



planning consultants

Statement of Environmental Effects

Proposed Aquatic Centre and Sports Precinct

Tara Anglican School for Girls

18 Masons Drive, North Parramatta



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Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AS	Australian Standard
ASS	acid sulfate soils
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BSA	Bushfire Safety Authority
CC	construction certificate
CIV	capital investment value
Council	City of Parramatta Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPIE	NSW Department of Planning, Industry and Environment
DVT	daily vehicle trip
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
ESCP	erosion and sedimentation control plan
ESD	ecologically sustainable development
FPL	flood planning level
FSR	floor space ratio
GFA	gross floor area
GSC	Greater Sydney Commission
HIS	heritage impact statement
IPC	Independent Planning Commission
JRPP	Joint Regional Planning Panel
LEP	local environmental plan
LGA	local government area
LPP	Local Planning Panel
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
RL	reduced level
RMS	NSW Roads and Maritime Services
SC	Subdivision Certificate
SCC	site compatibility certificate
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SFPP	special fire protection purpose
SULE	safe useful life expectancy
TIA	Tree Impact Assessment
TSC Act	<i>Threatened Species Conservation Act 1995</i>
vtph	vehicle trips per hour
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by Tara Anglican School for Girls (the School) to prepare a Statement of Environmental Effects (SEE) for the proposed aquatic centre and sports precinct and associated landscaping at the School, located at 18 Masons Drive, North Parramatta (the site).

This report is to accompany a development application (DA) to City of Parramatta (Council) for the proposed alterations and additions to the existing educational establishment comprising the following:

- Demolition of existing swimming pool and associated structures;
- Site Excavation;
- Construction of a new aquatic centre with two swimming pools;
- Alterations and additions to existing gymnasium;
- New pedestrian pathways;
- New boardwalk linking the development to the car park;
- Tree Removal;
- Associated landscaping.

The site was formerly under The Hills LGA jurisdiction, however on 12 May 2016 the local government boundaries were reformed and the site now forms part of City of Parramatta LGA. The site is subject to the provisions of The Hills Local Environmental Plan (HLEP) 2012.

The works are located in a portion of the site that is zoned SP2 Infrastructure – Educational Establishments under HLEP 2012 and development for the purpose of an educational establishment is permissible with consent in the SP2 zone.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with Section 80 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (the Regulation).

The proposed development is assessable pursuant to Part 4 of the EP&A Act.

The proposed development is also Integrated Development pursuant to Part 4 Division 4.8 of the EP&A Act as it requires authorisation under section 100B of the Rural Fires Act 1997 (RFA) from the Commissioner of the NSW Rural Fire Service, for the carrying out of development that is a special fire protection purpose (SFPP) on land that is mapped as comprising bushfire prone land. This matter is discussed in more detail at **Section 5.4.2**.

The works proposed under this DA have an estimated cost of \$18,410,476 (refer **Appendix 6**) and therefore the DA is regional development pursuant to Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011. Accordingly, the Sydney Central City Planning Panel will be the determining authority for the purposes of this application.

1.3 Material Relied Upon

This SEE has been prepared by DFP based on information referred to herein and/or appended to this report and a site inspection undertaken on 28 May 2019.

2 Background

2.1 Previous Development Consents

Previous Development consents and applications obtained for the school (within the last 10 years) included:

- **DA 620/2015/HC** – Development application approved for the Construction of a Chapel Building on 3 February 2015.
- **DA 1138/2013/HC** – Development application approved on 18 June 2013 for alterations and additions to a boarding house.
- **DA 1503/2010/HC** – Development application approved on 18 June 2010 for internal alterations and additions to existing auditorium and gym.
- **DA 627/2010/HD** – Development application approved on 21 December 2009 for additions to the Junior School.
- **DA 1222/2008/HD** – Development application approved on 10 April 2008 for additions to the Junior School Administration Building.
- **DA 1538/2008/HC** – Development application approved on 11 August 2008 for Alterations and Additions.

2.2 Pre-DA Meeting

A pre-DA meeting was held with Parramatta City Council on 17 July 2019. The main concerns outlined in the '*Record of Pre-lodgement Application Meeting*' (PL/68/2019) (**Appendix 17**) mainly relate to the following:

- The site being bushfire prone land – refer Bushfire Assessment Report (**Appendix 10**);
- The variation in height – refer Clause 4.6 Variation (**Appendix 18**);
- Parking demand and traffic generation – refer Transport Impact Assessment (**Appendix 7**); and
- Submission of a landscape plan – refer submitted landscape plan (**Appendix 3**).

It is considered that the issues and matters raised in the pre-lodgement meeting notes have been addressed within the subject development application.

3 Site Context

3.1 Location

The site, known as Tara Anglican School for Girls is located at 18 Masons Drive, North Parramatta (see **Figure 1**) which is located to the north of Pennant Hills Road.

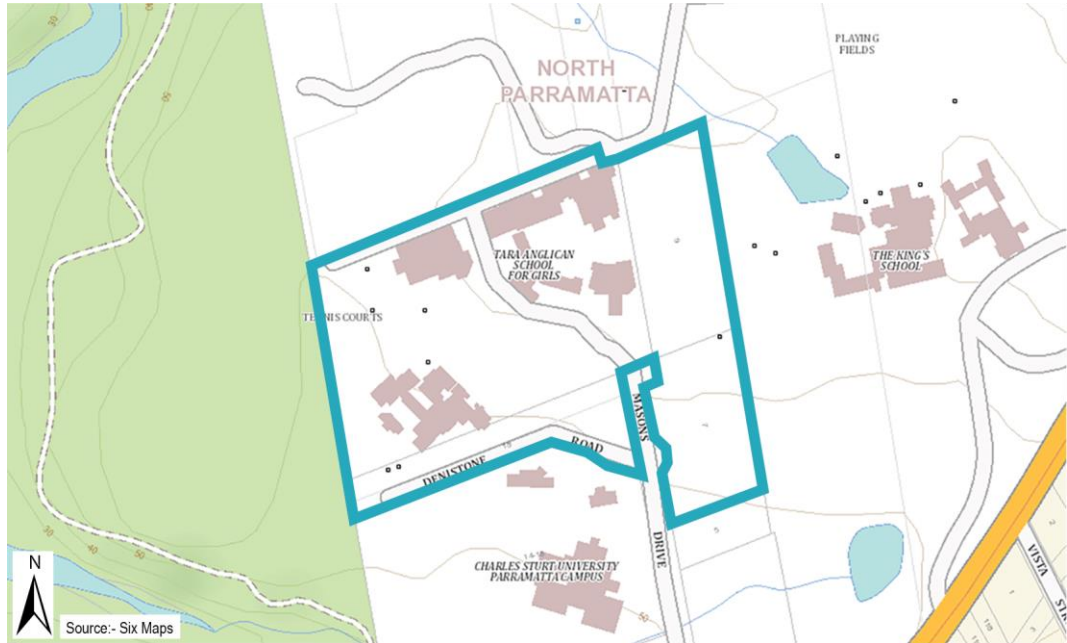


Figure 1 Site Location

3.2 Site Description

The site comprises five (5) allotments being:

- Lot 1 DP 1191023
- Lot 1 DP 727105
- Lot 4 DP 710612
- Lot 1 DP 710612
- Lot 10 DP 1163900

The street address for the school is known as 18 Masons Drive, North Parramatta. The site which comprises 5 lots, is irregular in shape with a total area of approximately 10.89 hectares.

