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WILTON PUBLIC SCHOOL

**STATEMENT OF ENVIRONMENTAL
EFFECTS**

Prepared for
SCHOOLS INFRASTRUCTURE NSW
11 August 2020

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1. INTRODUCTION

This Statement of Environmental Effects (**SEE**) has been prepared for the NSW Department of Education and School Infrastructure NSW (**the applicant**). It accompanies a Development Application (**DA**) to Wollondilly Shire Council (**the Council**) for Wilton Public School at 11 Greenbridge Drive, Wilton, legally known as Lot 18 DP270536. The DA seeks consent for the construction of a new learning building and OOSH facilities, alterations and additions to existing buildings and associated landscape works.

The proposal will facilitate an additional 350 students to take enrolment pressure off the existing school which currently exceeds student capacity. The construction of the new Learning Building will allow for the removal of existing temporary demountables and provide a permanent teaching facility on site and help to accommodate future population growth within the Wilton area.

1.1. WILTON PUBLIC SCHOOL MASTER PLAN

This proposal forms part of an overall master plan for Wilton Public School to upgrade the school to meet the future growth of the Wilton community. The redeveloped primary school will contain high quality classrooms, collaborative learning spaces, open play spaces, and associated facilities. To allow for works to be undertaken in a manageable manner, works will be undertaken under various planning pathways.

This application relates to works which require assessment under Part 4 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) but refers to works which will be assessed by Schools Infrastructure under Part 5 of the EP&A Act and will be constructed concurrently following the assessment of this application.

To ensure that Council is aware of all works to be undertaken as Stage 1 of the Masterplan, a pre-lodgement meeting was attended by the project team. Council was supportive of the overall master plan with outcomes from the meeting outlined in **Section 2** of this report.

1.2. PROJECT TEAM

This report is accompanied by a series of architectural drawings and supporting documentation as prepared by the following consultants:

- Architectural Drawings prepared by LahzNimmo Architects – **Appendix A**
- Clause 4.6 Variation to Height Control prepared by Urbis – **Appendix B**
- Civil Plans prepared by Northrop – **Appendix C**
- Traffic Impact Assessment prepared by ptc – **Appendix D**
- Bushfire Assessment prepared by Australian Bushfire Solutions – **Appendix E**
- Biodiversity Development Assessment Report prepared by Eco Logical – **Appendix F**
- Acoustic Report prepared by Northrop – **Appendix G**
- Cost Summary Report prepared by Slattery – **Appendix H**
- Waste Management Plan prepared by MBB Group – **Appendix I**
- Preliminary Site Investigation prepared by Martens – **Appendix J**
- BCA Report prepared by Steve Watson and Partners – **Appendix K**
- Preliminary Construction Management Plan prepared by MBB Group – **Appendix L**
- Email correspondence from Mine Subsidence NSW – **Appendix M**

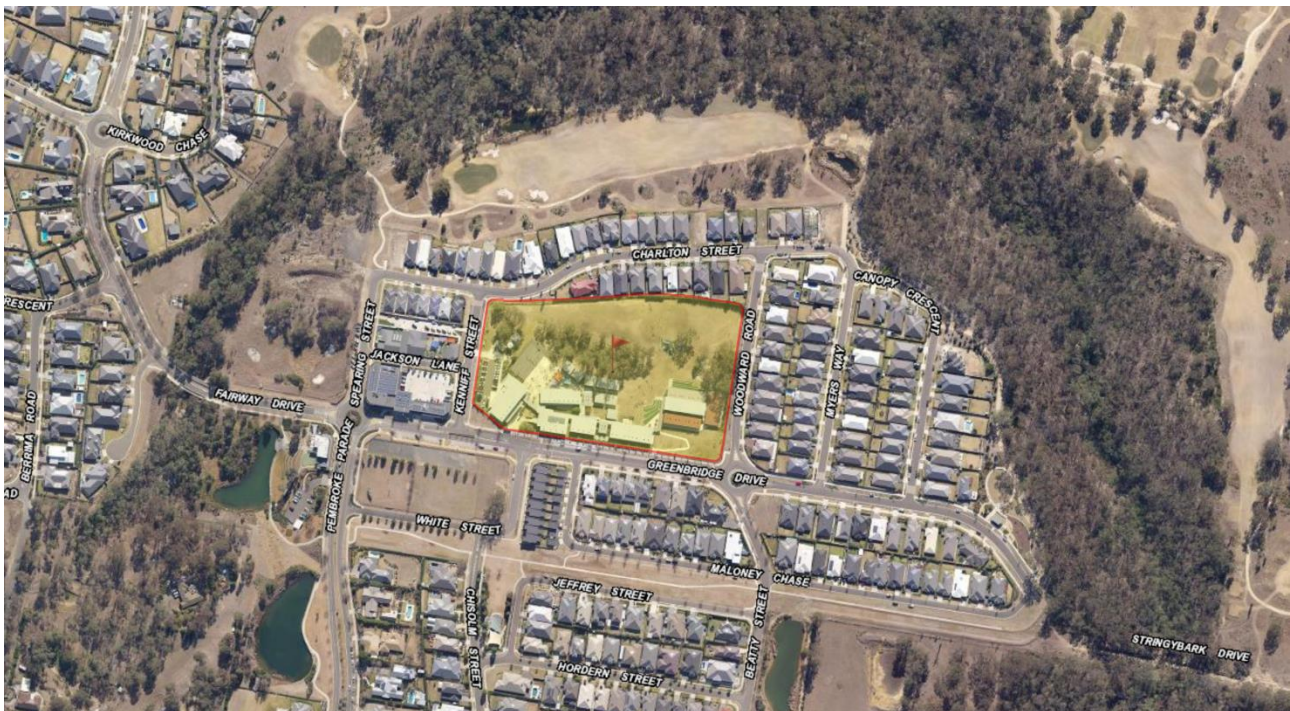
2. SITE AND SURROUNDING CONTEXT

1.3. SUBJECT SITE

The site is 11 Greenbridge Drive, Wilton and is legally described as Lot 18 DP270536 within the Wollondilly Shire local government area. The site has frontages to Charlton Street to the north, Greenbridge Drive to the south, Woodward Road to the east and Kenniff Street to the west. The land slopes downwards from the south east boundary of the site towards the northern boundary. The site has a total area of approximately 3 hectares (**Figure 1**).

