ROBINSON URBAN PLANNING

Proposed Replacement Building (Block B) Champagnat Catholic College

35 Donovan Avenue, Maroubra

Development Application Statement of Environmental Effects

To Randwick City Council

Prepared on behalf of Sydney Catholic Schools

4 May 2020 | 18049

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1.0 Introduction

1.1 Overview

Champagnat Catholic College (**Champagnat**) is a high school for boys in years 7 to 12. It is located at 35 Donovan Street, Maroubra (**the Champagnat College site**). The proposal described in this Statement of Environmental Effects (**SEE**) comprises demolition and replacement of Block B, landscaping works, signage and temporary demountable buildings.

This SEE accompanies a development application (**DA**) to Randwick City Council (**Council**) and has been prepared by Robinson Urban Planning Pty Ltd (**RUP**) on behalf of Sydney Catholic Schools (**SCS**) acting on behalf of the Trustees of the Roman Catholic Church for the Archdiocese of Sydney (the land owner).

1.2 The proposal

The proposal, which is located on the Champagnat College site near the corner of Donovan Avenue and Walsh Avenue, comprises the following:

1. **Demolition** of existing Block B
2. **Construction** of a replacement Block B (three storeys)
3. **Landscaping and site works**
4. **Building identification signage**
5. **Temporary demountable buildings**
6. **Continued use** of the completed works as an *educational establishment.*

The proposal does not include any change to the existing:

- Operations of Champagnat College (including the student/staff population or operating hours) noting that the College currently has around 700 students and 70 full time equivalent (**FTE**) staff
- Vehicular access, parking, traffic, transport or waste management arrangements.

1.3 Capital investment value and consent authority

The proposal has a *capital investment value*[1] of $16,105,010 and a Cost of Development of $17,715,500 (see **Appendix A**).

In accordance with the *Environmental Planning and Assessment Act, 1979* (**EP&A Act**) and *State Environmental Planning Policy (State and Regional Development) 2011* (**State and Regional Development SEPP**), the DA proposes a regionally significant development and the Sydney Eastern City Planning Panel is the consent authority.

Pursuant to Section 4.46 of the EP&A Act, the DA is not integrated development.

A Construction Certificate (**CC**) will be sought separately.

[1] Pursuant to the definitions at cl. 3 of the *Environmental Planning & Assessment Regulation*:

capital investment value *of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs—*

(a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division,

(b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,

(c) land costs (including any costs of marketing and selling land),

(d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

1.4 Scope of SEE

This SEE describes the Champagnat College site, its locality and the proposal. It includes an assessment of the proposal under the heads of consideration at section 4.15(1) of the EP&A Act. This SEE should be read in conjunction with the following supporting documentation:

- **Appendix A** Quantity Surveyor's Estimate of CIV and DA Cost Estimate, by Hanna Newman Associates Pty Ltd (25 February 2020)
- **Appendix B** Site Survey, by Hill & Blume (date of survey 9/05/18)
- **Appendix C** Architectural Plans and information, by QOH Architects (27 April 2020):
  - DA1000 DRAWING REGISTER AND LOCATION PLAN (REV 03)
  - DA1100 PROPOSED SITE PLAN (REV 02)
  - DA11001 SITE ANALYSIS PLAN (REV 02)
  - DA1500 SITE ELEVATIONS & SIGNAGE DETAILS (REV 02)
  - DA1550 SITE SECTIONS (REV 02)
  - DA2200 GROUND FLOOR DEMOLITION PLAN BLOCK B (REV 02)
  - DA2201 GROUND FLOOR DEMOLITION PLAN BLOCK B (REV 01)
  - DA2202 FIRST FLOOR DEMOLITION PLAN BLOCK B (REV 02)
  - DA2200 GROUND FLOOR PLAN BLOCK B (REV 03)
  - DA2221 FIRST FLOOR PLAN 1 BLOCK B (REV 03)
  - DA2222 FIRST FLOOR PLAN 2 BLOCK B (REV 01)
  - DA2223 SECOND FLOOR PLAN BLOCK B (REV 03)
  - DA2224 ROOF PLAN 1 BLOCK B (REV 02)
  - DA2225 ROOF PLAN 2 BLOCK B (REV 01)
  - DA2300 NORTH & SOUTH ELEVATION (REV 03)
  - DA2301 EAST & WEST ELEVATION (REV 03)
  - DA2350 SECTION 01 (REV 04)
  - DA2900 SHADOW DIAGRAMS - 8am REV 02)
  - DA2901 SHADOW DIAGRAMS – 12pm (REV 02)
  - DA2902 SHADOW DIAGRAMS - 4pm (REV 02)
  - DA2910 PORTABLE BUILDING FLOOR PLAN (REV 03)
  - DA2940 NOTIFICATION PLAN (REV 02)
  - DA2950 PERSPECTIVES 01 (REV 02)
  - DA2951 PERSPECTIVES 02 (REV 02)
  - DA2970 EXTERNAL FINISHES SAMPLE BOARD (REV 01).
- **Appendix D** Randwick Local Environmental Plan 2012 planning maps
- **Appendix E** Arboricultural Impact Assessment, by Arborsafe (27 January 2019)
- **Appendix F** Flood Study of Bunnerong To Botany Bay SWC11 at Walsh Avenue Maroubra, Support Documentation for Development Application for Proposed Multi Purpose Hall at Marist College Pagewood, by Clapham Design Services Pty Ltd (May 2005) (this report accompanied approved DA 432/2005)

- **Appendix G** Stormwater Concept Plans, by Birzulis Associates (DA1-ESC.1 and DA1-ESC.2)
- **Appendix H** Waste Management Plan (existing/ongoing procedures)
- **Appendix I** Landscape Plans, by OHD Landscape Architects (DA2800 – DA2803, Revision B, 23 April 2020)
- **Appendix J** Hazardous Materials Demolition/Refurbishment Report, by Banksia EnviroSciences (24 August 2019)
- **Appendix K** Crime Prevention Through Environmental Design (**CPTED**) Report, by RUP (14 April 2020)
- **Appendix L** Acoustic Report, by PKA Acoustic Consulting (5 February 2020).

2.0 Site Description and Consents

2.1 Overview

The key characteristics and planning constraints affecting the site are summarised below:

Location and description	Champagnat Catholic College is located at 35 Donovan Avenue, Maroubra (see **Figures 1** and **2**) (also described as 25-45 Donavan Avenue). In addition to Champagnat College, the wider street block accommodates Our Lady of Annunciation Catholic Primary School and Our Lady of Annunciation Church, presbytery and brothers' residence to the east. Existing Block B (two storeys and the land which will accommodate the proposal are located at the eastern end of the Champagnat College site near the corner of Donovan Avenue and Walsh Avenue (see photographs at **Figure 3**). Pedestrian access to Champagnat College is from Donovan Avenue. There is no existing parking and vehicle access for loading and waste collection is from Bunnerong Road.
Lots/DP	Part of Lot 5089 DP 752015 and Lot 1 DP 653398 (see site Survey, **Appendix B**).
Site area	Champagnat College site – 8,100m^2 (see Site Analysis Plan, DA1101, **Appendix C**). The wider site occupied by Champagnat and Our Lady of Annunciation Catholic Primary School and Church has a site area of 1.645 ha.
LGA	Randwick City
LEP/DCP	Randwick Local Environmental Plan 2012 (**Randwick LEP 2012**) Randwick Development Control Plan (**Randwick DCP**)
Zoning	The site is in Zone SP2 – Infrastructure - Educational Establishment (see LZN_003, **Appendix D**).
Heritage	The Champagnat College site does not contain any heritage items, it is not located in a heritage conservation area and there are no heritage items in the vicinity (see HER_003, see **Appendix D**).
Height standard	N/A (see HOB_003, see **Appendix D**).
FSR Standard	N/A (see FSR_003, see **Appendix D**).
Other planning constraints	• There are a number of existing trees along the boundaries of the Champagnat College site including one Category A retention tree near the corner of Donovan Avenue and Walsh Avenue (see Arboricultural Impact Assessment, by Arborsafe at **Appendix E** and Section 3.4)

- A Sydney Water Stormwater Channel is close to the western boundary of the Champagnat College site. Council Assessment Reports for past DAs state that the site is "slightly flood prone" as it may be subject to stormwater inundation during major storm events (see Flood Report, **Appendix F**).

Adjoining uses

- North*:* Dwelling houses are to the north of the Champagnat College site, beyond Donovan Avenue.
- South: Heffron Park and residential flat buildings are to the south of the Champagnat College site, beyond Fitzgerald Avenue. Eastgardens shopping centre is located to the south-west adjacent to Bunnerong Road and Wentworth Avenue.
- West: Our Lady of Annunciation Catholic Primary School and Our Lady of Annunciation Church, presbytery and brothers' residence are to the east.
- East: A stormwater channel, Walsh Avenue and dwelling houses are to the east of the Champagnat College site.