The School is a primary and secondary education facility for girls, supporting a student base of up to 800 students from years K-12.

The site is accessed from the northern end of Masons Drive or from Denistone Road (private road which forms part of the subject site) to the west of Masons Drive. The school is located at the northern end of Masons Drive where the public road terminates.

The school campus contains various school buildings, playing fields, sports courts, on-site parking and landscaped areas.

3 Site Context



Figure 2 Aerial Photograph

Figure 3 to Figure 10 illustrate location of proposed works



Figure 3 Looking west - Location of proposed works – existing pool and associated structures to be demolished

3 Site Context



Figure 4 Existing Pool to be demolished



Figure 5 Building to be demolished (swimming pool and shade structures in the background)

3 Site Context



Figure 6 Shade structures and associated hardstand areas to be demolished (as well as trees to be removed)



Figure 7 Location of new outdoor terrace and seating area (to overlook the existing tennis courts). Existing pool on left hand side to be demolished.

3 Site Context



Figure 8 Existing Gym - Location of proposed two storey gym extension on left side of building



Figure 9 Location of proposed gym extension

3 Site Context



Figure 10 Location of proposed boardwalk linking the aquatic centre and car parking area

3.3 Surrounding Development

The school is surrounded by a number of educational establishments, with The Kings College campus located directly to the north and west, and Charles Sturt University – Parramatta Campus being located directly to the south. The Redeemer Baptist School and Church fronts Pennant Hills Road. Burnside Public School also fronts Pennant Hills Road, located on the eastern side of Masons Drive.

Lake Parramatta Reserve is to the west of the school. On the southern side of Pennant Hills Road are low to medium density residential developments.

4 Proposed Development

4.2 Demolition and Site Preparation

As part of the proposal, the existing swimming pool, shade structures, pool building and associated paths, retaining walls and steps are to be demolished (**Figure 12**).

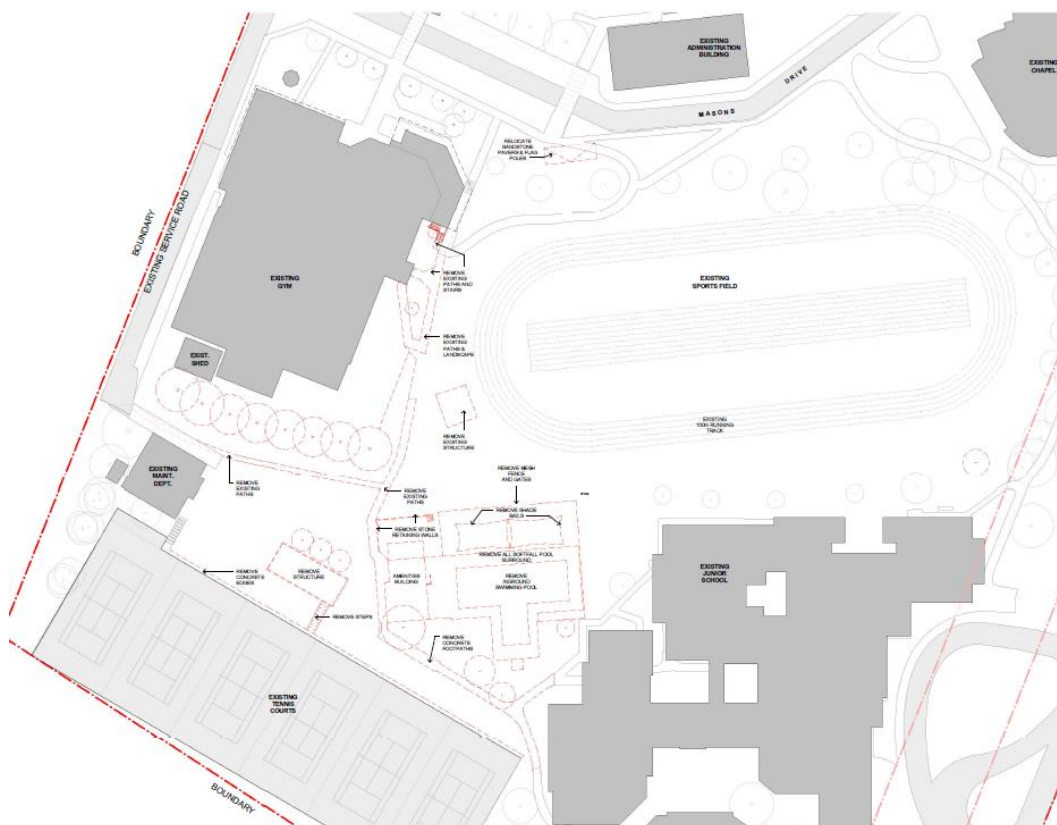


Figure 12 Demolition Plan

4.3 Tree Removal

The proposed works associated with the DA require the removal of 26 trees with an additional 4 trees considered for removal and replacement as part of the site landscaping works and canopy replenishment. The remaining trees in the vicinity of the works are proposed to be protected throughout the demolition and construction phases. The application is accompanied by an Arboricultural Impact Assessment prepared by MacKay Tree Management (**Appendix 9**).

Landscape Plan LDA100 (**Appendix 3**) shows the trees proposed to be removed in relation to the works being carried out. Tree removal and tree protection are addressed in detail within **Section 5.3.5** of this report.

4.4 New Building – Aquatic Centre and Sports Precinct

The new aquatic centre building is a single storey building that is the centrepiece of the sports precinct of the school site, situated adjacent the existing gymnasium, tennis courts, playing field and junior school facilities.

Internally, the aquatic centre comprises of an eight (8)-lane water polo pool and 10m x 15m training pool with tired seating together with a gallery, entry foyer, office, change room, first aid, storage and other ancillary facilities. The building will have basement storage and plant facilities.

Externally, the aquatic centre forms the sports precinct through the creation of forecourt areas and access pathway linkages to adjoining facilities/buildings. The building accommodates

4 Proposed Development

level changes across the site through a continual ramp design that uses the external built form to provide a continual access path.

The internal and external works are detailed in the Site Plan (Appendix 2), as shown at **Figure 13**.