The site is in a mixed-use area surrounded by predominantly single and double storey residential houses to the north, east and south of the site. Bingara Gorge Community Preschool is located to the west of the site on Jackson Lane off Kenniff Street. Adjacent to this is a small group of local retail shops, including a supermarket, food stores and a medical centre. Further north of the site is Bingara Gorge Golf Course.

Figure 1 - Aerial view of the site



Source: Urbis

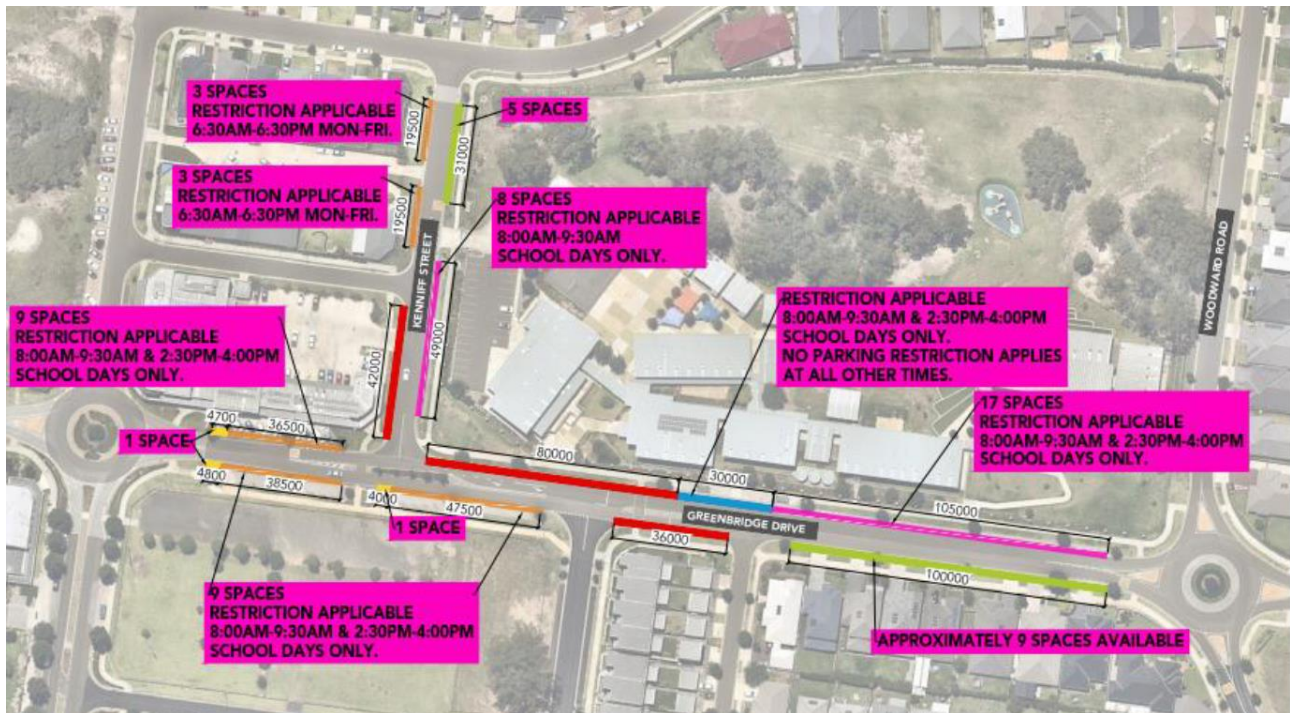
1.4. EXISTING DEVELOPMENT

The site is occupied by Wilton Public School, which was built in 2011 to serve the Bingara Gorge community estate area. Wilton Public School is within the Picton Primary Schools Community Group and has a current student capacity of 450 students. It contains nine permanent building blocks being used for classrooms, toilets, a library, a communal hall, a canteen and an administration building. The current permanent school buildings do not meet the current student numbers in the area with eight demountables currently located on site.

1.5. ACCESS AND PARKING

The site currently contains one vehicular access point accessible from Kenniff Street which provides access into the school staff car park and loading area. The car park provides 27 formal line-marked spaces with six informal bays providing an overall parking provision of 33 car spaces. As illustrated in **Figure 2**, five minute kiss and drop parking is located along both Greenbridge Drive and Kenniff Street between 8.00am to 9.30am during weekdays, and on Greenbridge Drive between 2.30pm to 4.00pm. A designated private bus zone which accommodates two bus bays is also located on Greenbridge Drive.

Figure 2 - Current on street parking arrangements



Source: ptc

2. PLANNING BACKGROUND

DA 10.2018.525

A previous development application for the installation of an additional ten demountable classrooms and the removal of 39 trees was approved by Wollondilly Shire Council on 20 November 2018. This DA has not been commenced on site.

The current proposal aims to reduce the overall number of trees removed on site and replace the need for additional demountables with a permanent learning building.

Pre-Lodgement Meeting

On 12 February 2020, a pre-lodgement meeting for the proposal was undertaken with Council. Council was generally supportive of the scheme and provided a range of comments, queries and recommendations were provided which are addressed in **Table 1** below.

Table 1 - Pre-DA Comments

Council Comment	Response
<u>Planning Advice</u>	
It is the responsibility of the applicant to conduct a Property Title Search through Land Registry Services for any restrictions affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must be clearly indicated on plans submitted with the DA.	A title search for the site has been undertaken and there are no easements that will impact on the site.
It is recommended the applicant demonstrates that the proposal is consistent with Council's Development Control Plan 2016 (DCP 2016) Volume 1 and 5.	The relevant controls of the Wollondilly DCP have been assessed in Section 4.6 of this report.
It is recommended that approval be granted by Mines Subsidence Advisory NSW prior to lodgement.	Preliminary correspondence with Mine Subsidence Advisory is enclosed in Appendix M . This preliminary advice stated that future mining is unlikely to occur under the site and development guidelines for the site will be revised shortly to Guideline 8 – no restrictions. This application will still be formally reviewed by the Mine Subsidence Advisory prior to approval of the proposed works.
A Biodiversity Development Assessment Report (BDAR) is required.	A BDAR has been prepared by Eco Logical and is enclosed in Appendix F .
The proposal will trigger Integrated Development under 100B of the Rural Fires Act 1997, as such a bushfire report by a suitably qualified person is required to be submitted.	A Bushfire Report has been prepared by Australian Bushfire Solutions and is enclosed in Appendix E .