Figure 1 – Site location plan (Source: Six Maps)

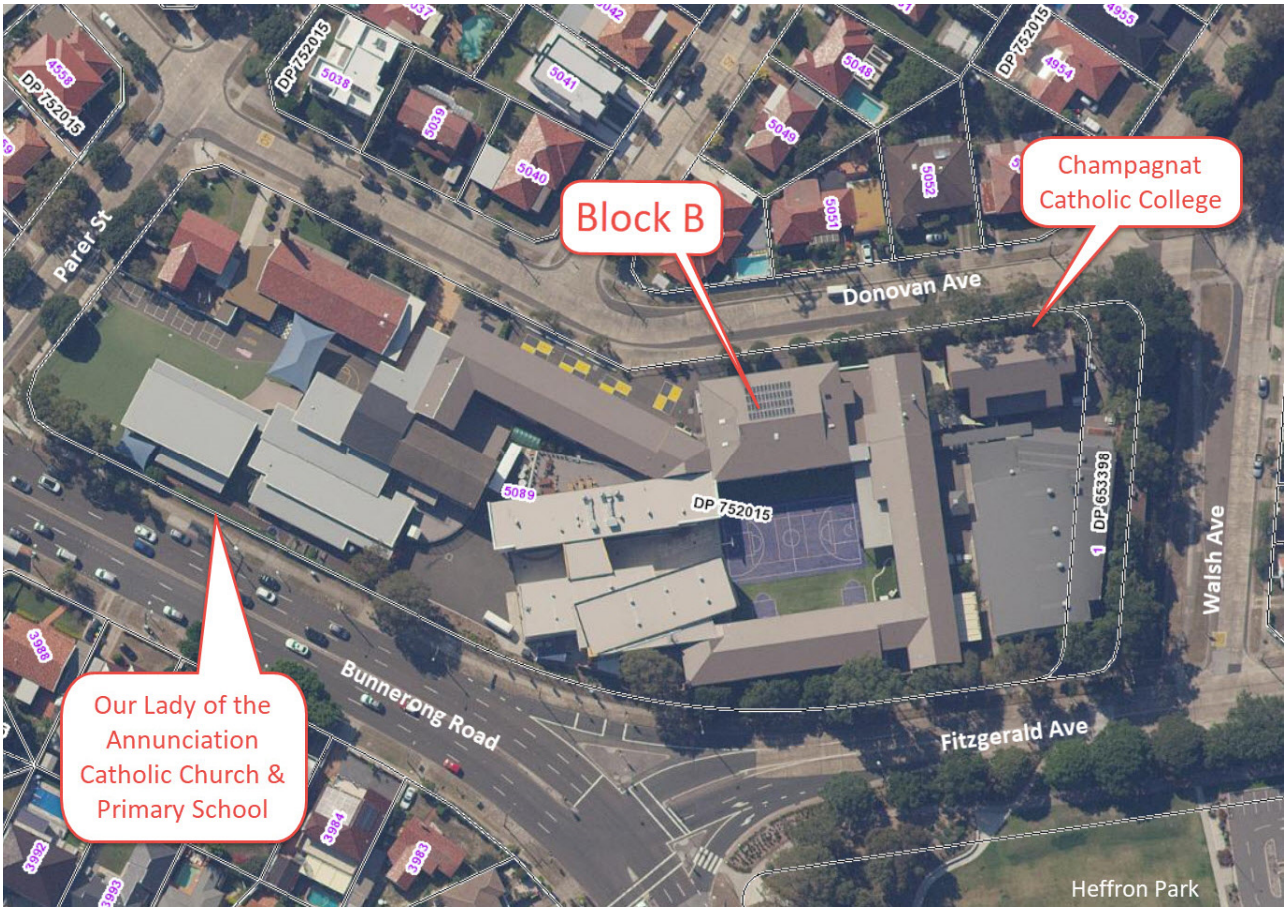

Figure 2 – Aerial photograph (Source: Six Maps)

Figure 3 – Site photographs: Block B

2.2 Approvals

In July 2018, RUP completed a *Government Information (Public Access) Act 2009* (**GIPA Act**) application to Council to obtain past consents for the Champagnat College site (and the adjoining Primary School). The key consents found are listed in **Table 1**.

In addition to these development consents, a Complying Development Certificate has been granted for alterations and additions to existing Administration Building (Block A) which faces Donovan Avenue (P180269/01 dated 30 August 2019).

Table 1 – Champagnat College and Our Lady of Annunciation Catholic Primary School, development consents

Application Reference	**DA 432/2005**
Address	25-45 Donovan Avenue, Maroubra
Development	Demolish existing demountable buildings and construct a new multi use hall for be located along the corner of Fitzgerald Avenue and Walsh Avenue. The new hall building includes a basketball court, performance stage, adjoining amenity area & new rooms for hospitality classes, including new commercial kitchen.
Consent to operate from	12 September 2005
Approved modifications	• DA/432/2005/A (approved 28 April 2006): Nature strip • DA/432/2005/B (approved 19 December 2006): Tree removal
Application Reference	**DA 925/2006**
Address	25-45 Donovan Avenue, Maroubra
Development	Erection of shade structure over playground area at Our Lady of Annunciation School
Consent to operate from	3 November 2006
Approved modifications	-
Application Reference	**DA 685/2008**
Address	25-45 Donovan Avenue, Maroubra
Development	Alterations & additions to the existing primary school - Our Lady of Annunciation
Consent to operate from	25 November 2008
Approved modifications	DA/685/2008/A (approved 17 March 2009): Stormwater discharge

2.3 Pre-lodgement meeting

On 19 November 2019, a pre-lodgement meeting was held at Council Chambers, with the following people in attendance:

- Council:
  - Roger Quinton, Planner
  - John Flanagan (Engineer)
- Applicant:
  - Adoyi P. Ojobo, SCS
  - Tim Blackall, QOH
  - Sandra Robinson, RUP.

At the time of writing, Council's pre- lodgement meeting advice had not been issued, but a summary of the key issues raised by Council during the meeting and the applicant's responses are noted below in **Table 2**.

Table 2 – Response to Council's Pre-DA advice

Council's pre-lodgement meeting advice	Response
1. Education SEPP design standards would be used to review the proposed DA.	Noted. See Section 4.1.4
2. Regional Planning Panel will be the consent authority.	Noted
3. Council's design panel had not been asked to review the pre DA. Council may refer the DA submission to the panel.	Noted
4. A site specific DCP may be required depending on the site area. The parish facilities could be excluded from site area calculations.	As noted at Section 2.0, the Champagnat College site has a site area of 8,100m^2 and the proposal relates to just one replacement building which occupies a small part of the College site. Given that the site area is less than 10,000m^2 and that the existing College population and number of buildings would not change, there is no requirement and little benefit achieved from preparing a site specific DCP.
5. On-site stormwater retention in accordance with Council's stormwater code is to be provided.	See Section 3.8 and **Appendix G**
6. A draft waste management plan would be required.	See Section 3.9 and **Appendix H**
7. As the school population is not increasing and there is no change to the existing access arrangement or vehicular circulation/parking around the site, a traffic impact statement was not considered necessary.	Noted

3.0 The Proposal

3.1 Overview

As illustrated on the Architectural Plans by QOH Architects and Landscape Plans by OHD Landscape Architects (**Appendices C** and **I**), the proposal comprises the following:

1. **Demolition** of the following structures (as illustrated on the demolition plans):
   (a) Block B (two storeys)
   (b) Retaining walls, footpaths, garden beds and other structures.
2. **Construction** of replacement Block B (two/three storeys with clerestory) accommodating the following uses at each of the proposed levels:
   (a) Ground floor:
      (i) Resource centre (including breakout space)
      (ii) Seminar rooms
      (iii) Group space
      (iv) Canteen
      (v) Covered walkways and circulation
   (b) First floor
      (i) General leaning areas (**GLAs**) (five)
      (ii) Tiered Learning common and tiered learning
      (iii) Learning support
      (iv) Breakout spaces
      (v) Seminar rooms
      (vi) Balcony
      (vii) Student amenities
      (viii) Covered walkways and circulation
      (ix) Covered walkway connecting existing Block E and new Block B
   (c) Second
      (i) General leaning areas (five)
      (ii) Seniors common and deck
      (iii) Student amenities
      (iv) Balcony
3. Temporary structures and buildings comprising:
   (a) Single storey demountable buildings at the eastern end of the site
      (i) Canteen
      (ii) GLAs
      (iii) Amenities
   (b) Temporary egress stairs to Block E
4. **Landscaping and site works** as follows:
   (a) Reconfigured sports courts
   (b) Tree removal and replacement (see demolition plan)
   (c) Landscaping around replacement Block B
   (d) School signage facing Donovan Avenue
   (e) Fencing
   (f) Security lighting of building perimeter and emergency lighting of stairs and egress paths.
5. **Building identification signage** (as illustrated on DA1500)
6. **Temporary demountable buildings**

7. **Continued use** of the completed works as an *educational establishment.*

The proposal does not include any change to the existing:

- Operations of Champagnat College (including the student/staff population or operating hours) noting that the College currently has around 700 students and 70 FTE staff
- Vehicular access, parking, traffic, transport or waste management arrangements.

Extracts from the Architectural Plans by QOH Architects follow at **Figures 4** to **8**.

