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Statement of Environmental Effects

Alterations and Additions to Existing Educational Establishment

St Marys St Joseph Catholic Primary School – 268-280 Fitzgerald Avenue, Maroubra

Prepared for: Sydney Catholic Schools
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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
Council	Randwick 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
GLA	General learning 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
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	NSW National Parks and Wildlife Service
PA	planning agreement
OEH	NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip
REP	regional environmental plan
RFI Act	<i>Rivers and Foreshore Improvement Act 1948</i>
RFS	NSW Rural Fire Service
RF Act	<i>Rural Fires Act 1997</i>
RL	reduced level

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Abbreviations

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
SIS	species impact statement
SULE	safe useful life expectancy
TSC Act	<i>Threatened Species Conservation Act 1995</i>
vph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by JDH Architects on behalf of Sydney Catholic Schools to prepare a Statement of Environmental Effects (SEE) for the proposed alterations and additions to St Mary St Joseph School Catholic Primary School at 268-280 Fitzgerald Avenue, Maroubra (the site).

This report is to accompany a development application (DA) to Randwick City Council (Council).

The proposed development comprises:

- Demolition of the existing Blocks A, B and C, soft fall, basketball court, soccer field, demountable classroom (aspect), awnings, sunshade, bitumen, gates, pathways and grassed areas;
- Site excavation and preparation works;
- Relocation of existing water tank;
- Construction of a two-storey building containing a new library, reception, staff room, administration area, general learning areas (GLAs) x 6 and amenities;
- Internal refurbishment of existing Blocks D and E to include 8 x GLAs, art room, ASPECT (specialist and additional needs) room and amenities;
- New basketball court and playground; and
- Removal of temporary ASPECT building.

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 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

2 Site Context

2.1 Site Description

The site is located at 268-280 Fitzgerald Avenue, Maroubra (see **Figure 1**). The site has a frontage to three roads being, Fitzgerald Avenue (south), Malabar Road (west) and Mons Avenue (north). The site has a gradual slope running from west to east and adjoins Broad Arrow Reserve to the east.

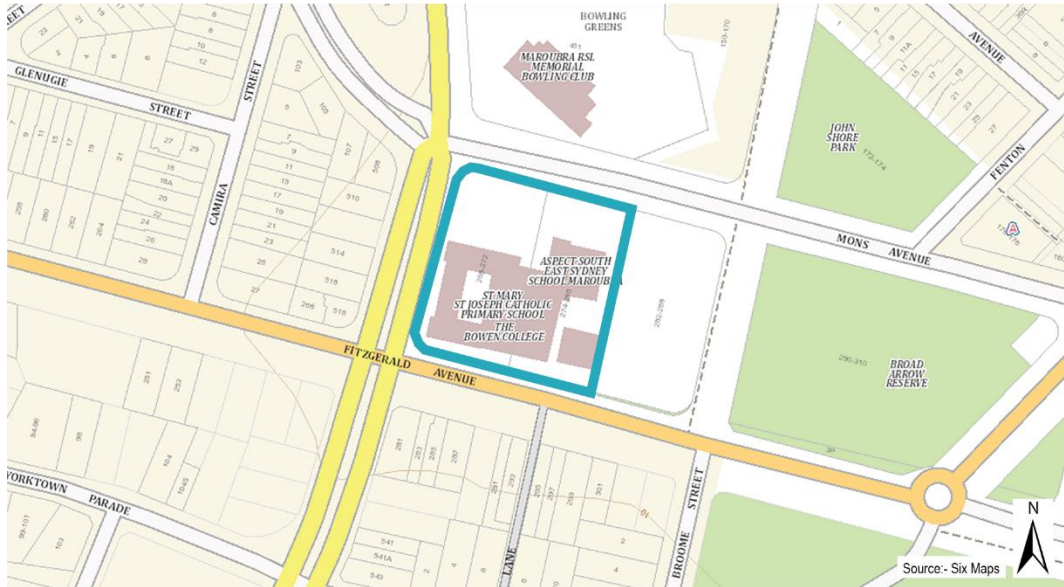


Figure 1 Site Location

The site is square in shape and comprises three (3) allotments as described in **Table 1**. Site surveys have been prepared by C.M.S Surveyors (**Appendix 13**).

Table 1 Site Description		
Property Address	Lot / DP	Approx. Area (m ²)
268-272 Fitzgerald Avenue	4370 / 752015	4,520
274-280 Fitzgerald Avenue	4916 / 752015	4,044
274-280 Fitzgerald Avenue	1/121298	48
TOTAL		\$8,612

2 Site Context



Figure 2 Aerial Photograph

Existing Improvements

St Mary St Joseph Catholic Primary School is a co-educational primary school catering for students in Years K – 6. The school was established on its current site in 1951. Currently there are 328 students enrolled with 29 staff.