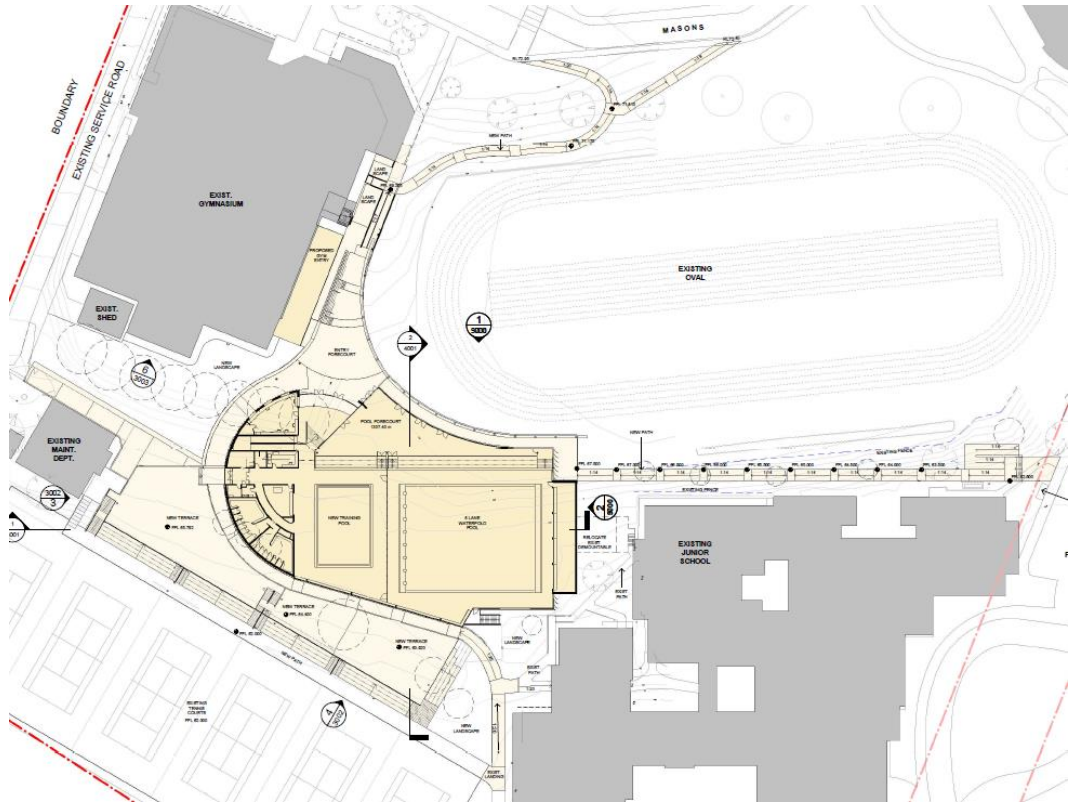


Figure 13 Site Plan

4.5 Alterations to Existing Gymnasium

To improve the link of the existing gymnasium to the new sports precinct, it is proposed to carry out minor alterations and additions to the front entry of the existing gym building to provide a new entry foyer and office at the ground floor level, and new multi-purpose space connected to the existing staff rooms at the first floor level (with common void at the western end). These works are detailed at **Figure 14**.

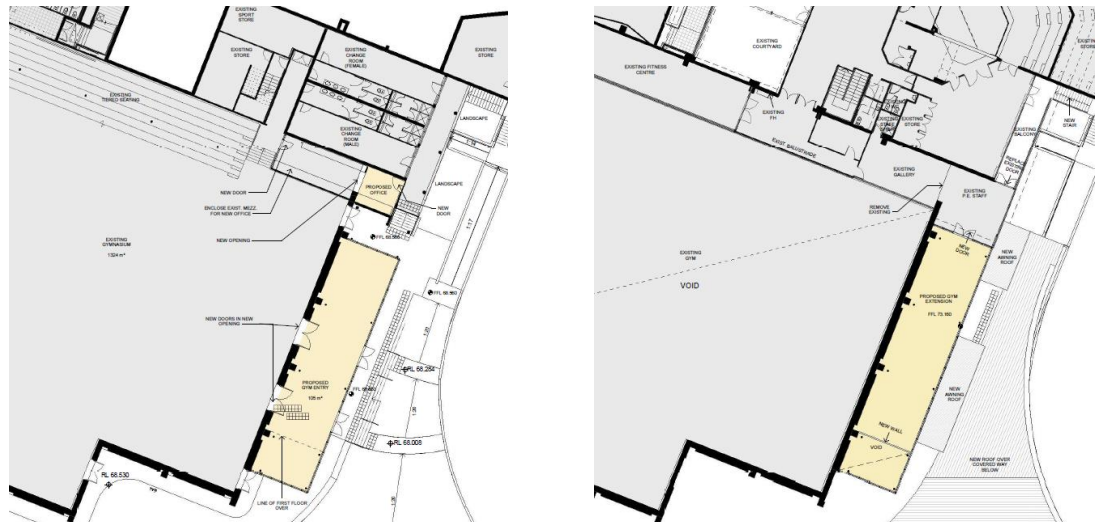


Figure 14 Ground (left) and First Floor (right) Alterations and Additions to Gymnasium

4 Proposed Development

4.6 Vehicular Access, Car Parking and Loading

No changes to the existing vehicular access or car parking are proposed as part of the subject application. No additional parking is proposed. Service vehicles can access the basement of the building, which consists of storage area and plant room from the existing service driveway. A vehicle ramp on the northern side of the building is proposed to access this area. The DA is accompanied by a Transport Impact Assessment prepared by GTA Consultants (**Appendix 7**) which provides additional assessment of vehicle access, car parking and loading.

4.7 Landscaping

Concept Landscape plans for the proposed development have been prepared by NBR Architecture: Landscape (**Appendix 3**). Landscaping works are proposed around the new aquatic centre, sports precinct and along the proposed boardwalk. A mix of medium sized evergreen trees, deciduous trees and small trees and shrubs are proposed to compliment the new development (**Figure 15**).

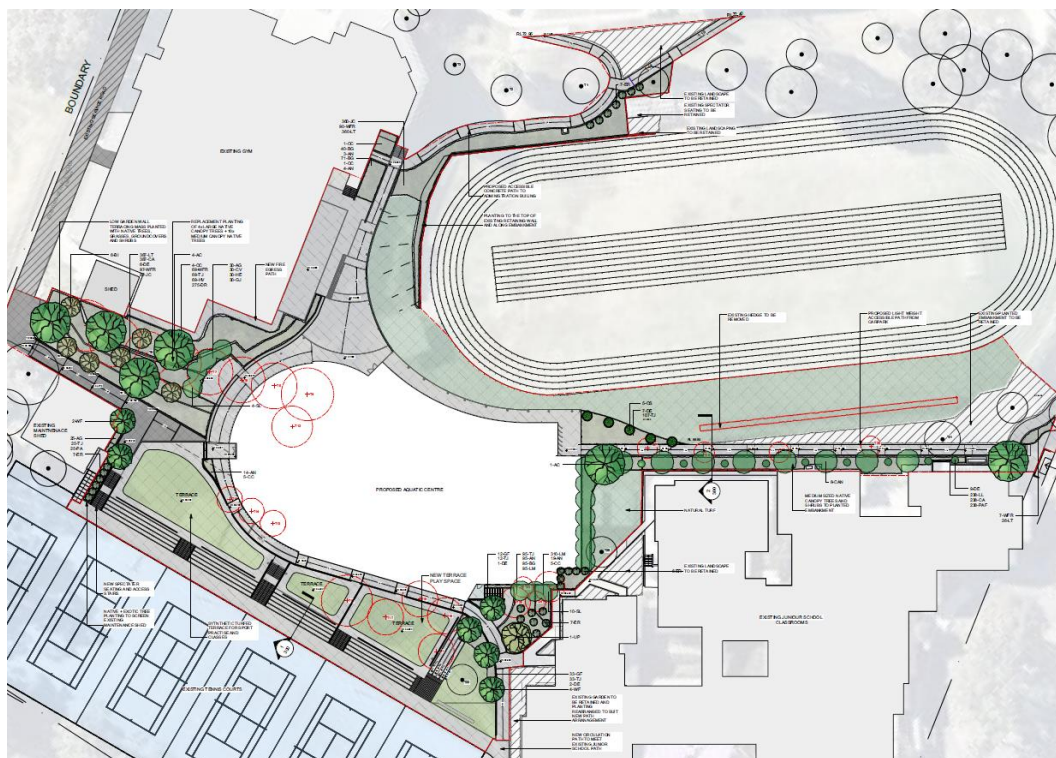


Figure 15 Landscape Plan

A total of 73 trees are proposed as part of the planting plan, which includes 27 Blueberry Ash trees, various Lilly Pilly trees species, Smooth-barked Apple, Banksia and Tuckeroo trees. A Planting List has been provided as part of the concept landscape plan which provides the species, quantity and pot size proposed as part of the landscaping.