Figure 4 – Artist's Impression of the proposed replacement Block B – Donovan Avenue as viewed from the north-west (Source: QOH Architects, DA2950)

Figure 5 – Artist's Impression of the proposed replacement Block B – Donovan Avenue as viewed from the north-east (Source: QOH Architects, DA2950)

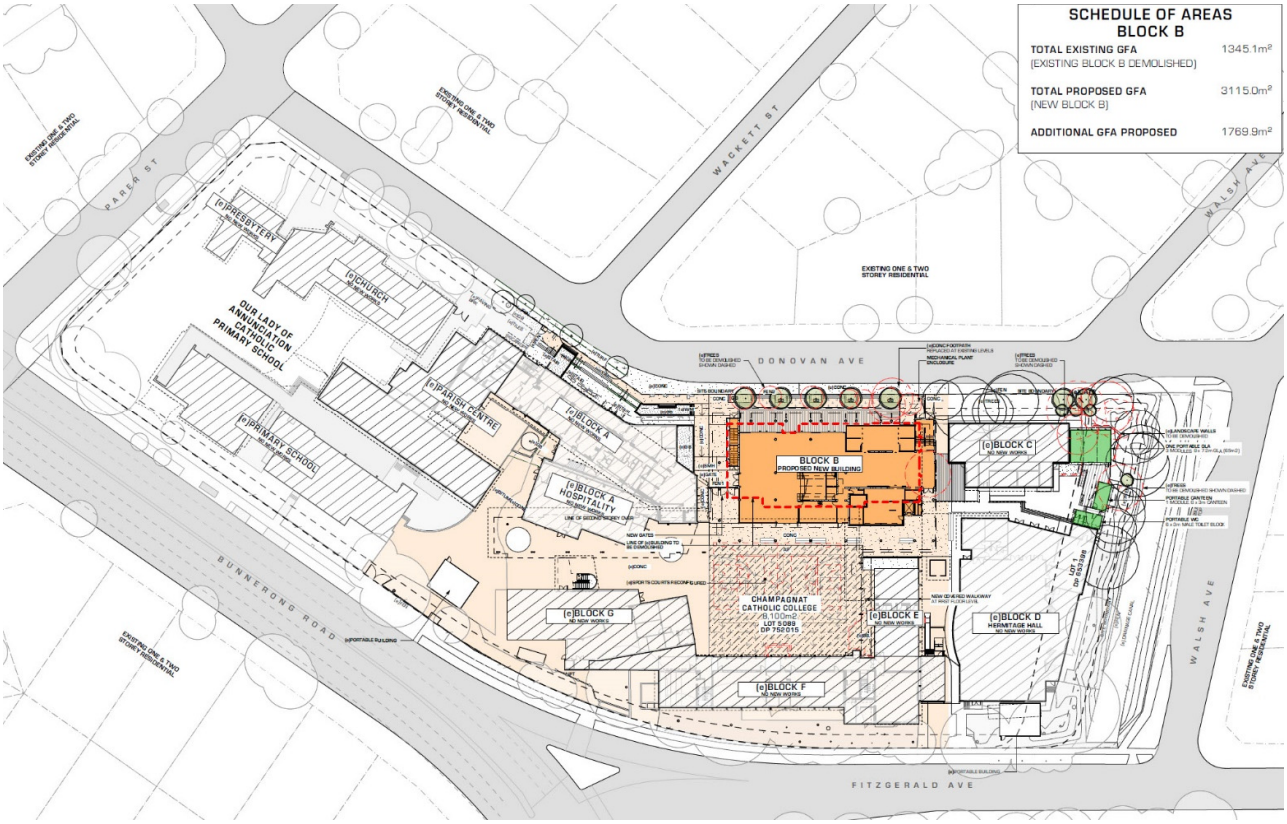

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Figure 6 – Proposed site plan (Source: QOH Architects,DA1100)

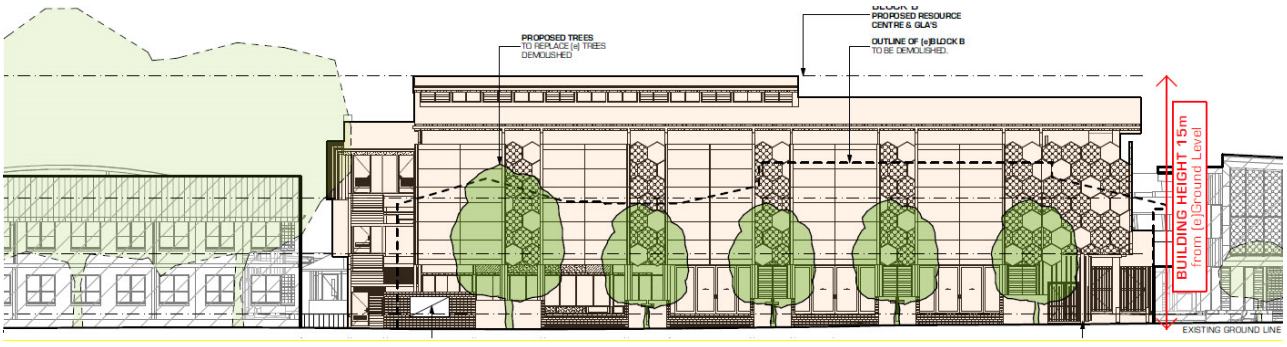

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Figure 7 – Proposed Donovan Avenue elevation (Source: QOH Architects, 2940)

NTS

Figure 8 – Proposed Donovan Avenue elevation – artist's impression (Source: QOH Architects, 2950)

3.2 Demolition

As illustrated on the Architectural Plans by QOH Architects (DA2200 - DA2202, **Appendix C**), the Champagnat College site currently includes the following existing buildings and structures which are to be demolished:

- Existing Block B (two storeys)
- Retaining walls, footpaths, garden beds and other structures.

3.3 Replacement Block B

Proposed replacement Block B has three storeys which are to accommodate the following uses:

- Ground floor: Resource centre, group seminar halls and canteen
- First floor: GLAs, breakout spaces, common rooms, amenities and covered walkway to existing Block E
- Second floor: GLAs, breakout spaces, common rooms and amenities.

A lift in replacement Block B provides equitable access to all levels in Block B and existing Block E.

See plans and elevations of proposed replacement Block B at **Appendix C** with extracts at **Figures 4** to **8**).

3.4 Gross floor area and height

The existing and proposed Block B gross floor area (**GFA**) is shown in **Table 3**, demonstrating that the proposal increases the GFA by 1,769m^2.

Table 3 also shows that proposed replacement Block B has a maximum height of 15m, compared with the existing building height of 9.45m (and increase of 6.45m).

Table 3 – Existing and proposed GFA (Source : QOH Architects, DA1100)

Block B	**GFA** (m^2)	**Height** (m)
Existing (to be demolished)	1,341	9.45
Proposed	3,115	15.00
Additional	**4,456**	**6.45**

3.5 Tree removal/retention and landscaping

3.5.1 Tree removal/retention

There are a total of 28 trees located within the vicinity of the proposed works. The proposal includes the following tree removal/retention plans as detailed in the Arboricultural Impact Report, **Appendix E**:

- **Removal** of 11 trees comprising the following:
  - Four trees with a Category B retention value (Trees 54, 60, 63 and 66)
  - Seven trees with a Category C retention value (Trees 1, 2, 3, 62, 73, 74 and 75)

  (Two additional Category U trees (poor health and/or structure) will be removed as they require removal irrespective of the proposal (Trees 59 and 64))
- **Retention** of 15 trees with tree protection measures implemented comprising the following
  - One tree with a Category A retention value (Tree 58)
  - Eight trees with a Category B retention value (Trees 49, 52, 56, 67, 68, 70, 71* and 72*)
  - Six trees with a Category C retention value (Trees 51, 53, 55, 57, 61 and 69)

  * Pruning is proposed to facilitate the proposal

3.5.2 Landscaping

The Landscape Plan by OHD Landscape Architects (**Appendix I**) illustrates the following landscape proposals:

- **Tree removal and retention** (as described above).
- **Block B setback to Donovan Avenue:** Five replacement trees (*Banskia integriflora*) with garden beds, artificial turf and seating below along Donovan Avenue within the Block B front setback area.
- **Corner Donovan and Walsh Avenues and Walsh Avenue**: Options for additional replacement trees are limited on the Champagnat College site given the footprint of existing buildings and sealed recreation areas. Notwithstanding, a further six replacement trees are to be installed after the proposed temporary demountable buildings are removed from the site.
- **Centre or site:** sports court relocated artificial turf. Levels slightly adjusted to drain area. Court location adjusted to allow for new building.
- **Building B:** Planting to the Second Floor terrace.

A total of 11 replacement trees are proposed to offset the proposed removal of 11 trees.

Extracts from the Landscape Plan follow at **Figures 9** and **10**.