Council Comment	Response
A Construction Management Plan is to be submitted with the development application, which should include the provisions of staging the construction process.	A preliminary construction management plan has been prepared by MBB Group and is enclosed in Appendix L .
The submitted pre DA lodgement plans indicates the height of the proposal to be over 9m, which is the maximum height under Wollondilly Local Environmental Plan 2011. A Clause 4.6 Variation will be required to be submitted.	A Clause 4.6 Variation has been prepared by Urbis and is enclosed in Appendix B .
<u>Environmental Health Officer</u>	
Given advice that there are water capacity issues in Wilton, please confirm that the centre is able to be serviced by Lend Lease – Bingara Gorge - for wastewater.	Initial discussions have been undertaken with Lendlease regarding water capacity in Bingara Gorge.
Submit a Feasibility application to Lend Lease – Bingara Gorge to request advice about potential wastewater related requirements for your proposed development. Your application should include: <ul style="list-style-type: none"> • Property address • Proposed land use and development description • Types of services required • Proposed development staging and timing. 	Lendlease have required a copy of the development application to begin the feasibility assessment. This will be completed after lodgement of this DA but will be undertaken concurrently with the DA assessment process. Due to the unknown timeframes associated with the feasibility process, it is SINSW's preference that this is addressed as a condition of consent.
Waste Management Plan, including a site plan showing location of waste bins.	Refuse collection is currently undertaken by a private waste contractor within the staff car park. No changes to the existing refuse collection operations are proposed. A waste management plan has been prepared by MBB Group and is enclosed in Appendix I .
Proposed hours for out of hours school care.	It has been confirmed by Schools Infrastructure NSW that the OOSH facilities will operate for the following hours from Monday to Friday, aligning with the operating hours for Bingara Gorge Community Preschool. School term: 6.30am – 9am and 3pm – 6.30pm School holidays: 6.30am – 6.30pm
An acoustic report prepared by a qualified consultant.	An acoustic report has been prepared by Northrop and is enclosed in Appendix G .

Council Comment	Response
<p>A Preliminary Site Investigation is to be undertaken by an experienced Contaminated Land Consultant and prepared in accordance with the following references:</p> <ul style="list-style-type: none"> Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 2011) Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land. 	<p>A preliminary site investigation has been prepared by Martens and is enclosed in Appendix J.</p>
<u>Development Engineer's Officer</u>	
<p>A traffic assessment report is required which includes the following:</p> <ul style="list-style-type: none"> The report should detail on road drop off and pick up such as "Kiss and ride" style areas to minimise traffic disruption before and after school. Sufficient off street carparks spaces shall be provided as per Council's DCP and the proposed traffic report. Council will not accept any loss of existing on street parking spaces unless supported by public consultation process. The specifications for the parking spaces shall be as per Council's Design Specifications which can be located on Council website. The applicant shall contact to Picton Buslines for the suitability of existing bus bays and drop off areas. Any changes shall be incorporated to the development application. Any changes to traffic facilities will be required to go to Local Traffic Committee for approval. Provide assessment of existing children crossing to determine if future pedestrian numbers warrant an upgrade. 	<p>A traffic assessment report has been prepared by ptc and is enclosed in Appendix D. Parking occupancy surveys conducted over the course of a typical school day indicate that the majority of nearby local streets have at least 50% spare capacity to accommodate additional parking associated with the proposed development. Further assessment of the likely impacts of traffic and parking are included in Section 5 of this report.</p> <p>The proposed works do not result in any updates to the current bus lanes meaning there is no need to contact Picton Buslines.</p> <p>An assessment of the existing Children's Crossing on Greenbridge Drive has been undertaken and it has been determined that no upgrade to the current provision is warranted as part of this development.</p>
<p>A Stormwater drainage concept plan which has considered stormwater discharge from the site and adequate stormwater control measures installed to ensure that:</p> <ul style="list-style-type: none"> Post development discharge from the site is no more than the pre development condition for all storm events up to and including the critical 100 year ARI storm event. 	<p>A stormwater concept plan forms part of the civil package prepared by Northrop enclosed in Appendix C. Stormwater management measures are also outlined in Section 5.1.8 of this report.</p>

Council Comment	Response
<ul style="list-style-type: none"> • The capacity of existing storm water system in Kenniff St is not exceeded for all events up to and including the critical 100 year storm event. • Any necessary amplification or upgrading of the downstream drainage system shall be carried out at no cost to Council. • On Site Detention shall be provided as required for the above storm water measures. • Consideration should be given to storm water capture and reuse on site to assist with management of storm water. 	
<u>Building Surveyor</u>	
<p>All new building work proposed shall be constructed in accordance with the Building Code of Australia (BCA), accordingly a BCA Compliance Report shall accompany any application for development consent with Council such a report shall also provide details as to whether fully compliant disabled access will be achievable in accordance with the BCA and Disability and Discrimination Act.</p>	<p>A BCA report has been prepared by Steve Watson and Partners and is enclosed in Appendix K which identifies the proposed development can maintain compliance with the relevant BCA and access requirements.</p>

3. PROPOSED DEVELOPMENT

3.1. PROPOSED WORKS

This application aims to reduce the amount of demountables on site and provide permanent learning facilities for 750 students on site. The staff number will also be increased from 40 to 70 Full-Time Equivalent (FTE) to support the overall growth.

The DA specifically seeks consent for the following proposed works:

- Construction of a two storey learning building (Block J) including:
 - 22 homebase classrooms;
 - 10 collaborative hub areas;
 - Associated communications and plant room; and
 - Toilets.
- Construction of Block K for the use of Out of Hours School Care (OOSH);
- Construction of outdoor learning space and upgrades to landscaping including the removal of 14 trees and replacement with 16 additional trees surrounding Block J;
- Alterations and additions to the existing hall and COLA;
- Installation of a new stormwater detention tank; and
- Installation of new rainwater tank.