4.8 Stormwater Management

Stormwater concept plans have been prepared by Acor Consulting Engineers (**Appendix 5**). On-site stormwater detention has been provided on site in accordance with the Upper Parramatta River Catchment Trust (UPRCT) OSD Handbook, and DA OSD calculations have been undertaken which determined a stormwater storage volume requirement of 240m³. The below ground OSD is to be located under the terrace of the aquatic centre.

The stormwater design also incorporates Water Sensitive Urban Design Principles (WSUD) and is in accordance with Council's DCP 2011, Development Design Guidelines (2015) and

4 Proposed Development

WSUD Technical Guidelines for Western Sydney (2004). A 1000KL rainwater tank is proposed above the OSD.

The proposal will be subject to erosion and sediment control measures to be implemented prior to undertaking any earthworks and in line with the requirements of “The Blue Book”, so as to prevent sediment from entering the downstream stormwater network.

It is considered that the proposed development will provide for an improvement to the overall capture, treatment and disposal of stormwater from the site with appropriate erosion and sediment controls installed and maintained throughout the construction period.

4.9 Operational Details

The proposed operation details are proposed in associated with the new aquatic centre:

Staff Numbers – up to a maximum of 15 new staff associated with the new facility. However, this is a maximum number and will likely be much less as it depends on the day, time and the activity undertaken.

Hours of Operation – Monday to Saturday, 6:00am to 10:00pm, Sunday, 10:00am to 5:00pm.

Types of Activities – The types of activities that will occur at the centre include PDHPE lesson, Learn to Swim activities, squad training, water pool, flippaball, school carnivals and, life-saving training.

Access – the proposed pathway/boardwalk from the existing parking area to the south of the aquatic centre will provide access from the main car park for external users/visiting teams. For students/staff accessing the aquatic centre, there will be paths leading from the junior and senior schools.

Parking Arrangement – Visitors utilising the aquatic centre will use the existing car parking to the south of the centre. Overflow parking for large carnival events is available on the school owned vacant block on Masons Drive. Directional signage for large events will be provided directing vehicles to the overflow area.

Noise management - Any noise complaints received will be directed to the school principal, for review, and suitably addressed. A complaints register will also be available.

Evacuation Details - A bushfire / evacuation plan, in accordance with NSW Rural Services Guidelines for the Preparation of Emergency / Evacuation Plan is to be relied upon in the event of a bushfire and evacuation of the premises. The facility will also be incorporated into School's existing evacuation plan, with the meeting point at the car park end of main oval.

Safety and Security – The facility will be incorporated into school's existing security system. There is an existing on-site caretaker for the school, and it is the intention to appoint a manager dedicated to overseeing the pool. In the event of an emergency, an ambulance can approach the pool via a gate and drive onto the main oval (direct access to pool). Other options include via a gate onto the Junior School Oval (then ramped path to pool) or alternatively via the boom gate at the Chapel turning circle (then ramped to pool). Ambulance could also park in main car park and medics approach via boardwalk access

5 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act).

The key environmental planning issues associated with the proposed development are:

- Building Height
- Traffic and Parking
- Tree Removal and Protection

An assessment of these issues is provided in the following subsections.

5.1 Rural Fires Act 1997

Section 100B of the Rural Fires Act (RF Act) requires that development for a special fire protection purpose (SFPP) (including a school) on bushfire prone land requires authorisation of the Rural Fire Services Commissioner through a bushfire safety authority (BSA).

The subject site comprises land mapped as bushfire prone land, therefore the SFPP development requires a BSA pursuant to Section 100B of the RF Act. Pursuant to Section 4.46 of the EP&A Act, the proposed development is therefore integrated development.

5.2 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with section 4.15(1)(a) of the EP&A Act.

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

SEPP 55 relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of the development assessment process, to determine whether the subject land is likely to be contaminated and if so, what remediation work is required.

Prior to 1934, the site was vacant, and likely used for farming/grazing. From 1934-1961 the site was used for grazing, orchards and market gardens. A portion of the site (the north-eastern corner) may also have been part of the Smith Family Joyspreaders – a children's hospital. In 1958, the site was purchased by the current owners, and in 1959 the Tara Senior School was officially opened on the site.

The contamination report prepared by JK Environmental EIS (**Appendix 14**) concluded the following:

The assessment included a review of historical information and sampling from 10 boreholes. The site has historically been used for residential purpose, farming/market garden activities and eventually as a church and a school to the present date.

Based on the findings of the assessment, EIS are of the opinion that the site is suitable for the proposed development described in Section 1.1. There is considered to be a moderate potential for contamination-related unexpected finds to occur at the site during the proposed development works, particularly asbestos finds due to the historical demolition activities. Unexpected finds would typically be able to be identified by visual or olfactory indicators and could include:

- Waste materials in fill, including building and demolition waste;
- Fibre cement fragments (e.g. ACM);
- Stained fill/soil;
- Odorous soils (e.g. hydrocarbon odours); and/or
- Ash, slag and/or coal wash.

5 Environmental Planning Assessment

It is recommended that an Unexpected Finds Protocol be prepared and implemented for the site. The protocol should include provisions for inspections following demolition works, together with contingencies to address unexpected finds such as asbestos.

The use of the site for the purpose of a school and associated uses would not have involved any activities that would have contaminated the site such that it would now be unsuitable for the proposed additions to the school. Further, the proposed development does not constitute a change of use. The continued use of the site as an education establishment is considered satisfactory with respect to contamination matters. If during demolition, unexpected fill material is uncovered, appropriate handling and disposal of material will be employed, which can be included as a recommended condition of consent. Pursuant to SEPP 55, Council can be satisfied that the proposal has adequately considered the likelihood of contamination of the land.

5.2.2 State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

Schedule 1 by virtue of clause 8 of the SRD SEPP establishes that any proposed development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school is state significant development (SSD). Schedule 7 by virtue of clause 20 of the SRD SEPP establishes that an educational establishment development with a value of more than \$5 million is regionally significant development (RSD).

The capital investment value of the project is greater than \$5m and less than \$20m as determined by the quantity surveyors report prepared by RBL (**Appendix 6**) accompanying the development application form. As such the proposal is classified as RSD and will be determined by the Sydney Central City Planning Panel and does not meet the SSD threshold.

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

Clause 35 'Schools—development permitted with consent' provides that development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. The proposed works are located on land zoned SP2 Educational Establishment. The SP2 zone is a prescribed zone for the purposes of the Education SEPP, therefore the development is for a purpose that may be carried out with consent pursuant to Clause 35(1).

Clause 35(6) requires the determining authority to take into consideration the design quality of the development against the design quality principles in Schedule 4 of the SEPP. A design statement from the design Architects (NBRS Architecture) found in **Appendix 4** addresses each of the following 7 design principles:

- Principle 1—context, built form and landscape
- Principle 2—sustainable, efficient and durable
- Principle 3—accessible and inclusive
- Principle 4—health and safety
- Principle 5—amenity
- Principle 6—whole of life, flexible and adaptive
- Principle 7—aesthetics

Clause 35(9) outlines that a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in Clause 35(1) (which includes this proposal) is of no effect.