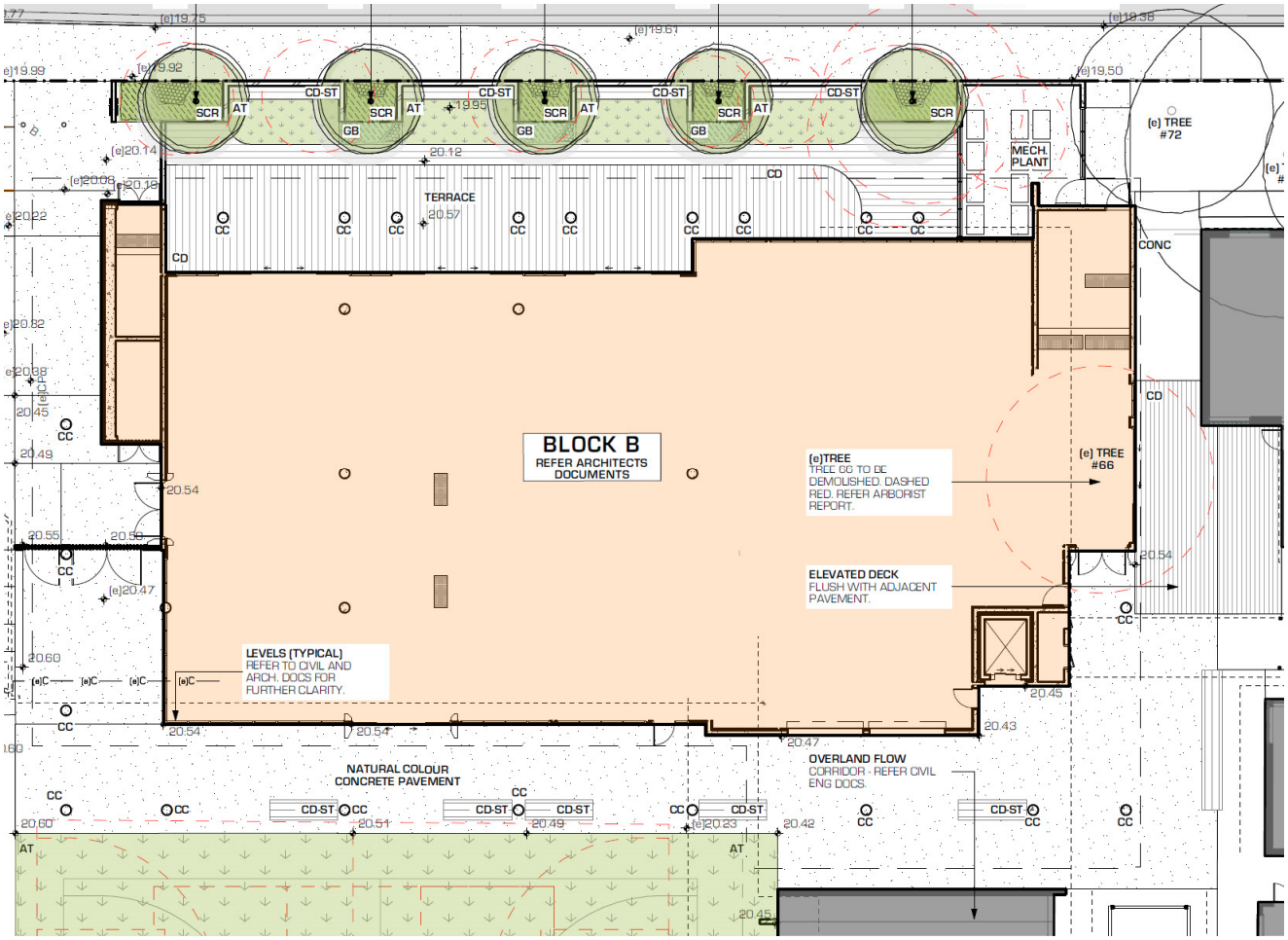

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Figure 9 – Landscape Plan: Ground Floor Block B (Source: OHD Landscape Architects, DA2800)

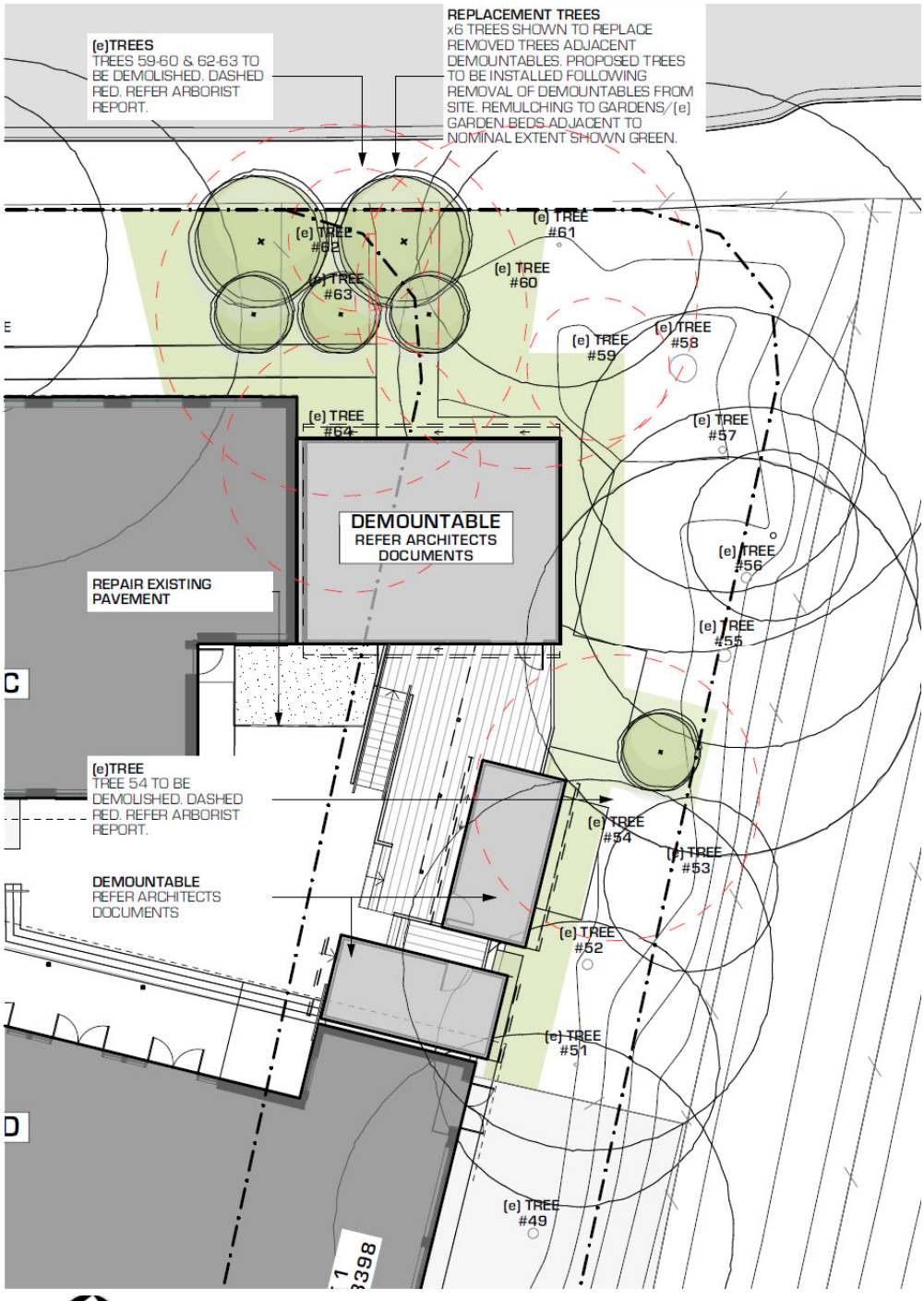

Figure 10 – Landscape Plan: West (Source: OHD Landscape Architects, DA2801)

3.6 Signage

Table 4 describes the proposed (two) building identification signs noting the proposed location, image to be displayed, lighting and dimensions.

Table 4 – Proposed building identification signs (Source: QOH Architects, DA1500)

Location	**Name**	**Form**	**Display**	**Lighting**	**Dimension** (mm) L: length H: height
Donovan Avenue Block B: West (entrance)	Proposed Sign 1	Pillar sign (two sides)	CHAMPAGNAT CATHOLIC COLLEGE (on each side of sign)	In ground uplight	L: 1800 H: 4300
Donovan Avenue Block B: East	Proposed Sign 1	Wall sign (on masonry fence)	CHAMPAGNAT CATHOLIC COLLEGE and School Crest	In ground uplight	L: 2400 H: 1200 @2m above ground level

3.7 Temporary demountable buildings

To accommodate students and staff during the demolition/construction phase, the following single storey (temporary) demountable school building with connecting decks and equitable ramps are to be installed on the Champagnat College site near the corner of Donovan Avenue and Walsh Avenue (see DA2910, **Appendix C**):

- Portable Canteen: 1 Module 6 x 3m
- One Portable GLA: 3 Modules 9 x 7.2m
- Portable WC: 6 x 3m Male Toilet Block.

The temporary demountable buildings will be installed prior to commencement of the demolition of the existing Block B as they provide accommodation for the GLAs and canteen which are currently in Block B. The demountable buildings will remain in place during the construction period and will be removed soon after completion (expected to be approximately 14 months from commencement of construction).

Upon removal of the demountable buildings, the site will be made good including the planting of six replacement trees (see Section 3.5.2 above).

3.8 Stormwater

As illustrated on Stormwater Drawing DA2-SW01 (**Appendix G**), the proposal includes the following:

- 22.4m^3 rainwater tank located below the mechanical plans area
- An onsite detention system (**OSD**) with a volume of 22.5m^3.