Figure 3 – Photomontage of Block J learning building



Source: LahzNimmo

3.2. STAGING

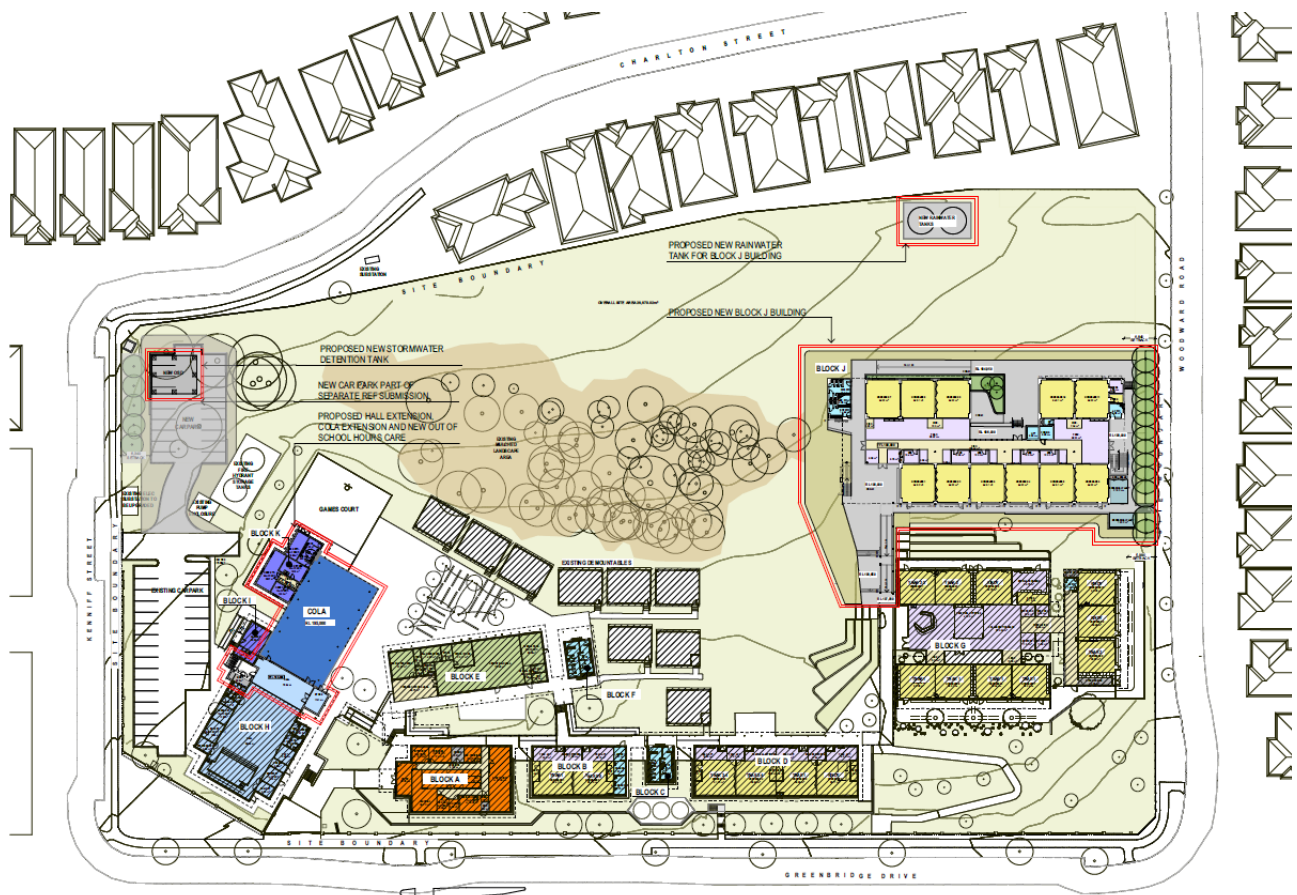
Architectural Plans prepared by LahzNimmo are included at **Appendix A**. The overall master plan for the school includes:

- An extension to the existing administration building (Block A) and Library.
- A new canteen.
- A car park to meet the parking demand of the proposed new learning building (Block J).

Once Block J has been completed, it is the intention of SINSW to remove the existing demountables on site. These works are not included in this application and will be subject to separate approvals under Part 5 of the EP&A Act.

The proposed works have been identified in the site plan prepared by LahzNimmo, included at **Appendix A**. Formal parking arrangements are proposed to be constructed under a separate planning approval but will be constructed concurrently to the proposed Block J.

Figure 4 - Site Plan with DA works outlined in red



Source: LahzNimmo Architects

4. STATUTORY PLANNING ASSESSMENT

4.1. BIODIVERSITY CONSERVATION ACT 2016

The Biodiversity Conservation Act 2016 (**BC Act**) is the legal framework for land management and biodiversity conservation in New South Wales. As the site is mapped on NSW Government Biodiversity Values Map, the proposed development requires submission of a Biodiversity Development Assessment Report (BDAR) under the BC Act.

The proposed development footprint has been located and designed in a small area of disturbed Cumberland Plain Woodland and will result in the removal of 0.16 hectares of woodland. The proposed woodland is listed as a critically endangered ecological community under the BC Act but does not have any Commonwealth listing as it comprises less than 30% native species in the perennial understorey. Although there are some biodiversity values present it is considered a lesser impact to remove the trees along the Woodward Road boundary of the site where the site is already partially cleared rather than the larger patch of Cumberland Plain Woodland within the site to the west. To provide the infrastructure needed for the current and future school capacity on site, residual impacts to the trees are unavoidable and will be offset under the credit scheme.

A BDAR Report has been prepared by Eco Logical and is enclosed in **Appendix F**. The report identifies the number of ecosystem credits required based on the impacts of the development and mitigation measures to reduce potential impacts during the construction period. The proposed development will result in reduction of vegetation within the development site and marginal loss of connectivity and foraging for mobile species including common mammals, microbats and birds. However, the vegetation is not considered important to maintain the lifecycle of any State of Commonwealth threatened species given the fragmented nature of the patch.