As per clause 57, as the school will be able to accommodate 50 or more additional students, written notice of the application is to be provided to the Roads and Maritime Services (RMS). The Council must take into consideration any submission that the RMS provides. As part of a

5 Environmental Planning Assessment

traffic-generating development, the Council and RMS must take the Clause 57(3) into consideration which states the following:

- (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*

Please refer to **Section 5.3.6** which discusses access, parking and traffic.

5.2.4 The Hills Local Environmental Plan 2012

The site (now located in the Parramatta City LGA) is subject to the provisions of The Hills LEP 2012. **Table 1** provides a summary assessment of the proposed development against the relevant provisions of the Hills LEP 2012.

Table 1 Assessment against Relevant Provisions of The Hills LEP 2012

Provision	Assessment	Consistent
Clause 2.2 – Zoning - R2 Low Density Residential - SP2 Educational Establishment	The works are proposed in a portion of the site zoned SP2 Educational Establishment. Educational establishments are permitted with consent in SP2 zone.	Yes
Clause 4.1 – Minimum subdivision lot size	No subdivision is proposed as part of the proposal.	N/A
Clause 4.3 – Height of Buildings Maximum 9m	The proposed development will comprise works above the 9m building height line, with the highest point of the roof structure at 9.45m (+0.45m). This matter is discussed further in the Clause 4.6 Variation (Appendix 18) where it is concluded that compliance with the building height development standard is unreasonable and unnecessary in this case, and that the proposed variation is justified on environmental planning grounds.	No Variation supported by a Clause 4.6 Statement (Appendix 18)
Clause 4.4 – Floor Space Ratio	No FSR applies to the site.	N/A
Clause 5.10 – Heritage Conservation	The subject site does not contain a heritage item, nor is it located in a Heritage Conservation Area. However, the subject site adjoins The King's School to the east, which contains various items of environmental heritage (Item No. I176 pursuant to HLEP 2012). To the south of the site is the Heritage Conservation Area, known as 'Burnside Homes' which has local significant pursuant to HLEP 2012. To the west of the site is Parramatta Lake which contains items of environmental heritage of both local and state significance (Nos. I334 and I335) pursuant to Parramatta LEP 2011. Given the distance of separation between the adjoining heritage items and the proposed development, it is considered that the proposed aquatic centre will not have an adverse impact on adjoining heritage items. Please refer to additional heritage comments in Section 5.3.3 of this report.	Yes

5 Environmental Planning Assessment

Table 1 Assessment against Relevant Provisions of The Hills LEP 2012

Provision	Assessment	Consistent
Clause 7.1 – Acid sulfate soils	The site is not identified as having acid sulfate soils.	N/A
Clause 7.2 – Earthworks	Earthworks are proposed as part of the development application and will not result in detrimental impacts.	Yes
Clause 7.3 – Flood planning	The site is not identified as being flood prone land.	N/A
Clause 7.4 – Biodiversity	The site is no identified as having biodiversity	N/A
Clause 7.6 – Landslide risk	The site is not identified on the landslide risk map.	N/A

Height of Buildings

The proposed new aquatic centre exceeds the height of buildings control for the site pursuant to Clause 4.3 of The Hills LEP. Accordingly, a Clause 4.6 Variation has been prepared and is included at **Appendix 18**. In summary, it is considered that:

- the proposed height variation is consistent with the objectives of the zone;
- the proposed aquatic centre will not result in any adverse impact on neighbouring properties or the streetscape;
- strict compliance with the development standard would hinder the orderly and economic use and development of the site; and
- strict compliance with the development standard in this particular case is considered to be unnecessary and unreasonable.

The proposal has been designed to consider its environmental context within the location of the campus, and the natural fall of the land in which the aquatic centre will be located. The proposal has been designed to minimise the amount of excavation required. Given its location on the site, and its significant distance of separation between the surrounding properties, the proposal does not result in any adverse impacts such as privacy, overshadowing or visual.

5.2.5 Draft State Environmental Planning Policy (Environment)

The Department of Planning and Environment exhibited the proposed SEPP until 31 January 2018 which seeks to protect and management the natural environment and proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property

It proposes consolidating the following seven existing SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

It is considered that the previous SEPP assessments within this report and the environmental assessment within Section 5.2 satisfactorily considers relevant matters and that the proposal is acceptable in these regards.

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5.2.6 The Hills Development Control Plan 2012

Table 2 provides a summary assessment of the proposed development against the relevant provisions of The Hills DCP 2012.

Table 2 Assessment against Relevant Provisions of The Hills DCP 2012		
Provision	Assessment	Consistent
Part C Section 1 – Parking		
2.1.1 General Parking Requirements	<p>The DCP does not stipulate in Table 1 parking rates a swimming pool / aquatic centre, however the DCP does provide details for dual use parking.</p> <p>A Transport Impact Assessment prepared by GTA Consultants (Appendix 7) provides a full parking assessment, which identifies that the existing on-site car parking supply of 415 parking spaces is expected to adequately accommodate the car parking demand associated with the typical use as well as special events at the aquatic centre.</p>	Yes
2.2 Disabled Parking	<p>No changes to the existing disabled parking spaces are proposed. These following disabled spaces are provided in close proximity to the proposal:</p> <ul style="list-style-type: none"> - 2 spaces to the north-east - 1 space to the east - 4 spaces to the south 	Yes
2.3 Bicycle parking	No additional bike parking is proposed as part of the proposed development.	N/A
2.4 Motorcycle parking	No additional motorcycle parking is proposed as part of the proposed development.	N/A
2.6 Set down area	Given the location of the proposed aquatic centre in the campus, no formalised set down area is to be located strictly adjacent to the aquatic centre. Existing set down locations can be utilised, which are located to the south, and to the east of the aquatic centre.	Yes
2.7 Car Park Design and Layout	No additional parking is proposed as part of the subject development application.	N/A
2.8 Landscaping	As described above, no additional car parking is proposed as part of the development application, therefore no new landscaping for the car parking area is proposed.	Yes
2.9 Loading and Delivery Requirements	Loading and deliveries to the aquatic centre have been provided for on the northern side of the development, via a service road.	Yes
Part C Section 3 – Landscape		
3.5 Drainage and on-site detention	The proposed OSD does not conflict with the landscaping proposed. An underground OSD with a volume of 240m ³ and an underground rainwater tank (100KL) has been provided within the terrace area. Refer to concept stormwater plans (Appendix 5).	Yes
Part C Section 4 – Heritage		
3.6 New Buildings	<p>The subject site does not contain a heritage item, nor is it located in a Heritage Conservation Area.</p> <p>However, the subject site adjoins The King's School to the east, which contains various items of environmental heritage (Item No. 1176 pursuant to HLEP 2012).</p> <p>To the south of the site is the Heritage Conservation Area, known as 'Burnside Homes' which has local significance pursuant to HLEP 2012.</p>	Yes

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Table 2 Assessment against Relevant Provisions of The Hills DCP 2012

Provision	Assessment	Consistent
	<p>To the west of the site is Parramatta Lake which contains items of environmental heritage of both local and state significance (Nos. I334 and I335) pursuant to Parramatta LEP 2011.</p> <p>Given the distance of separation between the adjoining heritage items and the proposed development, it is considered that the proposed aquatic centre will not have an adverse impact on adjoining heritage items. Please refer to additional heritage comments in Section 5.3.3 of this report.</p>	
3.7 Gardens, Landscaping and Fencing	The proposed landscaping associated with the development has been designed to compliment the aquatic centre and campus surrounds, and will not result in any adverse environmental heritage impacts to surrounding items.	Yes
3.10 Signage	No signage that is visible from the public domain is proposed.	N/A

5.2.7 Australian Standard AS2601 – Demolition of Structures

The demolition of the existing swimming pool and associated structures will be done in accordance with AS2601 – Demolition of Structures.