3.9 Waste management

The applicant has completed a Waste Management Plan (form) which notes that the existing waste management arrangements will continue (**Appendix H**). Waste is collected by a private contractor three times a week, with the waste is stored and collected at the Bunnerong Road vehicular entrance, well away from any residential uses. Recycling is collected fortnightly by Council.

3.10 Sustainability

QOH Architects has advised that the proposal includes the following sustainability initiatives.

3.10.1 Quality of the indoor environment

The proposal aims to provide a high quality indoor environment for staff and students. The quality of the indoor environment is achieved as follows:

Air quality: The building has been designed to provide for passive cross ventilation augmented by ceiling fans in all teaching and office spaces. Air conditioning systems will provide heating and cooling when the temperature reaches a preset level. Staff will be trained in the utilisation of the total system to avoid over-reliance on conditioned air (for example ceiling fans will be used and windows will be closed before the air conditioning system is turned on). Where mechanical ventilation only is provided (eg amenities) the number of fresh air changes provided will be above the minimum required under the National Construction Code (**NCC**).

- **Lighting**: Lighting design will be based upon illuminance levels required under the relevant Australian Standard. Where possible, design of teaching spaces will permit daylight to be utilised. Light fittings will be purpose selected and provided with LED lamps which have efficient output in relation to power consumption. The colour temperature of fittings used in teaching spaces will be selected to approximate daylight to ensure optimum lighting.
- **Views**: Where appropriate, all new internal spaces will be designed to optimise views out of the building to provide a degree of internal and external connection. This approach assists with creating spaces which do not feel over bearing or too enclosed.
- **Acoustic attenuation**: The acoustic design of teaching spaces will provide for management of reverberation within the space through the use of absorptive surfaces on floors, some walls and the ceiling. The separation of teaching spaces and office spaces will be facilitated by wall construction that reduces the transfer of noise through common walls. Floor construction will minimise the transfer of impact noise. The air conditioning system will be provided with a duct configuration incorporating baffles where necessary to reduce the transfer of noise between adjacent spaces.
- **Cleaning**: Materials will be selected for the internal fit out with consideration of their appearance, durability and inherent ability to be successfully cleaned.

3.10.2 Energy

Where possible, the building design incorporates the following features to reduce energy consumption:

- Building orientation to minimise the extent of west facing walls to reduce heat gain and provide opportunity for northern and southern walls to be utilised for light and ventilation. Adequate roof overhangs provide shading for windows and walls in the northern, eastern and western elevations.
- The building walls and roof will be provided with insulation above the minimum required under the NCC. This will ensure heating and cooling loads on the building are reduced, thereby reducing electrical consumption used for mechanical equipment.
- Heat reflective glazing will be provided in accordance with NCC requirements.
- Solar boosted gas hot water will be provided throughout the College. Champagnat College has embarked on a program of installing solar panels. This program will continue through the new works.

3.10.3 Water

The following measures are proposed to reduce the use of water:

- Where site constraints permit, roof water will be collected for use as site irrigation
- Sanitary fixtures (toilets, urinals and taps) will be selected to maximise water conservation
- Where possible, permeable ground surfaces will be provided to allow surface water to permeate the ground as an alternative to directing water into Council's stormwater system.

3.10.4 Materials

Proposed material selections will consider appearance, durability and sustainability. The following materials will be utilised which provide opportunity for recycling in lieu of going to landfill.

- Concrete
- Brickwork
- Plasterboard
- Metal roofing, fascia and guttering and cladding.

Windows and internal glazed walls will be aluminum framed. This type of window is the most durable and also provides the lowest global warming potential rating of any window type.

The use of medium density fibreboard (**MDF**) for wall linings and joinery will be minimised because of its toxicity when worked.

Selected floor coverings will be certified as antistatic by manufacturers.

(See DA2970 - External Finishes Sample Board, **Appendix C**).

3.10.5 Structure

The proposed building form has been designed to reduce reliance on internal loadbearing walls. This strategy provides opportunity for reconfiguration of internal spaces with minimal change to existing structure. The embodied energy required to affect changes to the internal planning throughout the building's lifecycle is thereby reduced. This approach mitigates the increase in embodied energy utilised by the building over its lifecycle.

4.0 Statement of Environmental Effects

An assessment of the proposal's compliance with the relevant matters referred to in Section 4.15(1) of the EP&A Act follows.

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

The following State Environmental Planning Policies (**SEPP**s), Local Environmental Plan, Development Control Plan and Contributions Plan are relevant to the Champagnat College site and the proposal:

- State Environmental Planning Policy No. 55 – Remediation of Land (**SEPP 55**) (gazetted 28 August 1998)
- SEPP (State and Regional Development) 2011 (**State and Regional Development SEPP**) (commenced 1 October 2011)
- State Environmental Planning Policy (Vegetation and Non-Rural Areas) 2017 (**Vegetation SEPP**) (commenced 25 August 2017)
- State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017 (**Education and Child Care SEPP**) (commenced 1 September 2017)
- State Environmental Planning Policy No 64—Advertising and Signage (**SEPP 64**) (gazetted 20 June 2006)
- Randwick LEP 2012 (commenced on 15 February 2013)
- Randwick Comprehensive Development Control Plan 2013 (**Randwick DCP 2013**) (commenced on 14 June 2013)
- Randwick City s94A Development Contributions Plan 2015 (commenced 21 April 2015)

An assessment of the proposal's compliance with the relevant provisions from these plans follows.

4.1.1 SEPP 55 - Remediation of Land

SEPP 55 has as its general aims to provide for a State-wide planning approach to the remediation of contaminated land; and to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 prescribes the contamination and remediation matters that must be considered by Council before determining the DA. Specifically, Council must consider:

- Whether the land is contaminated; and
- If the land is contaminated, the Council must be satisfied that the land is suitable in its contaminated state (or will be suitable after remediation); and
- If the land requires remediation to be made suitable, Council is satisfied that the land will be remediated before it is used.

Council assessment reports for previous DAs relevant to the Champagnat College site conclude that it is not contaminated and that it is suitable for use as a school.

A Hazardous Materials Demolition Report for existing Block B has been undertaken (see **Appendix J**) which states the following conclusion and recommendation:

> ***7.0 CONCLUSIONS & RECOMMENDATIONS***
>
> *Asbestos containing materials (ACM) were both identified to be present in fibre cement used on the eaves and awning linings and in the wide vinyl flooring in some areas in Block B. Asbestos-based bituminous membrane was deemed to be present on the flat roof sections of*

the block beneath the metal lining. Full details are provided in the Results section of this report.

As a precaution, any other fibre cement material not specified in this report and which is encountered at the site should be treated as asbestos containing until testing proves otherwise.

Should any suspected asbestos materials be uncovered during any future site works, the procedure shown in ***Appendix 1*** *should be followed.*

Synthetic mineral fibre was detected as insulation in ceiling spaces.

No PCB containing capacitors were detected.

Lead-based paints were detected in the paintwork of the exposed and sealed surfaces throughout the Block.

Biological hazards were deemed to be present in the sewer lines.

The recommendation in the Hazardous Materials Demolition Report will be implemented.

4.1.2 SEPP State and Regional Development

As the proposal has a CIV of **$16,105,010** (see **Appendix A**), it is a regionally significant development as described as follows at Schedule 7 of the SEPP:

5 Private infrastructure and community facilities over $5 million

Development that has a capital investment value of more than $5 million for any of the following purposes—

(a) air transport facilities, electricity generating works, port facilities, rail infrastructure facilities, road infrastructure facilities, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, or wharf or boating facilities,

(b) affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.

The consent authority is Sydney Eastern City Planning Panel.

4.1.3 Vegetation SEPP

The Vegetation SEPP regulates the clearing of native vegetation on urban land and land zoned for environmental conservation/management that does not require development consent and applies to the Sydney and Newcastle metropolitan areas. As the proposed tree removal requires consent, the SEPP is not relevant to the proposal.

4.1.4 Education and Child Care SEPP

To assist in delivering additional school capacity across the State, changes have been made to the planning framework applying to school and child care development through the Education and Child Care SEPP. Amongst other things, the SEPP makes consequential changes to the Infrastructure SEPP (repealing Division 3 which relates to educational establishment).

An assessment of relevant provisions in the SEPP follows.

Development applications (cl. 35)

In accordance with cl. 35(6) of the Education and Child Care SEPP, the consent authority must take into consideration the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4.

Table 5 assesses the proposal against the School Design Quality Principles and notes how the proposal is consistent.

Table 5 – Education SEPP - Schedule 4 – School Design Quality Principles

SEPP (Education) – Schedule 4 Design Quality Principles	
Principle 1—context, built form and landscape Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate. Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites. School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.	✓ The architectural and landscape design appropriately respond to the setting of the site and its context. The new building is setback from Donovan Avenue to provide for tree replacement and landscaping.
Principle 2—sustainable, efficient and durable Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	✓ The proposal been designed to be durable, adaptable and resilient to meet the changing needs of the Champagnat College (see Section 3.10 above).
Principle 3—accessible and inclusive School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.	✓ The proposal has been designed to provide for good wayfinding and equitable access. A lift in replacement Block B provides access to all levels of Block B and existing Block E).
Principle 4—health and safety Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.	✓ The proposal will provide a healthy and safe environment for students. CPTED principles have been addressed in the design (see **Appendix K**).
Principle 5—amenity Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood. Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants. Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.	✓ The proposal provides a high standard of amenity for students and has a design, height, bulk, scale and boundary setbacks that minimise impacts for the local neighbourhood.
Principle 6—whole of life, flexible and adaptive School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools	✓ The proposal will meet the ongoing needs of students and staff.