Existing buildings on the site include three (3) single storey brick buildings, covered outdoor learning area (COLA), games courts, Parish and demountable building. The permanent buildings are described as follows:

- Block A
- Block B
- Block C
- Block D
- Block E
- Block F: Hall and COLA
- Parish – Currently leased to community group
- Demountable Classroom (Aspect)

The existing permanent buildings are located on the southern portion of the site with play areas and sports fields located to the north west. A small playground with sunshade exists between Block B and Block D.

Photographs of the site and existing improvements on the site are included at **Figures 3 -13**.

2 Site Context



Figure 3 Existing building to be demolished



Figure 4 Existing building and play area to be demolished



Figure 5 Existing building and play area to be demolished. Building on left to be refurbished.

2 Site Context



Figure 6 Existing building and play area to be demolished. Building on left to be refurbished.



Figure 7 Existing building to be refurbished.



Figure 8 Existing building to be refurbished.

2 Site Context



Figure 9 Play area to be relocated. Location of new admin building.



Figure 10 Play area to be relocated. Location of new admin building.



Figure 11 Corner Fitzgerald Ave and Malabar Road.

2 Site Context



Figure 12 View to Mons Ave from western side of Malabar Road.



Figure 13 Corner Fitzgerald Avenue.

2.2 Surrounding Development

The site is located in a predominately low to medium density residential area. Surrounding land uses to the west and south include single dwelling houses and three-storey walk up apartment buildings. To the north and north east of the site is Maroubra Bowling Club and John Shore Park and to the east is Broad Arrow Reserve. Further to the east is Maroubra Beach and foreshore area (including Maroubra Surf Life Saving Club).

There is currently a DA under assessment by Council for the redevelopment of the Maroubra Bowling Club for a Seniors Living Development.

Figures 14 – 19 are photographs of the surrounding area.

2 Site Context



Figure 14 Side boundary with adjacent Park along Fitzgerald Avenue.



Figure 15 Fitzgerald Avenue looking towards Malabar Road.



Figure 16 Malabar Road Streetscape.

2 Site Context



Figure 17 Corner Malabar Road and Fitzgerald Avenue.



Figure 18 View of site from western side of Malabar Road looking towards Mons Avenue.



Figure 19 Side boundary with adjacent Park along Fitzgerald Avenue.

3 Proposed Development

3.1 Summary of Proposed Development

The proposed development comprises:

- Demolition of the existing Blocks A, B and C, basketball court and soccer field and removal of demountable classroom (Aspect);
- Site Excavation and preparation works;
- Construction of a two-storey building containing a new staff room, administration area, general learning areas (GLAs) x 6, library and amenities;
- Internal refurbishment of existing Blocks D and E to include 8 x GLAs, amenities, art room and new Aspect facility;
- New basketball court and playground;

Architectural drawings for the proposed development have been prepared by JDH Architects (JDH) and are included at **Appendix 4**. The proposed and existing buildings will occupy 2850.5m² of the site, excluding hard surface areas (such as pathways). An extract of the Proposed Site Plan (Drawing DA-03 dated 18.05.2020 prepared by JDH Architects) is provided at **Figure 20**.

The proposed alterations and additions to the existing school will not result in an increase in staff and student numbers.