4.2. STATE REGIONAL ENVIRONMENTAL PLAN 20 - HAWKESBURY NEPEAN RIVER

Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (SREP 20) applies to the site. The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. The proposal has regard to the general planning considerations, specific planning policies and recommended strategies identified in Part 2 of SREP No. 20. It is concluded the proposal will not adversely affect the quality of the stormwater discharged to the drainage network with further details of stormwater management addressed in **Section 5.1.8**.

4.3. STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES)

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP) seeks to facilitate the delivery of new and improved education facilities by streamlining approval processes across NSW. Part 5 of the SEPP seeks to simplify planning approval pathways for schools by enabling development for the purpose of a school to be carried out by any person with development consent on land in a prescribed zone (Clause 35).

The ESEPP enables a range of development types to be carried out as exempt, complying, or development without consent for the purpose of a school. Some of the works identified in the school's master plan fall within the exempt or development without consent provisions under the Education SEPP. However, the works the subject of this development application require development consent from Council.

The B4 Mixed Use zone is a prescribed zone for the purposes of the ESEPP (Clause 33) and development for the purpose of a school is, therefore, permissible on the site with consent.

Clause 57 – Traffic Generating Development

Clause 57 stipulates that development for the purposes of an 'educational establishment' that will accommodate 50 or more students and will involve the development of a new premises on a site that has direct vehicular and pedestrian access to a road will be referred to the RMS. A referral to the RMS will be made during the assessment of the development application.

Schedule 4 – Design Quality Principles

The provisions of Part 4 to the ESEPP have been considered in the preparation of this SEE. Clause 35 (6) requires that development permitted with consent is to consider the following Design Quality Principles as outlined in Schedule 4 of the Education SEPP.

Table 2 - Compliance with Design Quality Principles

Principle	Proposal	Complies
<i>Principle 1—context, built form and landscape</i>	<p>The proposed development enhances on site amenity by:</p> <ul style="list-style-type: none"> • Replacing existing demountables on site with a new learning building; • Providing additional space for whole of school activities in the existing hall; • Providing a new OOSH area to allow after school care on site. <p>The location of the new learning building has considered the overall topography of the site and been placed along the Woodward Road frontage to ensure adequate play space is available in an accessible location for students.</p>	YES
<i>Principle 2—sustainable, efficient and durable</i>	Proposed works have been designed to meet the future requirements of Wilton Public School to improve the overall environmental, social and economic outcomes of the school.	YES
<i>Principle 3—accessible and inclusive</i>	The proposed new learning building and OOSH facility will be accessible via extensions to the existing pathways on site. The proposed development will include upgrades to wayfinding and accessibility through compliance with the provisions of the Disability Discrimination Act 1992 (Commonwealth).	YES
<i>Principle 4—health and safety</i>	Crime Prevention Through Environmental Design measures will also be incorporated into the design and management of the School to ensure a high level of safety and security is upheld for students and staff.	YES
<i>Principle 5—amenity</i>	The proposal will contain state of the art facilities, spaces and equipment for use by students and staff. These areas will provide a pleasant learning environment and encourage students to learn.	YES
<i>Principle 6—whole of life, flexible and adaptive</i>	The new learning building and OOSH facilities as well as alterations to the hall have been designed to prepare for additional student capacity catering to the future demand within Wilton and the wider Picton Primary Schools Community Group. The proposal also provides a range	YES

Principle	Proposal	Complies
	of multi-use facilities, including outdoor learning spaces and flexible classroom spaces.	
Principle 7—<i>aesthetics</i>	The scale, materials, finishes and landscaping chosen for the proposed school complement the surrounding natural and built environment of Wilton. Accordingly, the proposal evokes smart building design and sets a desirable design precedent.	YES

4.4. STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) provides a state-wide planning approach for the remediation of land and aims to promote in the remediation of contaminated land to reduce the risk of harm to human health or the environment. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to consent of a development application.

A Preliminary Site Investigation (PSI) has been undertaken by Martens and is enclosed in **Appendix J**. The results of the PSI indicate that the site has been used for grazing land from earliest available records up until clearing of the southern portion of the site between 2002 - 2008. The site was cleared further after 2014 with construction of the existing Wilton Public School. Previous site investigations (NSW Public Works) and Site Audit (Environ, 2010) concluded that the site was unlikely to have any near surface contamination. On this basis, the site is unlikely to be contaminated and further site assessment (sampling and laboratory testing) is not considered necessary by Martens.

4.5. WOLLONDILLY LOCAL ENVIRONMENTAL PLAN 2011

Wollondilly Local Environmental Plan 2011 (WLEP 2011) came into on 23 February 2011 and is the applicable planning instrument for the site. The provisions of the LEP are discussed in the following sections.

4.5.1. Zoning, Permissibility and Objectives

The site is located within the B4 Mixed Use zone. Development for the purpose of an educational establishment is identified as a permissible use with consent under the WLEP 2011. The objectives of the B4 Mixed Use zone are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To encourage local employment by facilitating home-based business and employment opportunities.*

The proposal satisfies the above objectives as the works will meet the education needs of residents in the Bingara Gorge estate and the broader Wilton community. The current use of the site as a primary school will not be changing.

4.5.2. Height of Building

Pursuant to Clause 4.3 of the WLEP 2011, a maximum height limit of 9 metres applies to the site. The proposal has a maximum height of 9.83 metres. This non-compliance has been addressed as a Clause 4.6 variation request, which forms part of this development application package and is enclosed in **Appendix B**.

4.5.3. Floor Space Ratio

Clause 4.4 Floor space ratio has not been adopted under the WLEP 2011 and, as such, a floor space ratio control does not apply to the site.

4.5.4. Bushfire

Parts of the site are identified as Vegetation Category 2 and Vegetation Buffer on the Bushfire Prone Land Map. Section 100B of the Rural Fires Act identifies that the use of the site as an educational establishment is considered a *Special Fire Protection Purpose* and the application must be considered under Section 4.46 of the EP&A Act by the NSW RFS for a Bushfire Safety Authority.