SEPP (Education) – Schedule 4 Design Quality Principles	
should deliver high environmental performance, ease of adaptation & maximise multi-use facilities.	
Principle 7—aesthetics School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood. The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.	✓ The architectural and landscape design appropriately respond to the setting of the site and its context. The new building is setback from Donovan Avenue Street to provide for landscaping.

Development control plans (DCP) (cl. 35(9))

Clause 35(9) of Education and Child Care SEPP states that a provision of a DCP that specifies a requirement, standard or control in relation to development of a kind referred to in subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made. This provision is relevant to the proposal and Randwick DCP 2013 has no relevance to the proposal.

Existing Schools - Exempt Development (cl. 38)

The exempt development provisions contained within the Education and Child Care SEPP state the following in relation to short term portable class-rooms:

38 Existing schools – exempt development

1. *Development for any of the following purposes is exempt development if it is on land within the boundaries of an existing school and complies with any requirements of this subclause that apply to the development:*
   (l) a short-term portable classroom (including its removal):
      (i) that is not more than 1 storey high, and
      (ii) that is more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, and
      (iii) that is removed within 24 months of being installed,

The proposed temporary one storey demountable buildings cannot be installed as exempt development as follows:

- The proposed demountable buildings are to accommodate classrooms plus a canteen and toilets (varying the exempt development standards in the SEPP which refer to classrooms only)
- The proposed demountable buildings are setback 7975mm (to Donovan Avenue) and 4330mm (to the eastern side boundary) from land in Zone R2 (see Randwick LEP 2012 maps at **Appendix D**). The proposed demountable buildings therefore vary the 5m exempt development setback standard.

As the proposed demountable buildings do not fully comply with the exempt development standards in the Education and Child Care SEPP, a DA is required.

Traffic-generating development (cl. 57)

Pursuant to cl. 57 (see below), the Education and Child Care SEPP threshold for referral to the RMS based on population is more than 50 additional students. Additionally, enlargement of buildings necessitates referral of a DA to the RMS:

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

No additional students are proposed, but an enlargement of Block B is proposed therefore the DA triggers an RMS referral requirement.

4.1.5 SEPP 64 – Advertising and Signage

The aim of this policy is to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication and is of a high quality design and finish.

In accordance with the cl. 13 Matters for Consideration, the consent authority cannot grant consent to a signage application unless it is satisfied the relevant provisions of the SEPP have been considered.

Two building identification signs are proposed (facing Donovan Avenue). The compliance of the proposed signage with the Schedule 1 Assessment Criteria of SEPP 64 is set out in **Table 6**.

Table 6 – Compliance with SEPP 64, Schedule 1 Assessment Criteria

Assessment Criteria	Compliance
1. Character of the area	✓ The proposed signs are compatible with the existing and desired future character of the area. The proposed signs are simple, well designed and provide information to the community on the Champagnat College use on the site.
2. Special areas	✓ The proposed signs will protect the visual quality of the site, nearby residential uses and the heritage context.
3. Views and vistas	✓ The proposed signs do not obscure or compromise any significant views.
4. Streetscape, setting or landscape	✓ The scale, proportion and form of the signs is appropriate for the streetscape, providing visual interest and community information. The proposed signs will not affect any trees.
5. Site and building	✓ The proposed signs are subservient to the scale and proportions of existing and proposed buildings on the site.
6. Associated devices and logos	✓ No safety devices or platforms lighting are proposed.
7. Illumination	✓ Discreet inground lighting is proposed to light the signs.
8. Safety	✓ The proposed signs will not affect road and pedestrian safety.

4.1.6 Randwick LEP 2012

Table 7 summarises the provisions in Randwick LEP 2012 relevant to the site and shows that the proposal complies. It should be read in conjunction with the attached Randwick LEP 2012 maps (**Appendix C**).

Table 7 – Summary of Randwick LEP 2012

Randwick LEP 2012		Assessment
2.3 Zoning LZN_003	***Zone SP2 Infrastructure (Educational Establishment)*** ***1 Objectives of zone*** • *To provide for infrastructure and related uses.* • *To prevent development that is not compatible with or that may detract from the provision of infrastructure.* • *To facilitate development that will not adversely affect the amenity of nearby and adjoining development.* • *To protect and provide for land used for community purposes.* ***2 Permitted without consent*** *Recreation areas* ***3 Permitted with consent*** *Environmental protection works; Flood mitigation works; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose* ***4 Prohibited*** *Any development not specified in item 2 or 3*	✓ The proposal is consistent with the Zone SP2 Objectives as it provides improved infrastructure on the site. ✓ The proposal is permitted with consent.
2.7 Demolition	The demolition of a building or work may be carried out only with development consent.	✓ Development consent is sought for demolition of existing Block B.
5.9 Preservation of trees or vegetation	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which any such development control plan applies without consent.	✓ Development consent is sought for the removal of trees. Replacement planting is proposed (11 trees removed and 11 replacement trees are proposed).
6.2 Earthworks	Consent is required for earthworks. Earthworks must not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	✓ Development consent is sought for minor earthworks.
6.3 Flood planning	*(1) The objectives of this clause are as follows:* *(a) to minimise the flood risk to life and property associated with the use of land,* *(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*	✓ The site is not identified as a flood planning area but the clause may apply as parts of the site are subject to stormwater inundation in major storm events. The

Randwick LEP 2012		Assessment
	(c) to avoid significant adverse impacts on flood behaviour and the environment. *(2) This clause applies to:* *(a) land identified as "Flood planning area" on the Flood Planning Map, and* *(b) other land at or below the flood planning level.* *(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:* *(a) is compatible with the flood hazard of the land, and* *(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and* *(c) incorporates appropriate measures to manage risk to life from flood, and* *(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and* *(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.* *(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.* *(5) In this clause:* *flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.*	Flood Report that accompanied DA 685/2008 which proposed a new multipurpose hall on the site (see **Appendix F**) recommended a floor level of RL 20.57 AHD to provide adequate freeboard for the design flood event. Proposed Block B has a ground floor level of RL 20.57. The floor level of the proposed temporary demountable buildings is at RL 20.00 and RL 20.2. As they will be in place for approximately 14 months, the minor variation to the recommended floor level of RL 20.57 AHD is reasonable.
6.4 Stormwater	Minimise the impacts of urban stormwater on adjoining properties, native bushland and receiving waters.	✓ The DA is accompanied by a Stormwater Drainage Plan (**Appendix G**).
6.11 Design excellence	*(1) The objective of this clause is to deliver the highest standard of architectural and urban design.* *(2) This clause applies to development involving the construction of a new building or external alterations to an existing building:* *(a) on a site that has an area of 10,000 square metres or greater, or* *(b) on land for which a development control plan is required to be prepared under clause 6.12, or* *(c) that is, or will be, at least 15 metres in height.* *(3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the proposed development exhibits design excellence.* *(4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:*	***N/A*** This clause does not apply as the site area of Champagnat College 8,100m^2.

Randwick LEP 2012		Assessment
	(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved, *(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,* *(c) how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites,* *(d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,* *(e) whether the proposed development detrimentally impacts on view corridors and landmarks.*	
6.12 Development requiring the preparation of a development control plan	*(1) The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.* *(2) This clause applies to development on land:* *(a) <u>that has a site area of at least 10,000 square metres</u>, or* *(b) identified as "DCP required" on the Key Sites Map.* *(3) Development consent must not be granted for development on land to which this clause applies unless:* *(a) a development control plan that provides for the matters specified in subclause (4) has been prepared for the land, or* *(b) guidelines and controls similar to those mentioned in subclause (4) already apply to the land, or* *(c) the development is of a minor nature and is consistent with the objectives of the zone in which the land is situated.* *....*	***N/A*** This clause does not apply as the site area of Champagnat College 8,100m^2.

4.1.7 Randwick DCP

Table 8 summarises the parts of Randwick DCP that are relevant to schools and the site (even though a DCP is not relevant to the proposal pursuant to the Education and Child Care SEPP (see Section 4.1.4)).

As there is no increase in the student/staff population, there is no requirement to provide additional car parking.