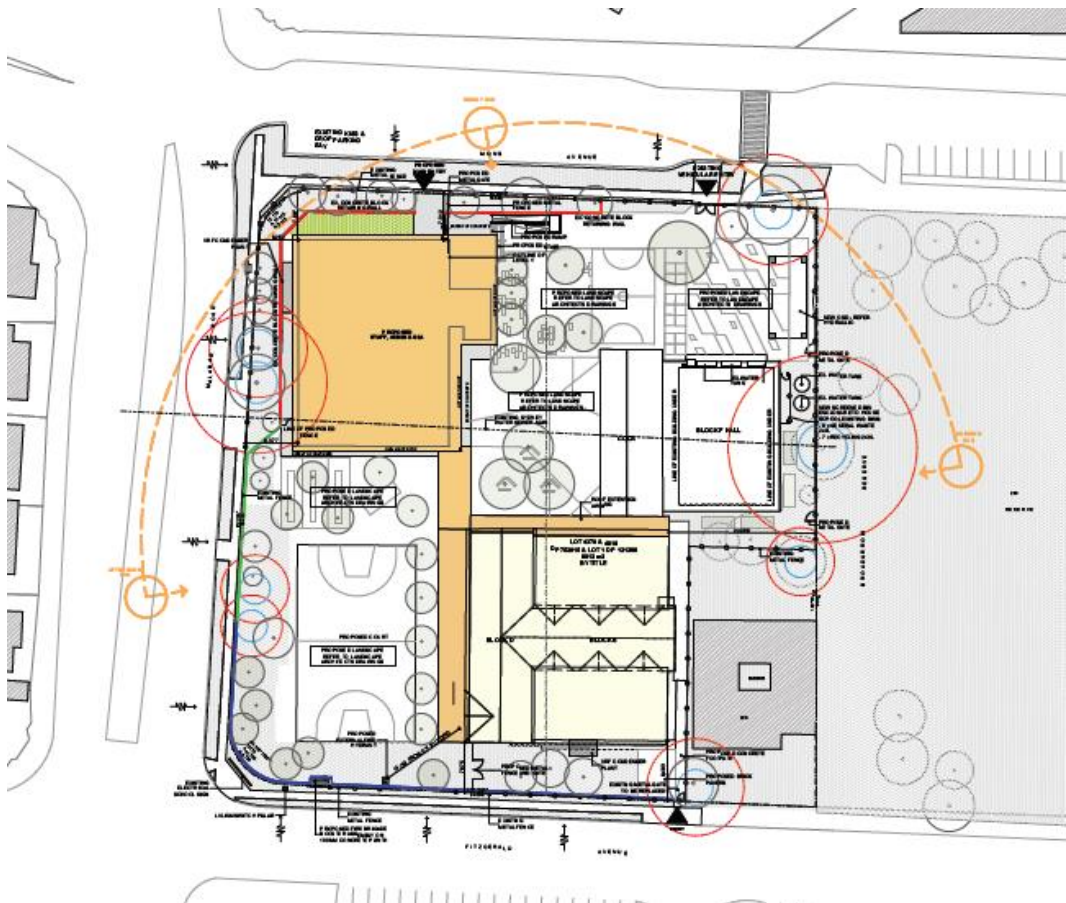


Figure 20 Extract of Proposed Site Plan prepared by JDH Architects

3 Proposed Development

3.2 Staging

For construction purposes, the works are proposed to be undertaken in two (2) stages.

The first stage will comprise demolition of Blocks A, B and C, site preparation works, the construction of the new two storey building for staff and administration and six (6) GLA's. The second stage will include alterations to Blocks D and E.

Upon completion of works the temporary demountable will be removed.

3.3 Demolition and Site Preparation

The architectural drawings prepared by JDH identify the extent of demolition required (**Appendix 4**). Demolition works include the removal of existing concrete pathways, sunshade, recreational courts and demolition of Blocks A, B and C.

A Construction Management Plan (CMP) will be prepared prior to the issue of a Construction Certificate. The CMP will address construction issues such as community consultation; staging of the works; traffic and parking management; tree protection measures; dust management; demolition noise and vibration management; working hours; hazardous materials management; and installation of temporary site amenities.

3.4 New Two Storey Building (Administration, Staff Facilities and GLAs)

Stage 1 will involve the demolition works listed in **Section 3.3** above and the construction of a new two storey building on the north western side of the site.

The building will contain administration and staff facilities on the ground floor and six (6) General Learning Areas (GLAs) on the first floor. The two floors will be linked by a central staircase and lift with a second staircase located at the western end of the building. External pedestrian access will be via a new main entrance from Mons Avenue and within the school with pathways linking from the existing hall and COLA.

The two-storey building will have a Gross Floor Area of 1,442m² and will comprise:

- Ground Floor
 - Public foyer;
 - Canteen;
 - Offices including Principals and Assistant Principal;
 - Administration facilities;
 - Lift and stairs;
 - Staff room with associated amenities and deck; and
 - Sick bay and cleaner's room.
- First Floor
 - Six (6) General Learning Areas;
 - Male, female and accessible amenities;
 - Three (3) wet areas;
 - Lift and stairs; and
 - Cleaner's room.

The proposed new building adopts a contemporary palette of materials and finishes that complement the existing school and surrounding streetscapes. Vertical aluminium screening and various colours of fibrous cement wall cladding to the external walls will create visual

3 Proposed Development

interest along with the projecting window hoods. A schedule of materials and finishes is included in **Appendix 4**.

3.5 Refurbishment works to the existing Blocks D and E

Refurbishment works are proposed to be undertaken to Blocks D and E as follows:

- Internal refurbishment to form eight (8) GLAs and a central library;
- New awning on the northern and western elevation; and
- Male, female and accessible amenities.