5.3 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with section 4.15(1)(b) of the EP&A Act.

5.3.1 Built Form

The proposed aquatic centre is the ‘centrepiece’ of the new Tara sports precinct and uses its built form to address issues with cut and fill, access and connectivity across the site and between facilities.

The new building is of a high level of design quality, incorporating materials and finishes which strengthen the connection with the Tara campus and also ensure a long life for the building with minimal maintenance required. NBR Architecture has prepared an Architectural Design Statement which discusses the design approach and the design objectives for the proposal (**Appendix 4**).

The proposed development will involve works which exceed the building height development standard, however this outcome is considered to be justified in the circumstances of the case given the type of building proposed, the significant separation between neighbouring properties, the negligible amenity impacts, and the constraints of the site which have led to the variation.

The colours and finishes of the aquatic centre have been carefully chosen to compliment the existing campus, whilst also providing a connection to the native vegetation to the west (Parramatta Lake Reserve).

Having regard to the above, the proposed built form is considered appropriate for the site.

5.3.2 Visual and Acoustic Amenity

Visual Privacy

Given the location of the new aquatic centre, and the significant separation between neighbouring properties and existing landscapes buffers, the proposal will not result in any

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visual privacy from neighbouring properties. The proposed aquatic centre will have limited visibility from the public domain, being the Masons Drive.

Acoustic Amenity

Operational Matters

The operation of the aquatic centre will not generate any adverse acoustic impacts on nearby sensitive receivers and has been assessed by Cundall (**Appendix 8**) which recommends an Amenity Noise Level (ANL) for receivers to which mechanical plant can be designed to comply with. No further recommendations or building treatments are required in regard to acoustic amenity having regard to the junior school building, use of the car park or management of other activities.

Construction Noise

Construction noise and vibration criteria have been determined in accordance with relevant guidelines such as, the Interim Construction Noise Guideline and the NSW Assessing Vibration Guideline. It is likely that construction works will have some noise and vibration impact on the nearby sensitive receivers. It is anticipated that these impacts will be able to be managed through work being carried out during standard working hours and with the implementation of reasonable and feasible work practices as suggested in the report.

Overall, it is considered that acoustic privacy for neighbouring sensitive receptors will not be adversely affected.

5.3.3 Heritage Impact

Tara Anglican School is not identified as a heritage item under Schedule 5 of The Hills LEP 2012. However, it is located in the vicinity of the following heritage items:

- “Gowan Brae Group” (Item I176, The Hills LEP 2012) - Local;
- “Lake Parramatta Dam” (SHR 01879, Item I334 Parramatta LEP 2011) – State;
- “Lake Parramatta Reserve” (Item I335, Parramatta LEP 2011) – Local; and
- “Burnside Homes” (Item C4, The LEP 2012) – Local.

Gowan Brae Group

The Gowan Brae Group, also known as The King’s School, is located at 87-129 Pennant Hills Road, North Parramatta. The Statement of Significance for the “Gowan Brae Group” is as follows:

Gowan Brae Group, comprising Gowan Brae House, Kings School Chapel, gatehouse and fence, aviary, fountain, rotunda, The Cedars, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway.¹

Lake Parramatta Dam

Lake Parramatta Dam (Hunts Creek Dam) is located within the Lake Parramatta Reserve. It is an item of State heritage significance. The Statement of Significance for Lake Parramatta Dam is as follows:

Lake Parramatta Dam was the first large dam built in Australia. It was 'completed in 1856, practically simultaneously with and probably independently of the modern arch dams in Europe' (Dam Technology in Australia 1850-1999, ANCOLD). As such the dam has an important place in the history of both dam technology in Australia and in the design of arch dams in the world.

In detail:

- *It is the first large dam built in Australia.*
- *It is the only ashlar masonry arch dam in Australia (B Cole).*

¹ State Heritage Inventory Listing “Gowan Brae Group” Database Number 1090061

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- It is believed to be:
 - the eleventh earliest single arch dam constructed in the world since antiquity;
 - the only masonry dam in the world to combine the use of Roman and Portland cements in the one structure.
- It has a very slender cross section when compared with structures of similar age.
- It was the storage for one of the earliest suburban [sic] water projects in Australia and remained in service for sixty years.
- Its design and construction involved three of the most significant public works operatives of the time: Captain Percy Simpson, who was initially appointed engineer for the works and is believed to be the designer; Edward Orpen Moriarty, the supervising engineer for construction; and W Randle, the contractor.
- 'A dominant feature of the dam is its modest volume of 3,000m³ of masonry, resulting from the fact that the base is only 4.6m thick. Had it been a gravity type, it would have been about twice as thick at the base with a consequent doubling of the material required' (Dam Technology in Australia 1850-1999, ANCOLD).
- The design of the dam is thought to have been a precursor to the use of the 'cylinder' formula used by CW Darley in his design of thirteen thin arch dams constructed between 1896 and 1908 which aroused international attention.
- The raising of the dam's height in 1898 by CW Darley was part of the earliest arch dam construction programs in the world, and attracted appropriate international attention.
- The raising of the dam 3.3 m by the addition of a concrete ring was achieved without diminishing the integrity of the original structure.
- The quality of the dam's design, construction and raising is demonstrated by it remaining in excellent condition and being able to withstand Probable Maximum Flood conditions.
- The dam remains the focus of an important social and recreational facility for Parramatta and surrounding district.²

Lake Parramatta Reserve

The Statement of Significance of Lake Parramatta Reserve is as follows:

Lake Parramatta Reserve is of significance for Parramatta for historical and scientific reasons. The reserve is the first wildlife refuge in the Sydney Region, and has the ability to demonstrate heritage values of a public amenity of the past, being site of former water supply for Parramatta. The area contains a large population of quite intact remnant bushland, unusual in the region, and is an important and popular recreational area close to a large population. Lake Parramatta Reserve is a related place to the Hunts Creek Dam Wall.³

Burnside Homes

Burnside Presbyterian Orphan Homes was established in 1910 as an orphanage. Burnside Homes used a 'cottage system', where the children lived in separate homes each managed by a matron. The orphanage closed in 1986. The homes are a mixture of architectural styles.

Heritage Impact

The proposed aquatic centre development is located in the eastern part of the site. The proposed development is considered to have a negligible impact on the heritage significance of the adjoining heritage items for the following reasons:

- The proposed development is outside of the physical and visual curtilage of the adjoining heritage items;
- The proposed development will not impact any views to or from the adjacent heritage items; and
- The proposed development will not visually dominate the adjoining heritage items.

² State Heritage Inventory Listing Sheet "Lake Parramatta Dam" Database Number: 5056348

³ State Heritage Inventory Listing Sheet "Lake Parramatta Reserve" Database Number: 2240312

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Accordingly a detailed assessment of heritage impact is not considered

5.3.4 Biodiversity

The school site is not mapped as containing 'high value biodiversity' on the Biodiversity Values Map under the Biodiversity Conservation Act 2017, therefore an offset is not required. Although the lot size is over 10 ha, the minimum lot size is 700m². The threshold for clearing above which the Biodiversity Assessment Methodology (BAM) and offsets scheme apply is 0.25 ha (2,500 m²) or more. No native vegetation occurs within the site, thus the estimated clearing of native vegetation is less than the threshold therefore offsetting is not required.