Table 8 – Summary of provisions relevant to the site under Randwick DCP

Part	Provision	Compliance
Part B General Controls		
B1 Design		
3 DA requirements 3.1 Context analysis	**Objectives** • To ensure that development demonstrates an understanding of and an appropriate response to the existing form of a locality, specific conditions of site and surrounds. • To identify the key contextual features and characteristics of the surrounding urban form to which the design should respond. **Controls** i) Submit a context analysis with the DA.	✓ QOH Architects has prepared a site/context analysis plan, **Appendix C**.
3.2 Site analysis	**Objective** • To ensure that the opportunities and constraints of a site are fully considered and incorporated into the design proposal. **Controls** i) Submit a site analysis with all DAs for a new building or external alterations or additions to an existing building.	
B3 Ecologically Sustainable Development		
2. Building Materials and Finishes	**Objectives** • To maximise the selection and use of environmentally responsible and robust construction materials and finishes. • To ensure healthy indoor environments. • To encourage use of materials that are non-polluting in manufacture, use and disposal. **Controls** i) Submit a schedule of materials with the DA that maximises the use of the following: - 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. ii) Rainforest timbers or timbers cut from old growth forest must not be used.	✓ QOH Architects has provided advice on sustainability (see Section 3.10) and a sample board of materials has been prepared (see DA2970, **Appendix C**).
B4 Landscaping and Biodiversity		

Part	Provision	Compliance
2. Landscape Plan	**Controls** Prepare a landscape plan in accordance with the Randwick DA Guide, including, but not limited to, the following elements and details: 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. ii) Details of existing natural features (e.g. rocky outcrops, cliff lines, water bodies, etc). iii) Details of design, including location of hard and soft landscaped areas and open space in relation to existing and proposed buildings. iv) Details, including locations, of selected plant species. v) Basic drainage details, i.e. location of all pits and lines, irrigation, hose cocks, etc. vi) Erosion and sediment control measures.	✓ OHD Landscape Architects has prepared a landscaped plan (**Appendix I**).
3.3 Water efficiency	**Objectives** • To minimise landscape-related water consumption. • To facilitate rainwater infiltration and minimise run-off through landscape design and plantings. **Controls** i) Maximise the capture and absorption of rainfall and prevent runoff, by: a) minimising the amount of hard surface area, b) directing the overland flow of rainwater to permeable surfaces, such as garden beds, and c) utilising semi-pervious surfaces for paved areas. ii) Plant low water consumption and deep rooting plants. v) Use water efficient irrigation systems, such as: a) automated sub-soil drip systems, b) soil moisture sensors, and c) use of non-potable water sources (e.g. rainwater).	✓ QOH Architects has provided advice on measures to reduce water consumption (see Section 3.10.3).
B5 Preservation of Trees and Vegetation		
2. Tree works requiring Council approval Development consent	i) Development consent is required for tree works to any tree listed on Council's Register of Significant Trees. **Information required with applications** i) Any application for a permit or development consent to carry out tree works must contain the following information, as a minimum: a) Written consent of the owner of the land where the tree is growing; b) Details of the reasons for the proposed tree works; c) A description of the existing tree/s, including: - site plan showing the location of the tree/s to be removed or pruned, drainage and sewer pipes and mains, all buildings, paved areas and overhead powerlines; - species type (botanical name and common name, if known); and - approximate height, canopy spread and trunk diameter at 1 metre above ground level of individual trees (or groups of trees). Trees to be inspected should be identified on site with tape, spray paint or non-permanent marker. ii) The following additional information is required when seeking development consent:	✓ An Arboricultural Impact Report has been prepared (**Appendix E**). The proposal necessitate the removal of 11 trees and 11 replacement trees are proposed.

Part	Provision	Compliance
	a) a description of existing trees (containing information as required above) on adjoining land: - within three (3) metres of the site boundaries (including street and park trees); or - where the canopy of a tree/s overhangs the site boundaries. b) any proposed landscape treatments, identifying: - trees to be retained and protected; - methods of retention and/or protection during any works; - proposed new plantings (species, mature heights and canopy spread); - altered soil levels, including cut and fill details; - site drainage, including siltation and erosion controls to be implemented where necessary; and - proposed horticultural details, including growing mediums, mulching and irrigation. iii) An Arborist's Report is required to be submitted with an application: a) for tree works to a tree on Council's Register of Significant Trees; b) for tree works identified in Clause 5.9 (7) and 5.10 (2) of the RLEP, as activities requiring development consent; or c) other circumstances where Council requires further information/clarification on the pruning or removal of the tree/s.	
B6 Recycling and Waste Management		
2. Recycling and Waste Management Plan	**Controls** i) Submit a Waste Management Plan with DAs involving: 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). ii) Prepare the Waste Management Plan in accordance with Council's Waste Management Guideline and the template plan.	✓ The applicant has prepared a Waste Management Plan which explains that existing waste management arrangements will continue (**Appendix H**).
3. Demolition and Construction	**Controls** i) Identify in the Waste Management Plan, the type and estimated volume of waste to be generated during demolition and construction and respective recycling, reuse and disposal methods. ii) Illustrate on the DA plans/drawings: a) The location and space allocated for the storage of demolition and construction waste or materials; b) Waste collection point(s) for the site; and c) path of access for collection vehicles. iii) Provide separate bins or storage areas for materials to be reused, recycled and directed to landfill. iv) Storage areas must be easily accessible for collection vehicles, clearly signposted indicating purpose and content and managed appropriately to prevent stormwater pollution, damage to vegetation and odour and health risks. v) Demonstrate in the Waste Management Plan the use of second hand building materials and recycled building products during building design and construction. vi) Retain records (including receipts) on site demonstrating recycling and lawful disposal of waste.	

Part	Provision	Compliance
4. On-going operation	**Controls** i) Provide suitable and sufficient waste storage facilities for all development, in accordance with Council's Guideline. ii) Identify in any required Waste Management Plan: a) estimated volume of general waste, recyclables, garden waste and bulky waste likely to be generated on the premise; a) required type, size and number of bins and space for storage of bins and bulky waste; and d) details of on-going management arrangements, including responsibility for cleaning, transfer of bins between storage facilities and collection points and maintenance of the storage facilities. iii) Illustrate on the DA plans/drawings: a) storage space and layout for bins; b) storage room for bulky waste; c) waste collection point(s) for the site; d) path of access for users and collection vehicles; and e) layout & dimensions required to accommodate collection vehicles when on-site collection is required iv) Locate and design the waste storage facilities to visually and physically complement the design of the development. Avoid locating waste storage facilities between the front alignment of a building and the street where possible. v) Locate the waste storage facilities to minimise odour and acoustic impacts on the habitable rooms of the proposed development, adjoining and neighbouring properties. vi) Screen the waste storage facilities through fencing and/or landscaping where possible to minimise visual impacts on neighbouring properties and the public domain. vii) Ensure the waste storage facilities are easily accessible for all users and waste collection personnel and have step free and unobstructed access to the collection point(s).	
B7 Transport Traffic, Parking and Access		
3.2 Vehicle Parking Rates	**Proposed Use** / **Vehicle** / **Motor cycle/scooter** Educational establishment / Schools: 0.7 spaces per staff / 5% of the car parking rate.	**N/A** Non increase in staff proposed.
B8 Water Management		
3. Stormwater Management **3.2 On-site Detention and infiltration**	**Objectives** • To control the release of private stormwater into Council's drainage system to maintain its capacity. • To require the use of on-site detention systems and, where practical, to encourage the use of stormwater infiltration in lieu of onsite detention. **Controls** i) On-site detention and infiltration systems shall be designed and constructed to comply with the requirements of Council's Private Stormwater Code. ii) On-site detention storage volume may be reduced through the use of stormwater infiltration systems.	✓ OSD provided (22.5m^3) (see Section 3.8 and **Appendix G**).

Part	Provision	Compliance
3.3 Construction water management	**Objectives** • To protect the drainage system, downstream receiving waters and the surrounding environment from harmful contaminants from construction sites. **Controls** i) All DAs involving excavation or other site disturbance shall submit a soil and erosion management plan demonstrating how sediment and contaminants from construction shall be contained and managed. ii) Separate approval will be required from Council for any proposals to discharge stormwater, seepage water or groundwater from a construction site into Council's stormwater drainage system. Council may require water quality testing of the discharged water by a suitably qualified environmental consultant.	✓ A Sediment and erosion control plan has been prepared (**Appendix G**).
3.4 Stormwater Infrastructure	**Objective** • To ensure stormwater infrastructure is designed and constructed to an acceptable standard. **Controls** i) Design and install stormwater infrastructure in accordance with Randwick City Council's Private Stormwater Code.	✓ A Stormwater Concept Plan has been prepared (**Appendix G**).
Part F – Miscellaneous Controls		
F2 Outdoor Advertising and Signage		
3.4 Special Purpose Zones	**Objective** • To facilitate quality outdoor advertising and signage for identification and public information purposes of activities carried out or services provided on site. **Controls** i) Signage must not be flashing or animated. ii) Signage must be designed and located so that it forms an integral part of the building or land upon which it is situated. iii) The number of signs should be kept to a minimum. Where possible signs should be grouped together. Avoid a proliferation of advertising material.	✓ Signage is proposed that identifies the Champagnat College use. Signs do not flash, are designed as integral part of the building and only two signs are proposed.

4.1.8 Randwick City Section 94A Development Contributions Plan

The Randwick City Section 94A Development Contributions Plan 2015 enables the Council to impose a condition of consent requiring the payment of a 1% levy for development on the site that has a cost of more than $200,000 (noting that schools are not listed as development exempt from contributions under the plan).

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

Potential environmental effects not already addressed in earlier sections of the SEE are considered below.