3.6 Removal of Demountable Classroom (Aspect)

The existing demountable classroom (Aspect) located in the north eastern corner of the site will be removed after the relocation of the students into the new Aspect room proposed in Building D and E.

3.7 Access and Parking

Current off-street parking arrangements will be retained. Minor re-design of the 'kiss and drop' area is proposed to reduce queue lengths at peak morning and afternoon times.

A Traffic Impact Assessment prepared by Bitzios (**Appendix 14**) notes that the parking supply meets the parking demands of the school.

3.8 Landscaping

An Arborist Report has been prepared by Arboreport Vegetation Management Consultants (**Appendix 3**) and Landscape Plans have been prepared by Context Landscape Architecture (**Appendix 11**).

The proposed landscaping will retain vegetation as recommended in the arborist report and additional planting consisting of:

- Trees and palms
- Shrubs, rushes and lilies
- Groundcovers and climbers

Trees numbered 2, 3, 14, 18, 27, 28 and 29 are proposed to be removed and this is supported in the arboricultural assessment. These trees are located on the site boundary and replacement planting of several canopy and medium size trees is recommended to offset the loss of trees.

3.9 Building Code of Australia

A Building Code of Australia (BCA) Capability Statement has been prepared by Blackett Maguire + Goldsmith (BMG) (**Appendix 5**). Whilst not all aspects of the existing and proposed buildings are BCA compliant (such as handrails and door handles), the BCA Capability Statement concludes that, subject to the measures identified within the report being undertaken, compliance with the Performance Requirements of the BCA is achievable.

3.10 Accessibility

An Accessibility Capability Statement has been prepared by AED Group (**Appendix 1**).

The proposed development has been reviewed against the relevant access provisions of the Disability (Access to Premises – Building) Standards 2010, Building Code of Australia (BCA) 2019 and the referenced Australian Standards.

3 Proposed Development

Compliance with the relevant standards can be achieved either through minor design changes or BCA Alternative Solution. These details will be included on the required Construction Certificate Drawings.

4 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).

4.1 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.

4.1.1 State Environmental Planning Policy No 19 Bushland in Urban areas

This policy aims at protecting and retaining bushland, remnant plant communities, habitats, archaeological relics recreational and educations potential of bushland.

The proposed development is located away from the adjacent reserve and proposes to remove the demountable building along the adjoining boundary with the reserve. No impact to the adjoining reserve is expected from the proposed works.

4.1.2 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.

Depending on the level of contamination, remediation may be required with the consent (Category 1) or without the consent (Category 2) of the consent authority. The State Government Publication Managing Land Contamination: Planning Guidelines sets out the process for consideration of land contamination. Based on an initial consideration of known historical land uses, the guidelines may require, in certain circumstances, one or more of the following steps:

- A Preliminary Investigation – where contamination is likely to be an issue;
- A Detailed Investigation – where a Preliminary Investigation highlights the need for further detailed investigations or where it is known that the land is likely to be contaminated and/or that the proposed use would increase the risk of contamination;
- A Remedial Action Plan (RAP) – to set the objectives and process for remediation;
- Validation and Monitoring – to demonstrate that the objectives of the RAP and any conditions of development consent have been met.

Clause 7 of SEPP 55 requires the consent authority to consider whether a site is suitable for the proposed development in terms of site contamination.

Specifically, clause 7(1) of SEPP 55 states the following:

- 7 *Contamination and remediation to be considered in determining development application*
- (1) *A consent authority must not consent to the carrying out of any development on land unless—*
- (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

4 Environmental Planning Assessment

A Combined Stage 1 Preliminary Site Investigation and Stage 2 Detailed Site Investigation have been undertaken by Alliance Geotechnical (**Appendix 7**). Alliance Geotechnical undertook soil sampling on 8 October 2019, with a total of 12 soil samples being collected and analysed. Analysis of these samples indicates that the site is suitable for development, therefore, Council can be satisfied that the potential for contamination has been considered, and that further investigation or remediation is not required.

4.1.3 State Environmental Planning Policy (State and Regional Development) (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).

The capital investment value of the project is greater than \$5m but less than \$20m (\$9,870,000) as determined by the Quantity Surveyors cost report prepared by Wilde and Woolard accompanying the development application form.

Therefore, although it is not SSD, the proposed development is defined as Regionally Significant Development (pursuant to Schedule 7 of the SRD SEPP), and, will be required to be determined by the South Sydney Planning Panel.

4.1.4 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP)

Clause 35 of the Education SEPP 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 site is located within the SP2 Infrastructure zone under the Randwick Local Environmental Plan (LEP) 2012, within which development for the purpose of an educational establishment is permissible with consent.

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.