Therefore, the proposed development does not trigger biodiversity offsets under the threshold tests. The proposal also is not likely to cause a serious or irreversible impact upon any threatened entities most at risk of extinction.

5.3.5 Tree Removal and Landscaping

MacKay Tree Management (an AQF Level 5 Consulting Arborist) has prepared an Arboricultural Impact Assessment for the proposed new building works (**Appendix 9**).

A total of 26 trees are proposed to be removed as part of the subject development application, and the remaining trees in the vicinity of the works are proposed to be protected throughout the demolition and construction phases. The "*Landscape Plan – Sheet No. LDA100*" (**Appendix 3**) shows the trees proposed to be removed.

The landscape plans prepared by NBR Architecture Landscape (**Appendix 3**) propose to include 73 replacement trees in the landscaping around the aquatic centre. which includes 27 Blueberry Ash trees, various Lilly Pilly trees species, Smooth-barked Apple, Banksia, Water Gum and Tuckeroo trees. Various native bushes including Kangaroo Paw and Weeping Bottlebrush are proposed, and ground covers and grasses are also proposed to compliment the trees to be planted.

The balance of 26 trees removed with 73 trees replaced is a ratio nearing 1:3 and is considered to be a suitable and acceptable outcome for the site.

5.3.6 Traffic and Parking

A detailed Traffic Impact Assessment has been prepared by GTA Consultants (**Appendix 7**). Details of the assessment are discussed further below.

Access

No changes to the existing access arrangement are proposed as part of the subject application. Access to the site is from Masons Drive, and from Denistone Road (private road) which is accessed from Masons Drive.

Traffic

GTA have undertaken an assessment of the impacts that future traffic would have on the surrounding road network. This was done by comparing intersection performance prior to and following completion of the proposed aquatic centre. The impact of this additional traffic on the intersections near the site has been assessed using SIDRA Intersection.

The site is expected to generate up to 67 trips in and 67 trips out of the site (134 vehicle trips in total) during all peak hours (AM, PM and weekend). The traffic related impacts associated with the aquatic centre are considered reasonable with respect to the existing operation of the surrounding intersections and is not expected to compromise the safety or function of the road network.

Parking

As detailed above, the DCP does not stipulate parking requirements for an aquatic centre. The GTA report has provided an assessment based on a maximum number of expected attendees being 140 (100 swimmers and 40 spectators) and up to 15 staff which found that

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there would be a parking demand of 82 spaces. During special events, for example a swimming carnival with 550 attendees, the parking demand would be 275 parking spaces. The report also assesses future PM peak hour car parking supply and demand, as well as Saturday peak demand.

Parking occupancy surveys indicate that the existing school parking has an occupancy rate of 62 per cent (259 car parking spaces vacant) and 59 per cent (247 car parking spaces vacant) on the Thursday and Saturday site inspections respectively.

The existing on-site car parking supply of 415 space (which include overflow spaces) is expected to adequately accommodate the car parking demand during typical use (both weekdays and on Saturdays), as well as special events.

5.3.7 Stormwater and Drainage

A stormwater plans have been prepared by Acor Consulting Engineers (**Appendix 5**). On-site stormwater detention has been provided on site in accordance with the Upper Parramatta River Catchment Trust (UPRCT) OSD Handbook, and DA OSD calculations have been undertaken which determined a volume of 240m³. The below ground OSD is to be located under the terrace. The stormwater design also incorporates Water Sensitive Urban Design Principles (WSUD) and is in accordance with Council's DCP 2011, Development Design Guidelines (2015) and WSUD Technical Guidelines for Western Sydney(2004). A 1000KL rainwater tank is proposed above the OSD.

The proposal will be subject to erosion and sediment control measures to be implemented prior to undertaking any earthworks and in line with the requirements of "The Blue Book", so as to prevent sediment from entering the downstream stormwater network.

It is considered that the proposed development will provide for an improvement to the overall capture, treatment and disposal of stormwater from the site with appropriate erosion and sediment controls installed and maintained throughout the construction period.

5.3.8 Air Quality

Some dust is anticipated during the construction period, this impact however can be managed through measures such as wetting down work areas/stockpiles, stabilising exposed areas, preventing material tracking out onto public roadways, covering loads on all departing trucks and working to weather conditions. The proposal is otherwise not expected to give rise to any long term or adverse impacts on local or regional air quality.

5.3.9 BCA and Fire Safety

A Building Code of Australia (BCA) Compliance Assessment Report has been prepared by AED Group (**Appendix 12**) and provides a preliminary assessment of the proposal against the current Deemed-To-Satisfy (DTS) provisions of the BCA, as well as providing compliance recommendations to overcome the DTS non-compliances. The report addresses compliance with fire resistance, access and egress, services and equipment, health and amenity and energy efficiency with respect to the BCA. The report concludes that:

"This report provided a Building Code of Australia (BCA) 2019 assessment of proposed aquatic centre and sports precinct to be located at Masons Drive, North Parramatta.

The primary purpose of this report was to identify the non-compliance matters contained in the proposed design philosophy against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

This report provided a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Executive Summary.

Further, if compliance with the deemed-to-satisfy provisions is not achievable or desirable, Alternative Solutions could be further developed and verified by an appropriately qualified BCA Consultant or Fire Safety Engineer."

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Overall, the development complies with BCA requirements, and has the potential to comply by way of Alternative Solutions which can be verified by an appropriately qualified person.

5.3.10 Solar Access

NBRS Architecture have prepared shadow diagrams as part of the Architectural Plan set (**Appendix 2**), as required by Council's DA guide and DCP requirements. An extract of the shadow diagrams for June (winter solstice) is provided at **Figure 16**.



Figure 16 Shadow diagrams for June at 9am, 12pm and 3pm.

As demonstrated in the figure above, given the orientation of the site and the location of the proposed aquatic centre, shadows resulting from the proposed development will be contained within the bounds of the site. Therefore, the proposal is not considered to result in an unacceptable impact upon solar access of neighbouring properties.

5.3.11 Waste Management

A Waste Management Plan has been prepared for the demolition, construction and operational phases of development, and is included as **Appendix 13**. The waste management plan also identifies 'problem waste', for example pool chemicals which are to be managed by a licence contractor. It is noted that the site is serviced by a commercial contractor.

5.3.12 Social and Economic Impacts

It is expected that the proposal will result in positive social impacts, as it will replace an existing outdoor swimming pool which can only be used during warm weather, and which is also aging and needs significant maintenance, and replacing it with a state-of-the-art indoor swimming centre. The pool will be used by students at Tara Anglican School, however the pool will also be available for the community for learn to swim, life guard training, water pool and other water sports. This will be a significant infrastructure improvement for physical education for both students and families in the area.

During construction, the proposal will provide for construction industry employment which will result in a local economic benefit during the construction period. Upon completion of the development, additional swimming teaching opportunities as well as associated support staff for the centre will be available which flows onto an overall positive economic impact for the area through employment opportunities. Overall the economic impacts of the proposal are positive.

5.3.13 Crime and Safety

Crime Prevention through Environmental Design (CPTED) is a recognised model which provides that if development is appropriately designed it can reduce the likelihood of crimes being committed. By introducing CPTED measures within the design of the development, it is anticipated that this will assist in minimising the incidence of crime and contribute to perceptions of increased public safety. The proposal has been designed to take into consideration these principles as follows:

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Surveillance: This principle provides that crime targets can be reduced by effective surveillance, both natural and technical. Security patrols by the schools' preferred security contractor after school hours will also provide for additional surveillance.