A bushfire assessment was carried out by Australian Bushfire Solutions, enclosed in **Appendix E**, which determined that there is minimal risk from bushfire hazards at the site. However, the use of the site as a Special Fire Protection Purpose does require the creation of an effective Emergency and Evacuation Plan and that the school hall be designed to BAL-12.5 to provide a safe refuge within the site.

4.5.5. Mine subsidence

The site is identified as Mine Subsidence Land. Correspondence enclosed in **Appendix M** includes confirmation from Mine Subsidence NSW that the school site currently has surface Development Guideline 6 but will soon be revised to Guideline 8 (no restrictions) and the proposed school buildings can be built with no specific mine subsidence design conditions.

As outlined in Pre-lodgement advice from Council, the application will be lodged separately for approval by Mine Subsidence NSW.

4.5.6. Biodiversity Protection

The site is not mapped as “sensitive land” and on the Natural Resources Biodiversity Map as per Clause 7.2 of LEP but does include remnants of Cumberland Plain Woodland. The impacts of proposed tree removal are addressed in **Section 5**.

4.6. WOLLONDILLY DEVELOPMENT CONTROL PLAN 2016

The proposed development has been assessed against the relevant provisions of the Wollondilly Development Control Plan 2016 (WDCP 2016). General planning considerations are identified in Volume 1. Volume 5 outlines specific controls for commercial and community uses, under which education establishments are outlined in Part 3.10.

Table - 3 WDCP 2016 Compliance

Control	Proposal	Compliance
VOLUME 1 – GENERAL		
PART 9 ENVIRONMENTAL PROTECTION		
7. Where a development is proposed on sites which do not contain areas mapped on the Natural Resources Water or Natural Resources Biodiversity maps and contain native vegetation, the development shall be located in accordance with the following (in order of preference): i. on cleared parts of the site wherever possible; or	The site is not mapped as sensitive land on the Natural Resources Water or Natural Resources Biodiversity maps. As stated in the BDAR prepared by Eco Logical, enclosed in Appendix F : <ul style="list-style-type: none">It is not possible to locate the whole development on a previously cleared area of the site however part of the development has been located on previously cleared areas.	YES

Control	Proposal	Compliance
<p>ii. in locations where the least amount of vegetation removal would be required (e.g. close to roads) if the development is not able to be located wholly in a cleared area; or</p> <p>iii. If the development is not able to be located wholly in a cleared area, then the development should be located on parts of the site in which the vegetation is determined as being of the least significance and recovery potential. This includes consideration of vegetation removal for any main buildings, ancillary buildings, asset protection zones, effluent disposal areas and access driveways that may be required for the development.</p>	<ul style="list-style-type: none"> The development has been located in an area which minimises the vegetation removal to the small disturbed patch in the north east. Although the development has been located and designed in an area of remnant bushland, it has purposefully retained the larger patch of vegetation to the west of the development site. Due to the smaller, fragmented size of the patch of native vegetation in the east, it is considered that the development footprint has been located in a part of the site which constitutes least significance and recovery potential in comparison to the larger patch of native vegetation to the west. 	
PART 10 TREE REMOVAL		
<p>10.1 Objectives</p> <p>1. Identify trees and other native vegetation for the purpose of clause 5.9(3) of Wollondilly Local Environmental Plan 2011 which states the following:</p> <p><i>(3) 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 the authority conferred by:</i></p> <p><i>(a) development consent;</i></p> <p><i>(b) a permit granted by the Council</i></p>	<p>While the proposed development does include the removal of Cumberland Plain Woodland, the development has actively avoided the larger patch of Cumberland Plain Woodland to the west of the development site, resulting in impacts to the smaller, more disturbed patch of the remnant vegetation in the east.</p>	YES
VOLUME 5 – COMMERCIAL AND COMMUNITY USES		
PART 2 – GENERAL REQUIREMENTS FOR ALL COMMERCIAL AND COMMUNITY USES		
<p>2.2 Setbacks</p> <p>The following setbacks apply for development under this volume:</p> <p>B4 – 0 metres (front, side and rear)</p>	<p>The proposed provides a 6 metre front setback to Woodward Road to remain consistent with the existing school buildings along the frontage.</p>	YES

Control	Proposal	Compliance
2.3 Building Design	<p>The controls outlined in Section 2.3 of the DCP have been considered as part of the overall design including:</p> <ul style="list-style-type: none"> • Main entry and exit points are readily identifiable for staff, students and visitors • Block J has been designed to reduce the perceived bulk from the Woodward Road street frontage and is consistent with the bulk and scale of surrounding buildings on site. • The proposed development provides a continuous path of travel from the public footpath to the new school buildings and is compliant with AS1428.1-2008. • Building services, fittings and utilities are integrated into the building design. 	YES
2.6 Landscaping	<p>The controls outlined in Section 2.6 only relate to commercial buildings. A Landscape Plan forms part of the Architectural Package prepared by LahzNimmo enclosed in Appendix A.</p>	YES
<p>2.10 Parking and manoeuvring</p> <p><i>Education establishments – Schools (no students over 16 years of age):</i></p> <ul style="list-style-type: none"> ▪ 1 car parking space per full time equivalent staff member; and ▪ 1 car parking space per 100 students; and ▪ 1 bicycle and 1 motorcycle space per 25 car parking spaces in excess of the first 25 car parking spaces 	<p>While additional parking is not proposed as part of this application, this report has considered the additional parking proposed as part of the Stage 1 Masterplan. An assessment of parking impacts is included in Section 5.1.4 of this report.</p> <p>1-2 bicycle parking spaces and 2 motorcycle parking bays are to be provided in accordance with the DCP requirements.</p>	No, with justification
PART 3 – SPECIFIC LAND USE CONTROLS		
3.10 Educational establishments		
1. Secure storage must be provided for bicycles, skateboards, scooters and the like in addition to any requirements	Storage will be considered as part of the detailed design.	YES

Control	Proposal	Compliance
<p>under Part 3 of this volume. Such storage must be provided at the rate of 20m² per 100 students. The storage space must not be narrower than 2 metres in each and every direction.</p> <p>2. Bus stops for schools must ensure that the bus can fully leave the travel lane during loading and unloading of passengers.</p> <p>3. If there is a footpath/cycle way/share way within 100m of the proposed development then a link from the development to that network must be provided in the form of a concrete share way in accordance with Council's Design Specification.</p>	<p>Currently, a 30 metre bus zone is located on Greenbridge Drive which accommodates two bus bays allowing for adequate space for the bus services undertaken by Picton Buslines.</p> <p>As this is an existing school, the existing footpaths meet this control.</p>	

5. SECTION 4.15 ASSESSMENT

The following assessment has been structured in accordance with Section 4.15(1)(a) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.