The proposed development has been designed having regard to the design quality principles (as detailed in Schedule 4) in that:

- It has been designed having regard to the constraints of the site, including the topography, flood and micro-climate.
- The materials have been selected based on their durability and sustainability in terms of maintenance and fire safety compliance.
- The building will be an accessible building. An accessibility assessment is included at **Appendix 1** to this SEE.
- The spaces within the building have been designed so that they can be used for a variety of purposes.
- The building is well designed and complements existing buildings in the surrounding area. It demonstrates a high degree of functionality as well as aesthetics.

4.1.5 Draft State Environmental Planning Policy (Environment)

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

It proposes consolidating the following seven existing SEPPs and deemed SEPPs:

- *State Environmental Planning Policy No. 19 – Bushland in Urban Areas*

4 Environmental Planning Assessment

- 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 6.2** satisfactorily considers relevant matters and that the proposal is acceptable in regard to the provisions of the draft SEPP.

4.1.6 Randwick Local Environmental Plan 2012

Table 2 provides a summary assessment of the proposed development against the relevant provisions of the LEP.

Table 2 Assessment against Relevant Provisions of LEP		
Provision	Assessment	Consistent
Clause 2.2 – Zoning - SP2 Infrastructure	<p>The site is located within Zone SP2 – Infrastructure with the nominated purpose shown on the Land Use map being Education Establishment.</p> <p>The objectives of the zone:</p> <ul style="list-style-type: none"> • 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 facilitate development that will not adversely affect the amenity of nearby and adjoining development. • To protect and provide for land used for community purposes. <p>The proposed development is consistent with the zone objectives and permitted within the zone with consent</p>	Yes
4.3 – Height of buildings N/A	There is no maximum height of buildings for the sites.	N/A
4.4 – Floor Space Ratio N/A	There is no FSR provision for the site.	N/A
6.1 – Acid sulfate soils	<p>Alliance Geotechnical (AG) have prepared a combined Stage 1 Preliminary Site Investigation and a Stage 2 Detailed Site Investigation (Appendix 7).</p> <p>The site has been assessed has having a 'low probability' of acid sulphate soils and AG's assessment notes further assessment of acid sulphate soils is not warranted.</p>	Yes
6.3 – Flood Planning	The site is identified as being a Flood Control Lot that is located within a flood way and flood storage zone. See further discussion in Section 4.3.3.1	Yes

4 Environmental Planning Assessment

4.1.7 Randwick Development Control Plan 2013

Table 3 provides a summary assessment of the proposed development against the relevant provisions of the DCP.

Table 3 Assessment against Relevant Provisions of DCP		
Provision	Assessment	Consistent
Part B – GENERAL CONTROLS		
Ecologically Sustainable Development		
<p>i) Submit a schedule of materials with the DA that maximises the use of the following:</p> <ul style="list-style-type: none"> - Materials that are durable with low maintenance requirements. - Materials with low embodied energy content. - Renewable materials. - Locally sourced products. - Salvaged or recycled materials. - Timber from plantation or sustainable managed re growth forests. - Low volatile organic compound (VOC) emitting materials. - Mechanical fittings instead of adhesives or glues. - Toxin free flooring. <p>ii) Rainforest timbers or timbers cut from old growth forest must not be used.</p> <p>iii) Design for the adaptive re use of existing building facades, building structures and fittings where feasible.</p>	<p>External materials are nominated on DA-502 prepared by JDH Architects.</p> <p>Materials consist of various colours of FC wall cladding, vertical aluminium screening (various colours), powder coated blue window hoods (for sun shading) and bricks to match existing.</p> <p>Locally sourced products and recycled materials will be used where possible.</p> <p>Carpet is sourced from a carbon neutral company made from recycled products.</p> <p>Reuse of materials is the refurbishment works where possible and joinery to be E0 board which has no emissions.</p> <p>An additional 16KL water tank is proposed to the south of the new 2 two storey building.</p>	Yes.
Landscaping and Biodiversity		
<p>Prepare a landscape plan in accordance with the Randwick DA Guide, including, but not limited to, the following elements and details:</p> <p>i) Details (e.g. location, height, condition, etc) of all existing trees within or adjacent to the site (including Council properties) and trees proposed to be removed/retained/relocated or pruned. Note: Different requirements are set out for landscape plans prepared for dwelling house development and other development types. Refer to the DA Guide for more details, including minimum qualifications required for preparing landscape plans.</p> <p>ii) Details of existing natural features (e.g. rocky outcrops, cliff lines, water bodies, etc).</p> <p>iii) Details of design, including location of hard and soft landscaped areas and open space in relation to existing and proposed buildings.</p> <p>iv) Details, including locations, of selected plant species.</p> <p>v) Basic drainage details, i.e. location of all pits and lines, irrigation, hose cocks, etc.</p> <p>vi) Erosion and sediment control measures.</p>	<p>A landscape plan has been prepared by Context Landscape Architecture which identifies existing trees for removal and retention.</p> <p>The landscape plans also identify species to be planted, including location, size, quantity and colours.</p> <p>In addition, access, circulation and play areas have been identified.</p>	Yes