Access Control: This principle provides that barriers to attract/restrict the movement of people minimises opportunities for crime and increases the effort required to commit crime. Like all schools, the site will be fenced with delineated access points for student and vehicular entry. After school hours, access to the site will only be available to school staff or approved visitors. Overall, access control to the site is considered to be appropriate.

Territorial Reinforcement: This principle provides that well-used places reduce opportunities for crime and increase risk to criminals. During school days and hours, the school will be heavily used by staff and students. After hours and during school holiday periods, the school's surrounding barrier will be located and security patrols Security patrols by the schools preferred security contractor after will also provide for additional surveillance during these periods.

Space Management: This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and antisocial behaviour. Strategies to implement this principle include, site cleanliness, rapid repair of vandalism and graffiti, the quick replacement of broken light fixtures/globes and the removal or refurbishment of decayed physical elements.

Presentation of the school will be managed by the school itself, generally repairs and maintenance of the site occurs when needed. The proposed works will assist in improving the presentation of the premise, which will improve the amenity, casual surveillance and ultimately public safety and sense of security within the site and surrounding area.

5.4 Suitability of the Site for Development

The following subsections assess the suitability of the site in accordance with section 4.15(1)(c) of the EP&A Act.

5.4.1 Location

In the assessment of site suitability, there are two key questions to consider:

Does the proposal fit within the locality?

The school development proposed is considered to fit well within the locality. Consideration of the compatibility of the proposal and its surroundings can be undertaken with regard to the Land Environment Court Planning Principle on "compatibility with context" in *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191. In order to test whether a proposal is compatible with its context, the following two questions can be asked:

Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.

The proposed development will not create any significant physical impacts on adjoining land or established developments. The building separation to the neighbours properties to the north, south, west and east is significant which ensure an acceptable degree of visual and acoustic privacy as well as solar access. Due to the siting and separation of the school site, there will not be any reduction in the development potential of surrounding properties as a result of the proposal, the school is a long-term land use within the area, contributing to the character of the locality for 60 years, and as such land use conflict matters are negligible. Furthermore, the site is bounded by to the north, south and east by other educational establishments. To the west is Parramatta Lake which is densely vegetated.

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Is the proposal's appearance in harmony with the buildings around it and the character of the street?

Given the siting of the proposed aquatic centre and the topography of the site, the development will have limited visibility from the public domain. View corridors from Masons Drive will look to the north-west, over the existing oval towards the aquatic centre. Overall, the built form represents a high-quality architectural design, with materials and colours to be in harmony with the existing school campus, and the surrounding natural environment, whilst also enforcing the use of the development as an aquatic facility.

Are the site attributes conducive to the proposed development?

The site is able to physically cater for the proposed development without detriment to the natural or built environment. The site is not subject to flooding or acid sulfate soil risk. All relevant essential services and infrastructure are understood to be existing and/or available to the site. The site attributes are therefore considered to be more than conducive to accommodating the proposed development.

5.4.2 Bushfire

The subject site comprises bushfire prone land, and the proposed development which is associated with an education establishment is classified as a SFPP under the provisions of the Rural Fire Act 1997 and Planning for Bushfire Protection (PBP) 2006.

A Bushfire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions Pty Limited (**Appendix 10**) which provides a full assessment against the relevant provisions of the RF Act and PBP 2006. The report provides recommendations in relation to asset protection zones (APZs), construction levels (BAL ratings), landscaping and emergency management.

5.4.3 Contamination

The use of the site for the purpose of a school and associated uses for the last 60 years would not have involved any activities that would have contaminated the site such that it would now be unsuitable for the proposed additions to the school. Further, the proposed development does not constitute a change of use. The continued use of the site as an education establishment is considered satisfactory with respect to contamination matters.

Prior to 1934, the site was vacant, and likely used for farming/grazing. From 1934-1961 the site was used for grazing, orchards and market gardens. A portion of the site (the north-eastern corner) may also have been part of the Smith Family Joyspreaders – a children's hospital. In 1958, the site was purchased by the current owners, and in 1959 the Tara Senior School was officially opened on the site.

The contamination report prepared by JK Environmental EIS (**Appendix 14**) concluded that

The assessment included a review of historical information and sampling from 10 boreholes. The site has historically been used for residential purpose, farming/market garden activities and eventually as a church and a school to the present date.

Based on the findings of the assessment, EIS are of the opinion that the site is suitable for the proposed development described in Section 1.1. There is considered to be a moderate potential for contamination-related unexpected finds to occur at the site during the proposed development works, particularly asbestos finds due to the historical demolition activities. Unexpected finds would typically be able to be identified by visual or olfactory indicators and could include:

- Waste materials in fill, including building and demolition waste;
- Fibre cement fragments (e.g. ACM);
- Stained fill/soil;
- Odorous soils (e.g. hydrocarbon odours); and/or
- Ash, slag and/or coal wash.

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It is recommended that an Unexpected Finds Protocol be prepared and implemented for the site. The protocol should include provisions for inspections following demolition works, together with contingencies to address unexpected finds such as asbestos.

The use of the site for the purpose of a school and associated uses would not have involved any activities that would have contaminated the site such that it would now be unsuitable for the proposed additions to the school. Further, the proposed development does not constitute a change of use. The continued use of the site as an education establishment is considered satisfactory with respect to contamination matters. If during demolition, unexpected fill material is uncovered, appropriate handling and disposal of material will be employed, which can be included as a recommended condition of consent.

5.4.4 Essential Services and Infrastructure

The site, and the proposed development is considered to have adequate essential services and infrastructure, including water, electricity and sewer.

5.5 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest. The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. The proposed development is considered to generally meet the provisions of relevant environmental planning instruments and subsequently, as these instruments have been created having regard to the objects of the Act following community consultation, they are considered to express planning controls that seek to protect the public interest. Accordingly, it is considered that the proposal is not prejudicial to the public interest.

6 Conclusion

The proposed development for an aquatic centre and sports precinct at Tara Anglican School for Girls, located at 18 Masons Drive, North Parramatta has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The key environmental planning issues relating to the proposal area:

- Building Height
- Traffic and Parking
- Tree Removal and Protection

Building Height

The proposed development has a building height that is justified in exceeding the building height development standard as part of an overall improvement to the site layout and educational facilities. The proposal will not give rise to unacceptable solar access or privacy impacts, represents a suitable balance of built form and landscape amenity, and is therefore considered appropriate.

Parking and Traffic:

The proposed development will not change the student population at the site and will result in a small increase in staff, and does not provide for additional parking. The Traffic Impact Assessment included as part of the development has concluded that the traffic related impacts associated with the aquatic centre are considered reasonable with respect to the existing operation of the surrounding intersections and is not expected to compromise the safety or function of the road network. The existing on-site car parking supply of 415 space (which includes overflow spaces) is expected to adequately accommodate the car parking demand during typical use (both weekdays and on Saturdays), as well as special events.

It is considered that there will not be significant adverse impacts arising which would prevent approval from being issued for the development.

Tree Removal, Protection and Replacement:

The detailed Tree Impact Assessment provides detailed impact mitigation measures for all vegetation to be retained, in particular for identified significant trees. All recommendations will be followed throughout construction. The 26 trees proposed to be removed will be replaced by 73 replacement trees of a variety of species and sizes. It is considered that the tree retention/protection and replacement proposed in this project is suitable and acceptable.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.