4.2.1 Acoustic impacts

An Acoustic Report has been prepared by PKA Acoustic Consulting (**Appendix L**). It addresses noise impacts from proposed Block B and the temporary demountable buildings for sensitive receivers and recommends relevant acoustic treatment and management measures.

The most sensitive noise receivers are the dwelling houses on the northern side of Donovan Avenue (between Walsh Avenue and Wacket Street).

The Acoustic Report notes that:

> *The proposed Block B is to replace the existing school building that previously included administration, school reception, school library and classrooms.*

- *There is no proposed increase to the student capacity and the numbers will remain the same.*
- *There is currently no onsite car park area and children are dropped/picked up from school while using the available street parking on Donovan Avenue.*
- *There is no proposed car park and therefore the outdoor activity of students and parking remains the same and is not expected to change from before. As all unchanged activity is already approved and operational, this is not being calculated or assessed specifically in this report.*
- *The glazing is expected to remain open while the building is in operation to allow for the use of natural ventilation as much as possible. Therefore, all calculations are performed based on glazed elements being kept open to allow for the worst-case scenario with respect to noise breakout.*
- *Calculations are assuming all spaces of the building are being used simultaneously. Although this is the case, the noise impact contribution will be mostly dominated by the teaching spaces with the glazing along the northern façade.*
- *The following are the maximum student capacities of the various proposed spaces along the northern façade that will potentially affect the identified residential receivers.*

  - 360 students in the resource centre.

  - 30 students in the ground floor seminar room (Seminar 3).

  - 30 students in each of the first and second floor GLAs.
- *Calculations are based on sound pressure levels associated with the children noise derived from extensive measurements conducted by PKA in the past. For this assessment, PKA is considering a spatial sound pressure level of $L_{Aeq15min}$ of 62 dB(A) within each GLA and seminar room. This will remain the same for larger areas such as the resource centres as the noise is usually evenly spread over the entire area and the spatial average typically remains the same. Although when measured in smaller periods, the noise may be more transient and louder. However, a 15-minute average is being considered as the criteria is based on this averaged time-frame.*

The Acoustic Report concludes that noise impacts from proposed Block B and the temporary demountable buildings comply with the noise criteria defined in the Noise Policy for Industry (**NPfI**) as shown in the following tables extracted from the report:

Table 6-1 Calculated Noise Impact at Residential Receivers from the Use of Block B

Combined Source Noise Level inside Block A (spatial average)	Period	NPfI Project Trigger Levels	Calculated noise impact at Residential Boundary across Donovan Avenue	Compliance (Y/N)
$L_{Aeq-15min}$ 73dB(A)	Day 7am to 6pm	$L_{Aeq-15min}$ 51 dB(A)	$L_{Aeq-15min}$ 45 dB(A)	Yes

Table 6-2 Calculated Noise Impact at Residential Receivers from the Portable GLAs.

Source Noise Level inside classroom	Period	Noise Criteria $L_{Aeq-time}$ RBL + 5	Calculated Children SPL to Residential Boundary	Compliance (Y/N)
$L_{Aeq-15min}$ 62dB(A)	Day 7am to 6pm	51 dB(A)	36 dB(A)	Y

The Acoustic Report sets out the following recommendations:

7.0 RECOMMENDATIONS

Based on the architectural plans, operational activity proposed, and calculations performed by PKA, the proposed Block B development at Champagnat Catholic College, Maroubra complies with the established acoustic criteria. The following are recommendations to ensure that ongoing compliance is maintained.

Outdoor Plant and equipment

At the time of preparation of this report, a detailed mechanical specification/schedule was not available. However, it is noted that the mechanical plant is not proposed to be operated out of school hours. The selection of any future outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences with the criteria listed in Table 5-1. The exact selection of the equipment, locations and acoustic treatment must be checked by an acoustic consultant prior to installation to ensure that the noise goals are met.

General recommendations:

If any complaints occur from other external residents/receivers during operation, section 11 tilted "Reviewing performance" of the NSW Industrial Noise Policy (INP) provides a method of complaint handling and management. Post negotiations, the following recommendations should be implemented (taken from the NSW INP).

Where residual noise impacts have been negotiated, it is recommended that the proponent run a complaints-monitoring system. Components of such a system could include:

- *a complaint hotline to record receiver complaints regarding the development*
- *a system for logging complaints and dealing with them*
- *a database of complaints and the proponent's responses/actions. This should be readily accessible to the community and regulatory authorities*
- *a system for providing feedback to the community. (This could be in the form of regular meetings with affected residents, or a newsletter.)*

A condition of consent should be imposed requiring implementation of the recommendations in the Acoustic Report.

4.2.2 Overshadowing

Existing and proposed shadow diagrams have been prepared in plan by QOH Architects (see **Appendix C**, DA2900 – DA2902) in Midwinter (21 June) at 8.00am, 12.00 noon and 4.00pm.

The analysis shows shadows cast by existing and proposed structures including buildings, fences and walls, but does not show shadows cast by existing or proposed vegetation.

The analysis shows that the proposal will not cast additional shadows outside of the site, including nearby dwellings, roads and Heffron Park.

4.2.3 Privacy

The proposal does not give rise to any privacy issues as proposed Block B replaces an existing school building.

4.2.4 Traffic, access and parking

There is no existing or proposed on-site parking. For the following reasons, the proposal does not include any new parking on:

- The Champagnat College site is very constrained with outdoor space for students prioritised above on-site car parking
- The proposal does not increase the student or staff population
- The site is well served by existing public transport networks
- The school is about to commence implementation of a green travel plan which will utilise options for staff carpooling.

4.2.5 External lighting

External lighting will be used for safety reasons. Lighting will be located and designed so that it does not cause light spill to neighbouring residents, properties or roads and will be selected during design development to conform to Australian Standards including AS 4282:1997.

4.2.6 Social impact

In accordance with Section 4.15(1) of the EP&A Act, an assessment of the potential social impacts of the proposal follows noting the potential positive and negative impacts.

Positive impacts

The proposal provides the following potential benefits:

- Continued and improved educational use of the site
- Improved teaching and learning facilities for the existing and future students and staff
- Employment opportunities during the construction phase
- Alterations and additions that are generally located within existing building footprints/paved areas with existing landscaping and play areas are to be retained
- A high standard of architectural design and building materials
- The height, bulk and scale are appropriate for the site and maintain the existing educational form and character of school buildings on the Champagnat College site
- Landscaping and tree replacement is proposed to offset the removal of trees and to soften buildings on the site and provide suitable amenity to the outdoor play spaces
- Adoption of CPTED principals (as detailed in the CPTED Report, **Appendix K**).

Negative impacts

- Student, staff and neighbouring resident amenity and convenience may be temporally diminished during the construction period.

The proposal will not result in any significantly adverse amenity impacts for adjoining and nearby residents (views, privacy, noise, overshadowing, traffic and parking).

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

Having regard to the characteristics of the site and its location, the proposal is considered appropriate in that it:

- Is permitted with consent
- Will not result in any detrimental environmental impacts for adjoining properties or the surrounding area
- Will improve educational facilities and enhance student and staff amenity.

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

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

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

For the reasons stated in this SEE, it is apparent that there is significant social benefit to be derived from the proposal including:

- Minimal and reasonable impacts on the surrounding community
- The proposed alterations and additions will meet the needs of the school students and staff
- Employment opportunities will be created during the construction phase.

5.0 Conclusion

The proposed alterations and additions to Champagnat College comprising demolition and replacement of Block B, temporary demountable buildings and landscaping works are reasonable and offer the following benefits:

- Compliance with the relevant provisions in the SEPP 55, Education and Child Care SEPP, SEPP 64, Randwick LEP 2012 and Randwick DCP
- No significantly adverse amenity impacts for adjoining and nearby residents (outlooks/views, privacy, noise, lighting or overshadowing)
- A high standard of architectural and landscape design and building materials
- Tree retention, replacement and landscaping of the site
- Suitable landscaping and tree replacement is proposed to offset the removal of trees, to soften buildings and provide suitable amenity to the outdoor areas
- Improved facilities for staff and students
- No increase in the student or staff population therefore there will be no increase in parking demand or traffic generation
- The impact on the streetscape will be negligible and positive given the proposed landscaped setback to Donovan Avenue.

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

Appendix A

Quantity Surveyor's Estimate of CIV and DA Cost Estimate, by Hanna Newman Associates Pty Ltd

Appendix B

Site Survey, by Hill & Blume

Appendix C

Architectural Plans and information, by QOH Architects

Appendix D

Randwick Local Environmental Plan 2012 planning maps

Appendix E

Arboricultural Impact Assessment, by Arborsafe

Appendix F

Flood Study of Bunnerong To Botany Bay SWC11 at Walsh Avenue Maroubra, Support Documentation for Development Application for Proposed Multi Purpose Hall at Marist College Pagewood, by Clapham Design Services Pty Ltd (May 2005)

Appendix G

Stormwater Concept Plans, by Birzulis Associates

Appendix H

Waste Management Plan

Appendix I

Landscape Plans, by OHD Landscape Architects

Appendix J

Hazardous Materials Demolition/Refurbishment Report, by Banksia EnviroSciences

Appendix K

Crime Prevention Through Environmental Design Report, by RUP

Appendix L

Acoustic Report, by PKA Acoustic Consulting