4 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of DCP

Provision	Assessment	Consistent
Recycling and Waste Management		
<p>i) Submit a Waste Management Plan with DAs involving:</p> <ul style="list-style-type: none"> (a) demolition; (b) construction of a new building(s); or (c) change of use or alterations/additions to existing premises (only when this would result in a change of waste generation). <p>ii) Prepare the Waste Management Plan in accordance with Council's Waste Management Guideline and the template plan in Appendix B6-1.</p>	<p>A Site Waste Minimisation and Management Plan (SWMMP) has been prepared on behalf of the Sydney Catholic Schools in accordance with of Randwick DCP 2013 (Appendix 15).</p> <p>There will be no change to ongoing waste, and, where possible, waste generated through the demolition and construction phases will be re-used on site or recycled.</p>	Yes
Transport, Traffic, Parking and Access		
<p>Cars: 0.7 spaces per staff Motorcycles: 5% of the car parking rate</p>	<p>A Traffic Report has been prepared by Bitzios Consulting (Appendix 14).</p> <p>The proposed works will not result in an increase in student or staff numbers and, as such, the current off-street parking provision is considered sufficient. Minor changes are proposed to increase the flow and safety at the 'kiss and drop' location.</p>	Parking is consistent with the current parking arrangements.
Stormwater Management		
<p>ii) All other development must consider the use of water sensitive urban design technologies to improve the quality of stormwater run-off from a site prior to entering the drainage system, nearby catchments or waterways.</p>	<p>Civil engineering plans prepared by Cohort Engineering identify the locations of rainwater and stormwater pipes, rainwater tanks surface inlet pits and overflow areas.</p> <p>Some stormwater pipes are proposed for removal with new pipes to be laid and connected to Council's services in accordance with the new site plan and building/ surface area locations.</p> <p>Erosion and sediment controls are detailed on Drawing 1925C01-103A</p>	Yes
Flood Affects		
<p>i) The development shall not increase flood effects elsewhere, having regard to loss of flood storage, changes in flood levels and velocities and the cumulative impact of multiple potential developments, for floods up to and including the 1% AEP flood.</p> <p>ii) Flood ways and overland flow paths must not be obstructed or diverted onto adjoining properties.</p>	<p>A Flood Risk Management Plan (FRMP) has been prepared by Cohort Engineering. The FRMP advises that the site is affected by a maximum 1% AEP flood depth of 300mm and will retain this</p>	Yes

4 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of DCP

Provision	Assessment	Consistent
<p>iii) Areas identified as flood storage areas must not be filled unless compensatory excavation is provided to ensure that there will be no net loss of floodplain storage volume below the 1% AEP flood</p>	<p>inundation post development. The FRMP notes that the height of the new blockwork wall will protect the new two storey building from flood damage and impacts from floodwaters leaving the road carriageway of Malabar Road and Mons Avenue.</p> <p>Furthermore, Cohort Engineering is of the opinion that <i>'the proposed development on this Site will have an insignificant flood impact on neighbouring properties from flood conveyance or loss in flood storage'</i>.</p>	
<p>Floor Levels</p> <p>i) Building floor levels shall comply with the Table A – Floor Levels for Buildings, with exceptions noted below: A single (once only) addition at the existing lowest habitable floor level may be permitted after a flood study has been prepared. Such an addition will be limited to:</p> <p>a. A maximum 10 square metres for existing single and dual occupancy dwellings, b. up to 10 percent of the existing gross floor area for all other development (note for large buildings, this increase may be limited to a lower amount)</p> <p>ii) A certificate by a registered surveyor shall certify that the floor levels are not less than the required level. iii) Where the lowest habitable floor area is elevated more than 1.5m above ground level, a restriction is to be placed on the title of the land confirming that the sub-floor area is not to be enclosed.</p> <p>Habitable Floors – Critical Facilities</p> <p>Inundated by flooding – PMF + 0.5m freeboard Inundated by overland flow path – Two times the depth of flow in the PMF with a minimum of 0.3m above the surrounding surface.</p>	<p>The development is classified as a Critical Facility.</p> <p>Flood levels were determined from Randwick Council's Flood Report of August 28, 2019.</p> <p>Flood planning works to reduce the flood impact on the north western corner of the site are discussed in the FRMP. The PMF level is based on the higher level (above retaining wall). The FRMP recommends a Flood Planning Level (FPL) for the new two (2) storey building of 7.9m AHD in accordance with the flood planning works and lower retaining wall levels. Block D and E to remain at the existing level.</p>	<p>Yes</p>

4.2 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.

