitted with the application depending on the scale and location of the proposed school. 4. As adjoining uses may be affected by increased noise, the design of the proposed school should take into account the projection of noise from various school activities. Buildings should be located in a manner, which optimises opportunities for ameliorating the noise generated from outdoor play areas	Noise impacts from the expanded school are likely to be consistent with existing conditions at the College noting that the play area will be used during standard school hours only and there are no immediately adjoining dwellings.
	Contaminants 1. All buildings whether to be built, extended, renovated or converted shall not contain any material or substance that will cause lead or asbestos or other contamination or poisoning.	✓ Complies
	Overshadowing 1. Adjoining properties must receive a minimum of three hours of sunlight between 9am and 3pm on 21 June to at least: – -One living, rumpus room or the like. – 50% of the private open space.	✓ Complies Additional shadows are contained within the site (see shadow studies by JDH, DA61_A and DA62_A).
	Privacy 1. Windows facing side boundaries are to be offset by at least 1m from any habitable room windows in an adjoining dwelling. 2. Windows on the first floor that face the side boundary are to avoid unreasonable overlooking by having a minimum sill height of 1.5m, except where they face a street or public open space. 3. Building siting, window location, balconies and fencing must consider the importance of the privacy of on site and adjoining buildings and private open spaces. 4. Landscaping should be used where possible to increase visual privacy of adjoining properties.	✓ Complies The proposed alterations/ additions are centrally located within the site and will not overlook any nearby residential uses.
3.9 Site Services	**Waste Management** 1. Waste disposal facilities shall be provided for development. These shall be located adjacent to the driveway entrance to the site	✓ Complies Existing waste management practises of the school are to be maintained.

4.2 S. 4.15(1)(b) Impact on the environment

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

4.2.1 Tree retention, removal and replacement

An Arboricultural Impact Assessment has been prepared by Graham Brooks Arboricultural Tree Services Pty Ltd (see attached). In the Executive Summary, the report notes that 21 trees were assessed on the site, 12 trees are recommended for removal, protection measures are recommended for the remaining nine trees and 12 replacement trees are recommended (six locally indigenous and 6 deciduous ornamental trees), as noted below:

> ....
>
> *Twenty-one (21) trees were assessed within the subject site.*
>
> *Removal of trees 6 and 9-19 (6x Acer sp.-Low retention value, 3x Lagerstroemia Indica- Low retention value, 1x Eucalyptus crebra- High retention value, 1x Corymbia maculata- High retention value and 1x Eucalyptus moluccana- High retention value) is recommended (Subject to approval from Liverpool City Council). Removal must be undertaken by a qualified Arborist (AQF 3), following the guidelines provided in the Amenity Tree Industry – Work Cover Code of Practice 1998.*
>
> *A project Arborist (AQF 5) is to be engaged to establish tree protection measures (fenced tree protection zones) for all remaining trees. Section 10 of this report details the tree protection process to be followed and a specification for tree protection fencing can be found in section 10.5. The locations for tree protection fencing can be found in the attached Tree Protection Plan.*
>
> *It is recommended that the replacement planting of 6 Locally indigenous trees reaching a minimum height of 12m at maturity (minimum 75L container size), is undertaken to maintain local amenity and bio-diversity. The replacement trees must be chosen in accordance with the guidelines provided in AS2303-2015 Tree stock for landscape use.*
>
> *It is recommended that the replacement planting of 6 deciduous ornamental trees obtaining a minimum height of 5 metres at maturity (minimum 75L container size) is undertaken to maintain local amenity and bio-diversity. The replacement trees must be chosen in accordance with the guidelines provided in AS2303-2015 Tree stock for landscape use.*

A condition of consent should be imposed on any approval requiring implementation of the recommendations in the Arboricultural Impact Assessment.

4.2.2 Bushfire

The site has been identified as being bushfire prone land (see attached Planning Maps). As a school, the proposal is referred to as being a Special Fire Protection Purpose (**SFPP**) and, according to the provisions of *Planning for Bush Fire Protection 2006* (**PBP 2006**), the requirements for bushfire protection measures are greater than for a normal residential development.