The proposed development has been assessed in accordance with the relevant state, regional and local planning policies, as follows:

- Biodiversity Conservation Act 2016;
- State Regional Environmental Plan 20 – Hawkesbury Nepean River;
- SEPP (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy No. 55 – Remediation Of Land
- Wollondilly Local Environmental Plan 2011; and
- Wollondilly Development Control Plan 2016.

5.1. LIKELY IMPACTS OF THE DEVELOPMENT

5.1.1. Streetscape

The bulk and scale of the development has been designed to integrate with the existing Building G to the south to provide a cohesive built form along the Woodward Road frontage. Additional trees are proposed within the front setback along Woodward Road to maintain the green canopy along the street. Additional works are within the site and will not be viewed from the street.

5.1.2. Privacy Impacts

The proposal has been appropriately designed to prevent privacy impacts on surrounding residents and future students. The proposed Learning Building is located approximately 26 metres from the closest residential properties located on Woodward Road frontage, providing sufficient separation distance for privacy. Significant tall trees are proposed along the street frontage, screening the building from the street. All other proposed alterations are within the existing built footprint of the school.

The school will continue to generally operate during standard school hours, when most residents are at work. This will ensure privacy is maintained during the early morning, evenings and at night.

5.1.3. Construction

All appropriate measures will be implemented during the construction phase to ensure that there is no adverse amenity impacts to students, staff and surrounding properties in terms of dust, soil erosion, air and noise. Erosion prevention and sediment control measures are provided in the Civil Drawings prepared by Northrop enclosed in **Appendix C**.

Any tree removal is to be undertaken by a suitably qualified and insured arborist. Construction staff are also to be briefed prior to work commencing to be made aware of any sensitive biodiversity values present and environmental procedures such as:

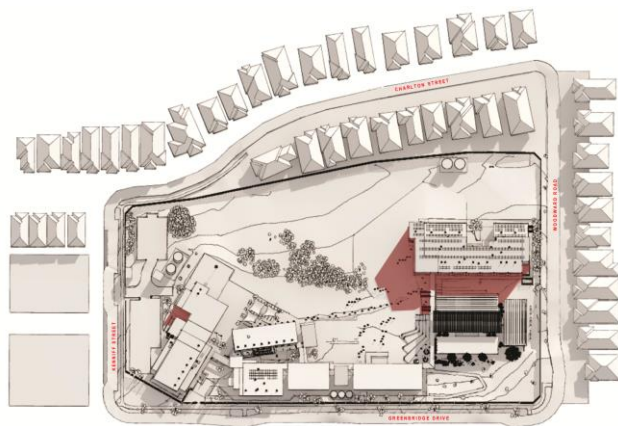
- Site environmental procedures (vegetation management, sediment and erosion control, exclusion fencing and weeds)
- Potential presence of fauna on site
- What to do in case of environmental emergency (chemical spills, fire, injured fauna)
- Key contacts in case of environmental emergency

Due to constraints of the site and use of the site by children, there will be no parking available to site personnel on site. All site personnel are to be advised that they are not to park in the on-street parking in the vicinity of the development site. If parking for site personnel is required, it will be the responsibility of the Principal Contractor to formalise an agreement with nearby property owners to utilise any vacant land for temporary parking during the construction of the expanded school.

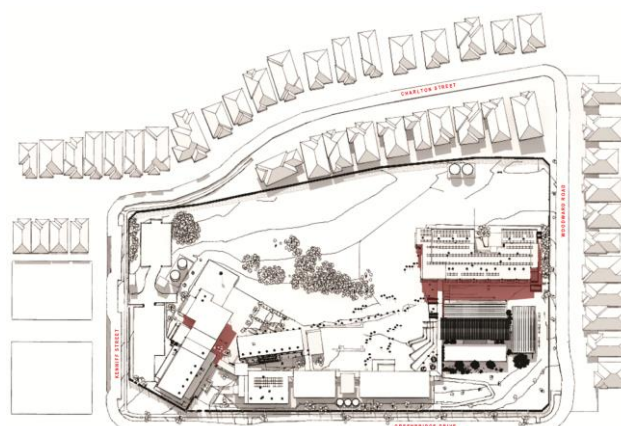
5.1.4. Shadow Impacts

Shadow diagrams for 9am, 12pm and 3pm during winter solstice have been prepared by LahzNimmo Architects and are included in the Architectural Package located in **Appendix A**. The shadow diagrams show that there are no significant overshadowing impacts on neighbouring properties with the majority of additional shadowing occurring between 12pm to 3pm and falling onto Woodward Road with minimal overshadowing on open space provided within the school grounds. Residential properties to the east and south will not be impacted.

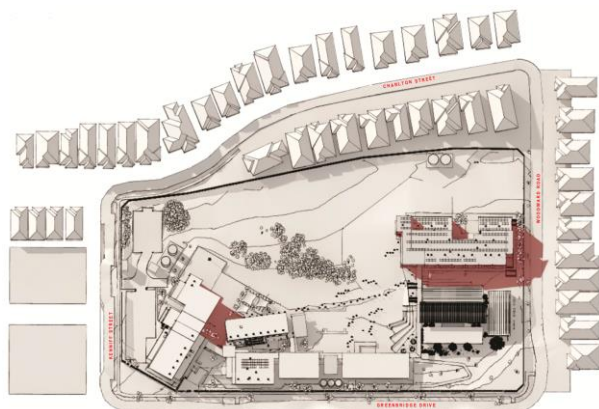
Figure 5 - Shadow Impacts on Winter Solstice



Picture 1 - 9.00am shadow impacts



Picture 2 - 12.00pm shadow impacts



Picture 3 – 3.00pm shadow impacts

Source: LahzNimmo Architects

5.1.5. Traffic

Traffic levels in the Wilton area have been reviewed as part of the Traffic Impact Assessment prepared by ptc enclosed in **Appendix D**. The cumulative traffic assessment has incorporated the future traffic activity associated with additional residents in the Bingara Gorge area and general expected traffic demands in 2020. Based on this assessment the proposed additional traffic demand associated with the proposed development will have minimal impacts on the surrounding street network.