4.2.1 Built Form and Streetscape

The proposed alterations and additions to St Mary St Joseph CPS are of contemporary design and respond appropriately to the surrounding residential context of Maroubra, as well as the existing character of the school.

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The maximum building height has been proposed at 9.739m from the roof line to natural ground level, which will be in keeping with the height of surrounding 2 storey residential buildings. There is no maximum height of buildings mapped for the site.

Randwick DCP contains no specific setback controls for Educational Establishments. As such, the setbacks of the proposed new buildings have been based on the existing characteristics of the surrounding built form as well as considering solar access, privacy and bulk and scale impacts.

Overall, it is considered that the proposed development will make a positive contribution to the architectural character of the area.

4.2.2 Water Management

Civil engineering plans prepared by Cohort Engineering identify the locations of rainwater and stormwater pipes, rainwater tanks surface inlet pits and overflow areas.

Some stormwater pipes are proposed for removal with new pipes to be laid and connected to Council's services in accordance with the new site plan and building/ surface area locations.

Erosion and sediment controls are detailed on Drawing 1925C01-103A

A new 16KL water tank is located on the southern façade of the new two (2) storey building.

4.2.3 Air Quality

Some dust is anticipated during the construction period, however this 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.

4.2.4 Visual and Acoustic Privacy

Visual Privacy

It is noted that the educational facility is typically utilised during daytime hours from approximately 9.00am -3.00pm. This minimal daytime use combined with separation via road corridors, appropriate setbacks and visual screening treatments is considered to provide for suitable mitigation measures to prevent any impact on the private open space of surrounding residential properties. As such the visual privacy of residential properties nearby the site is not considered to be compromised.

Acoustic Privacy

An Environmental Noise Assessment (ENA) was undertaken by Day Design Pty Ltd (Appendix 2).

School Related Noise

The site is an established school. Therefore, it is not unreasonable to conclude that residents of adjoining and nearby dwellings have adjusted to the sounds of general school activity. In addition, the student and staff numbers will not be increased as a result of this proposal.

ENA report is of the opinion *'given the existing school noise emission, the limited duration of noise from outdoor play, and expectations of noise from children at a school site, we are of the opinion that the increase in noise from outdoor play is noise expected from a school, is of negligible impact and would be considered acceptable'*.

Mechanical Equipment

The main source of noise from the proposed works is identified by Day Design is the mechanical plant serving the proposed building. The plant is proposed to be located on the western façade of the new building and on the southern façade of the refurbished building.

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These units will operate during school hours. The mechanical plants (general air conditioning unit) used in the assessment will comply with the relevant Noise Criterion, however, it is recommended by Day Design that this be re-assessed once the air conditioning units are selected.

Construction Noise

A Construction Noise Management Plan (CNMP) can be developed at a later stage of the project, prior to the commencement of site works and once a contractor has been appointed and a programme of construction activities is confirmed. The CNMP will include recommendations for construction noise management and mitigation measures to minimise the impact of the development on neighbouring properties.

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

4.2.5 Solar Access

Shadow Diagrams have been prepared by JDH (**Appendix 4**). These shadow diagrams illustrate the existing and proposed shadows at 9am, noon and 3pm on 21 June and 22 December.

The proposed works **do not decrease the solar received from residents on the southern side of Fitzgerald Avenue or the western side of Malabar Road or the adjoining reserve to the east.**

4.2.6 Traffic and Parking

A Traffic Impact Assessment has been prepared by Bitzios Consulting (**Appendix 14**). Site visits were undertaken on 22 October 2019 and 31 October 2019 in the AM and PM peak periods. It is noted that there is no proposed increase to the number of enrolments at the school and therefore no increase to the number of trips generated.

A new pedestrian access is proposed on Mons Avenue in conjunction with the student drop off area and removal of two access points on Malabar Road to improve student safety. Recommendations have been made to relocate the student drop off and pick up area during the construction phase.

4.2.7 Waste Management

A Waste Management Plan has been prepared on behalf of the Sydney Catholic Schools by JDH Architects (**Appendix 15**). The Waste Management Plan has been prepared in accordance with Council requirements and addresses waste management through the demolition and construction phases including material types, estimated volumes and method of disposal, being mainly re-use or recycle. No hazardous materials are known to be located on the site. Should any hazardous materials be found during demolition, works shall be stopped and the materials assessed for appropriate removal.