A Bushfire Hazard Assessment Report has been prepared by Craig Burley of Control Line Consulting (see attached). In the Executive Summary, the report notes that the proposed development will fully conform to the requirements of Planning for Bush Fire Protection 2006 (subject to compliance with the report recommendations) as noted below:

> ***Executive Summary***
>
> *The Proposal is for the construction of alterations and additions to the existing college buildings on the grounds of the subject allotment.*

The proposed development will fully conform to the requirements of Planning for Bush Fire Protection 2006 (PBP2006) based on the scope of works submitted for this bushfire assessment and the recommendations included within this report.

***Asset Protection Zones** for the proposed development are required to satisfy section 4.2.7 Asset Protection Zones of PBP2006 for a Special Fire Protection Purpose. Compliance with the relevant requirements and is **achieved** by the existing management practices for maintaining the grounds within the subject allotment and existing conditions of adjoining lands.*

***Access and Egress** to the site is provided directly from a two lane public road with an all-weather surface. Compliance with relevant requirements is **achieved** by existing road conditions.*

***Levels of Construction** shall be undertaken to satisfy the provisions of the National Construction Code. **Compliance** for construction required by PBP2006 will be **achieved** by the incorporation of the recommendations included within this report.*

***Water, Gas and Electricity Supplies** - **Compliance** for service supplies as required by PBP2006 will be **achieved** by the incorporation of the recommendations included within this report.*

***Emergency Management** will be undertaken to satisfy the acceptable solutions contained within section 4.2.7 of PBP2006. This report recommends that an emergency/evacuation plan is prepared in accordance with the NSW RFS Guide to Develop a: Bushfire Evacuation Plan. Compliance for emergency management required by PBP2006 will be **achieved** by the incorporation of the recommendations included within this report*

...

5.0 Recommendations

The following recommendations are made in relation to the bushfire protection measures for the proposed alterations and additions, and are based on the relevant provisions of the NSW Rural Fire Service guideline entitled Planning for Bush Fire Protection 2006:

1. *That the entire area of the subject allotment where not built upon shall continue to have the vegetation reduced where or if necessary to satisfy the requirements of Planning for Bushfire Protection 2006 and NSW Rural Fire Service document entitled Standards for Asset Protection Zones (2005) for an inner protection area of an asset protection zone.*
2. *That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.*
3. *Construction of the proposed scope of works are to comply with the standard provisions of the National Construction Code and in this instance AS 3959-2009 Construction of buildings in bushfire prone areas section 3 Construction General and section 5 BAL 12.5 of such standard apart from as varied to comply with the Addendum to Appendix 3 of Planning for Bushfire Protection 2006.*
4. *Services and equipment (fire protection measures) are to be provided to and within the proposed buildings in accordance with Part E of the Building Code of Australia.*
5. *Bushfire emergency/evacuation procedures for the proposed buildings should be prepared in accordance with the NSW RFS Guide to Develop a: Bushfire Evacuation Plan.*

A condition of consent should be imposed on any approval requiring implementation of the recommendations in the Bushfire Hazard Assessment Report.

4.2.3 Flooding

The north-east corner of the site borders the Hinchinbrook Creek; hence some areas of the site have been identified as 'Low Flood Risk' and 'Medium Flood Risk'. The proposed alterations and additions are located in an area typified by low grades of flooding risk.

A Flood Risk Management Plan has been prepared by Site Plus (see attached). In the Executive Summary, the report notes that the proposal will not negatively impact current flooding conditions, as noted below:

> ***EXECUTIVE SUMMARY***
>
> *On behalf of JHD Architects, Site Plus has prepared a flood risk management plan for the proposed Alteration and Additions at Good Samaritan Catholic College, Hinchinbrook.*
>
> *The proposed development consists of vertically extending and refurbishing an existing building (the TAS building) to create a second storey. Also proposed is the construction of a skywalk linking the new floor to the existing first floor of an adjacent building. The proposed works also includes a covered walkway joining the Trade Training Centre and Good Samaritan Catholic College. Architectural plans for the proposed development can be found in Appendix A.*
>
> *The north east corner of the College borders the Hinchinbrook Creek, hence some areas of the school grounds have been identified as 'Low Flood Risk' and 'Medium Flood Risk'. The subject building is located in an area typified by low grades.*
>
> *Values for the flood levels have been adopted from the November 2008 Flood Study on the property by Bewsher Consulting Pty Ltd and the Section 149(2) Certificate which is derived from the September 2011 Cabramatta Creek Flood Study and Basin Strategy Review. These can be found in Appendix B and Appendix C respectively.*
>
> *The results indicate the following:*
>
> - *The proposal is within the extents of the existing building and second storey reduces flood risk to occupants.*
> - *The proposed second storey of the TAS building and adjoining skywalk will be above the PMF flood level.*
> - *The proposed covered walkway between the College and the Trade Training Centre will be within the extents of the 1% AEP, however the open structure will have a negligible impact on floodwater.*
> - *The subfloor of the TAS building and the covered walkway is to be constructed of flood compatible materials to withstand the forces of floodwater, debris and buoyancy up to and including the PMF level.*
> - *The proposed development will not negatively impact current flooding conditions.*