5.1.6. Parking

The following parking provisions are proposed as part of the overall Stage 1 Masterplan. While the new car park which will provide an additional 20 car spaces is to be provided as part of a separate Review of Environmental Factors, we have considered the overall impacts of the masterplan as part of this development as the proposed works will result in the need for additional parking on site. Overall, the site will contain the following:

- 47 staff car parking spaces with one accessible parking space (existing);
- One accessible parking space to be provided within the staff car park (existing);

- Bicycle parking in the order of 1-2 spaces are to be provided in accordance with the DCP requirements;
- 2 motorcycle parking bays; and
- Refuse collection is currently undertaken by a private waste contractor

Based on approximately 70 staff and 750 students, to meet the DCP requirements for the site, a total of 87 car spaces would be required on site. The overall non-compliance is considered appropriate for the following reasons:

- Additional car parking on site would reduce areas for open play for students and/or vegetation;
- Operational strategies will be implemented to manage on-site parking including establishing carpool spaces; and
- Parking occupancy surveys undertaken by ptc conducted over the course of a typical school day indicate that the majority of nearby local streets have at least 50% spare capacity to accommodate the shortfall including in the peak drop off/pick up times.

The Traffic Impact Statement prepared by ptc, enclosed in **Appendix D** has outlined that the additional parking needed for the site can be managed through on street parking and surrounding public parking areas. Parking modifications are also proposed along Kenniff Street to extend the existing Kiss & Ride Zones resulting in an additional five kiss and ride spaces. While Council has noted that will not accept any loss of existing on street parking spaces, the parking surveys have identified that on street parking on Kenniff Street and the surrounding areas is readily available. Peak parking occupancy rates have been recorded to identify the current capacity of the surrounding network and assess any potential issues of the proposed parking arrangements:

- Morning Peak: Less than 50% capacity is currently used on Kenniff Street excluding the existing kiss and ride zone. A majority of surrounding residential streets also recorded less than 50% capacity.
- Afternoon Peak: Current parking results in 50-85% capacity on Kenniff Street with alternative parking readily available on Charlton Street to the north.

In summary, the site and surrounding area is capable of meeting the parking demands of the proposed development without impacting on the surrounding street network.

5.1.7. Water Capacity

As noted in **Section 2** of this report, initial discussions have been undertaken with Lendlease regarding water capacity in Bingara Gorge. Lendlease have required a copy of the development application to begin the feasibility assessment. This will be completed after lodgement of this DA but will be undertaken concurrently with the DA assessment process by Council.

5.1.8. Stormwater Management

A 100m³ on site detention basin is proposed on the north-west corner of the site to prevent stormwater impacts on adjoining properties. This basin will sit under the proposed carpark and connects to the two rainwater tanks on the north-east boundary of the site. Stormwater pipes are also proposed surrounding the Block J to prevent overland flow onto the surrounding road network and properties.

5.1.9. Noise

An Acoustic Assessment for the proposed development has been prepared by Northrop and enclosed in **Appendix G**. Long-term noise monitoring was conducted by Northrop between 13 and 20 February 2020 on site based on monitoring data and requirements of NSW Environment Protection Authority (EPA) Noise Policy for Industry (2017). Based on the findings of the monitoring, the majority of surrounding residents along Greenbridge Drive and Woodward Road will not be impacted by additional noise on site due to the location of school buildings along the boundaries of the site. The report does indicate that there will be an exceedance of 20 dB(A) for residential buildings on the northern boundary of the school when children are playing outside. This is considered a minor impact as outdoor play noise is only for short periods of time during day time hours and is not a continuous throughout the day.

Overall, the proposed upgrade does not result in any unmanageable acoustic impacts on neighbouring properties.

5.2. SUITABILITY OF THE SITE FOR DEVELOPMENT

The site is suitable for the proposed development because:

- Works are proposed to an existing school to improve the functionality of the site;
- The siting, scale and design of works have been designed having regard to the character of the area;
- It will not alter the suitability of the school use on this land; and
- It will not have any environmental impacts that cannot be managed via conditions of consent.

6. CONCLUSION

The proposed development will result in the removal of temporary demountables and provide a permanent Learning Building to deliver a high-quality learning environment for students and staff.

The proposed development is in the public interest because:

- It will provide improved additional spaces for teaching and learning, and recreation within an existing education establishment.
- The proposal aims to enhance on-site amenity providing quality design outcomes as identified in Schedule 4 of the ESEPP.
- The construction of the new Learning Building will allow for the removal of existing temporary demountables and provide a permanent teaching facility on site.
- The overall alterations and additions to the site will improve the school and accommodate future enrolments at Wilton Public School.
- The proposal will have no discernible impacts on overall traffic demand in the Wilton area.

The proposal is appropriate for the site and the surrounding area and warrants development consent, having regard to the following matters:

- The proposal satisfies the applicable local and state planning policies;
- The design responds positively to the site conditions and the surrounding environment; and
- The proposal will facilitate the future growth of Wilton Public School.

For the reasons outlined within this SEE, the proposal is in the public interest and should be approved.

DISCLAIMER

This report is dated 11 August 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Schools Infrastructure NSW (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

APPENDIX A

ARCHITECTURAL DRAWINGS

APPENDIX B

CLAUSE 4.6

APPENDIX C

CIVIL PLANS

APPENDIX E

BUSHFIRE ASSESSMENT

APPENDIX F

BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT

APPENDIX H

COST SUMMARY REPORT

APPENDIX I

WASTE MANAGEMENT PLAN

APPENDIX J

PRELIMINARY SITE INVESTIGATION

APPENDIX L

**PRELIMINARY CONSTRUCTION
MANAGEMENT PLAN**

APPENDIX M

**EMAIL CORRESPONDENCE FROM MINE
SUBSIDENCE NSW**