There will be no changes to on-going waste management of the School, which is managed by a private waste management company.

4.2.8 Construction Management

A construction management plan will be prepared once a Principal Contractor for the works has been appointed. The plan will address the following matters and be provided to the future Certifying Authority prior to the commencement of works.

- Neighbourhood communications;
- Traffic and parking management;
- Tree protection;
- Pedestrian circulation;

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- Dust management;
- Demolition and construction noise and vibration management;
- Management of contaminated soils (if required);
- Unexpected finds protocols;
- Working hours;
- Construction site plan;
- Erosion and sediment control; and
- Demolition and Waste Management.

4.3 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.

4.3.1 Location

The proposed development is located within an existing school. The proposed alterations and additions will result in the demolition of the existing Blocks A, B and C, basketball court, soccer field and demountable classroom (aspect) and the construction of a two storey building containing a new staff room, administration area, general learning areas (GLAs) x 6 and amenities. In addition, internal refurbishment of existing Blocks D and E to include 8 x GLAs, library and amenities and a new basketball court and playground.

The proposed development will not result in any significant impacts on the adjoining land or surrounding development. There will not be in the reduction in the development potential of any adjacent property. There is no increase to student or staff numbers. No negative impact to surrounding lands current solar access.

4.3.2 Acid Sulfate Soils

Alliance Geotechnical (AG) have prepared a combined Stage 1 Preliminary Site Investigation and a Stage 2 Detailed Site Investigation (**Appendix 7**). The site is considered 'low probability' of acid sulphate soils and AG's assessment notes further assessment of acid sulphate soils is not warranted.

4.3.3 Contamination and Groundwater

Alliance Geotechnical (AG) have prepared a combined Stage 1 Preliminary Site Investigation and a Stage 2 Detailed Site Investigation (**Appendix 7**). Based on AG's desktop review, fieldwork data and laboratory analytical data, AG made the following conclusions:

- *The detected concentrations of identified contaminants of potential concern in the soils assessed are considered unlikely to present:*
 - *An unacceptable inhalation / vapour intrusion human health exposure risk; or*
 - *An unacceptable petroleum management limit risk.*
- *The detected concentrations of contaminants in the soils assessed are considered unlikely to present a direct contact human health risk;*
- *The detected concentrations of asbestos in the soils assessed are considered unlikely to present a direct contact human health risk;*
- *The detected concentrations of contaminants in the soils assessed are considered unlikely to present an unacceptable ecological health risk; and*
- *Based on the assessments undertaken as part of this investigation, AG has concluded that the site is suitable for the proposed redevelopment.*

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There is the potential for groundwater to be found towards the eastern part of the site. No works are proposed to the eastern portion of the site.

4.3.3.1 Flood

A Flood Risk Management Plan was prepared by Cohort Engineering (**Appendix 8**). The site is affected by a 5% and 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF). The PMF on the north western corner is based on the upper levels of the retaining wall/ street level and not the lower retaining wall levels. Flood planning works, which incorporate the retaining walls have been undertaken to reduce the flood impact in the site, and as such a lower PMF has been calculated for the north western corner.

Schools are classified as 'critical facilities' and as such floor levels are required to be at or above the flood planning level (FPL). In this case the FPL will be the estimated PMF levels plus a 500mm freeboard resulting in the new building having a finished floor level no lower than FPL 7.90 AHD.

As Buildings D and E are to be retained, these buildings will maintain their existing floor level.

The new building has been designed to meet the minimum flood planning levels.

4.3.4 Essential Services and Infrastructure

The site is served by essential services and infrastructure including electricity, water and telecommunications.

4.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act requires the consent authority to consider 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.

5 Conclusion

The proposed development for demolition, site works, alterations and additions at St Mary St Joseph Catholic Primary School, 280 Fitzgerald Avenue, Maroubra has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The proposed development will provide a new administration area and general learning areas which will provide improved learning and teaching environment for students and staff. The location, scale and design of the proposed building works have considered the characteristics of the site by providing sufficient setbacks and landscape treatments and incorporating building materials that complement the surrounding area.

The Educational Establishment will be utilised by existing students and staff of the school and therefore no increase in demand for parking for staff or parents will result from the proposal. Site works will be undertaken in accordance with the Flood Impact Assessment to reduce flood risk to the site.

The proposal has been designed having regard to existing and surrounding built form and environmental constraints and will result in acceptable outcomes in terms of stormwater drainage, acoustic performance, contamination, solar access and landscaping.

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.