4.2.4 Noise and lighting

Noise impacts from the proposed alterations/additions and additional 50 students are likely to be consistent with existing conditions at the College site, noting that the nearest residential use is 75m to the north of the proposed building works.

Confirmation of the planned student and staff population at will not give rise to any new or adverse noise impacts.

4.2.5 Car parking

TSA has prepared a Traffic and Parking Impact Assessment (see attached). The Assessment notes that there is a non-compliance with the car parking control in Liverpool DCP 2008 with

165 spaces required by the DCP and 128 spaces provided on the site for the College use. In addition, it is noted that 77 car parking spaces are provided for the Trade Training Centre.

TSA state that the car parking non-compliance is reasonable as detailed in the following key points:

- The parking rates specified within Liverpool DCP 2008 can be considered to be somewhat excessive for the following reasons:
  - The majority of school students are not of legal driving age. As such, only a small portion of students are expected to park on-site for the entire duration of the school operational period
  - The on-site student pick-up and drop-off arrangement have been observed to be an instantaneous process, with generally no-parking within the on-site parking spaces
  - Visitors to the site are anticipated to park within the internal passenger vehicle parking area for short to medium periods only. As such, a high parking turnover is envisaged within the parking area allocated for visitors.
- The formal internal passenger vehicle parking area is expected to be used predominantly by full time employees. Based on a current employment level of 120 staff, which would remain unchanged, a long term parking requirement of up to 120 spaces can be expected. With 128 existing spaces, the peak long term parking demand potentially generated by the school can be adequately accommodated.
- A morning and afternoon parking survey completed by TSA shows that:
  - There does not appear to be a significant variation in the total number of parking spaces occupied between the morning and afternoon peak school periods
  - The maximum number of spaces occupied during peak school operations was surveyed to be 107, which occurred around the morning starting period of the school
  - The minimum number of vacant spaces available to accommodate additional parking was surveyed to be 21.
- A morning and afternoon survey of student travel patterns completed by TSA shows that:

  Morning Period
  - Up to 64% of surveyed students (or 593 students) are dropped off at the school by private vehicle means
  - Approximately 1% of surveyed students (or 13 students) drive themselves to the school
  - The remaining 35% of surveyed students travel to the school via a combination of walk, bus and other non-car forms of transport.

  Afternoon Period
  - Up to 27% of surveyed students or 251 students are picked up from the school by private vehicle means
  - Approximately 1% of surveyed students (13 students) depart the school by car
  - The remaining 72% of surveyed students leave the school via a combination of walk, bus and other non-car forms of transport.
- Application of the existing student "drive themselves" rate (1%) to the future intake of 50 additional students, generates an additional student parking demand of one space
- TSA parking surveys indicate that the minimum number of on-site parking spaces available at any one time during peak school operations to be 21 spaces. The additional parking demand of one space is adequately accommodated by the existing on-site parking provision.

4.2.6 Traffic and access

The Traffic and Parking Impact Assessment by TSA (see attached) concludes that the existing access arrangements, intersections and road network can accommodate the proposed increase in students, as noted below:

> ***7. CONCLUSION***
>
> *This report details our assessment of the traffic, access and safety considerations associated with proposed alterations and additions to Good Samaritan Catholic College, located at 401 Hoxton Park Road, Hinchinbrook. Having regard to the contents of this report, the following conclusions are now made:*
>
> *The application is expected to result in an increase in the school population from 1300 to 1350 students;*
>
> - *The existing access and internal circulation/manoeuvring arrangements are capable of accommodating existing and projected school traffic in a safe and efficient manner during peak school starting and finishing times;*
> - *The existing on-site car parking provision is assessed to be capable of servicing the projected parking demands generated by the school based on the operational characteristics of the school;*
> - *The immediately adjoining road network (intersection of Hoxton Park Road/First Avenue/Site Access Road) currently operates with a reasonable level of service during peak periods based on the SIDRA modelling output;*
> - *The subject projected is expected to result in an additional 32 AM and 14 PM peak hour vehicle trips to and from the site during peak school start and finish periods;*
> - *The surrounding road network has been assessed to be capable of accommodating the additional vehicular traffic generated by the proposal in a safe and efficient manner, with no significant alterations to its existing conditions; and*
> - *Implementation of an Operational Traffic & Pedestrian Management Plan (OTPM) is anticipated to ensure that the additional traffic generating potential of the proposed school expansion will not result in any unreasonable impacts on the surrounding road network and improve the overall efficiency & safety of the internal roads servicing the school during peak school start and finish periods.*
>
> *Based on the contents contained within this report, there are no parking and traffic related issues associated with the proposed development which would prevent this Practice from recommending the proposal for Council approval.*

A condition of consent should be imposed on any approval requiring the preparation of an *Operational Traffic & Pedestrian Management Plan*, as recommended in the Traffic and Parking Impact Assessment.

4.2.7 Privacy and noise

The proposal does not give rise to any privacy or noise issues as:

- The proposed alterations and additions are centrally located on the site
- The closest dwelling to the proposed alterations and additions is 75m to the north of the proposed alterations/additions
- Existing and proposed use of the site is limited to school activities
- The addition of 50 students would not appreciably alter noise generated by the College.

4.2.8 Waste Management

A Waste Management Plan (attached) has been prepared by JDH Architects to address the types, volume and methods of disposal or waste materials resulting from the proposed (minor) demolition works.

4.2.9 Stormwater Management

The proposed alterations/additions do not appreciably alter the existing paved surfaces on the site as the additions mostly sit upon existing Block T and Block C. Given this, there is no expected increase in stormwater flows. Notwithstanding, proposed Hydraulic Services Plans have been prepared by Niven Donnelly and Partners (see attached), including Erosion & Sedimentation Control Plans.

4.3 S. 4.15(1)(c) The suitability of the site for the proposed development

For the reasons set out in this SEE, the site is suitable for the proposal.

4.4 S. 4.15(1)(d) Any submissions made in accordance with the Act or Regulations

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

4.5 S. 4.15(1)(e) The public interest

The proposal will improve teaching facilities at Good Samaritan College. No wider public interest issues arise.

5.0 Conclusion

The proposed alterations/additions to Good Samaritan Catholic College and confirmation of the planned population is reasonable and offers the following benefits:

- It complies with the relevant provisions in Liverpool LEP 2008 noting that:
  - The proposed FSR of 0.17:1 is well below the 0.6: FSR standard
  - The proposed height of 8.5m complies with the 8.5m height of buildings standard
- The proposed alterations/additions are sited centrally within the College, around 75m away from the closest residential uses, minimising the potential for any land use conflicts or adverse amenity impacts (including privacy, noise and overshadowing)
- The proposal complies with most controls in Liverpool DCP 2008 and the departure from the car parking control is justified based on actual car parking utilisation surveys
- The existing access and servicing arrangements are appropriate and traffic generation will be minor
- Replacement tree planting is proposed (12 trees are to be removed and replaced)
- The proposal can comply with *Planning for Bushfire Protection*
- The proposal will not negatively impact current flooding conditions
- A high standard of architectural design is proposed and the alterations/additions will present as a seamless extension of the Good Samaritan Catholic College
- Appropriate stormwater and servicing arrangements are proposed
- The proposal will have significant social benefits and it is in the public interest as:
  - Alterations and additions to the College (including replacement of existing demountable classrooms with high quality new GLAs) will improve the learning environment for existing and future students and staff
  - The site provides an appropriate standard of amenity to provide a high amenity and safe environment for students and staff
  - Removal of demountable classrooms and reinstating their footprints as play space will promote student activity
  - Confirmation of the planned student and staff population of Good Samaritan Catholic College provides certainty for the school and local community meets the demand for education places in the local community whilst protecting residential amenity
  - The proposal will not result in any significantly adverse amenity impacts for adjoining and nearby residents (views, privacy, noise, overshadowing, traffic and parking)
  - New employment opportunities will be generated during the construction phase.

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