planning consultants

Statement of Environmental Effects

Alterations and Additions to Existing School

St Dominic's College, 21 Copeland St (54 Gascoigne St), Kingswood

Prepared for: St Dominic's College
August 2019

PO Box 230 Pennant Hills NSW 1715 | P 02 9980 6933 |
www.dfpplanning.com.au

Printed:	14 August 2019
File Name:	Projects/20620A St Dominic's College - Block E/Reports/20620A.SEE.docx
Project Manager:	Penny Smith
Client:	St Dominic's College
Project Number:	20620A

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Draft	P. Smith	S. Earp	PMDL	19 July 2019
Final	P. Smith	S. Earp	PMDL	14 August 2019

11 Dartford Road, Thornleigh NSW 2120
207/506 Miller Street, Cammeray NSW 2062

PO Box 230
Pennant Hills NSW 1715

t: 02 9980 6933
e: dfp@dfpplanning.com.au

DFP Planning Pty Limited
ACN 002 263 998

www.dfpplanning.com.au

Contents

1	**Introduction**	**1**
1.1	Commission	1
1.2	Purpose of this Statement	1
1.3	Material Relied Upon	1
2	**Background**	**2**
2.1	Pre-lodgement Meeting	2
2.2	Site Wide Masterplan	2
2.2.1	Option 1: Alternative Locations	2
2.2.2	Option 2: Vertical Expansion	4
2.2.3	Options for Tree Retention	4
2.2.4	Redesign the building	6
2.3	Mitigation Strategies	6
2.3.1	Landscaping	6
2.4	Urban Design Review Panel	7
3	**Site Context**	**9**
3.1	Location	9
3.2	Site Description	9
3.3	Surrounding Development	11
4	**Proposed Development**	**15**
4.1	Summary of Proposed Development	15
4.2	Demolition and Site Preparation	15
4.3	Earthworks	16
4.4	School Facilities	16
4.5	Landscaping	18
4.6	Car Parking	18
5	**Environmental Planning Assessment**	**19**
5.1	Planning Controls	19
5.1.1	State Environmental Planning Policy No. 55 – Remediation of Land	19
5.1.2	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2018	20
5.1.3	Penrith Local Environmental Plan 2010	21
5.1.4	Penrith Development Control Plan 2014	22
5.2	Likely Impacts of the Development	25
5.2.1	Built Form and Streetscape	25
5.2.2	Landscaping	26
5.2.3	Water Quantity and Quality	27
5.2.4	Existing and/or Future Character	27
5.2.5	Acoustic Privacy	27

Contents

5.2.6	Traffic and Parking	27
5.2.7	Waste Management	28
5.2.8	Safety and Security	28
5.3	Suitability of the Site for Development	29
5.3.1	Location	29
5.3.2	Land Stability	29
5.3.3	Acid Sulfate Soils	29
5.3.4	Contamination and Groundwater	29
5.3.5	Essential Services and Infrastructure	30
5.4	Public Interest	30
6	**Conclusion**	**31**

Figures

Figure 1	Site Masterplan	2
Figure 2	Potential building envelope (indicated in white) within Copeland Street Carpark	3
Figure 3	Potential building envelope between existing Block D and Sports Field 1 (note: image is rotated 90° clockwise from plan view)	3
Figure 4	North of Playing Fields on Gascoigne Street frontage	4
Figure 5	Extract of Tree Retention Value Plan prepared by Arterra Design	5
Figure 6	Tree protection sketch by Arterra Design	5
Figure 7	Sports fields including game markings	6
Figure 8	Proposed tree removal along streetscape	7
Figure 9	Site Location	9
Figure 10	Site Context	9
Figure 11	COLA and demountables to be demolished and site of proposed Block E (looking south-east)	10
Figure 12	Existing demountable buildings to be demolished and site of proposed Block E	10
Figure 13	Existing Copeland Street staff carpark and Block C (left) and D (right)	11
Figure 14	Sports fields (looking north-east)	11
Figure 15	Surrounding Development	12
Figure 16	Council Depot carpark opposite St Dominic's College on Copeland Street	12
Figure 17	Council depot building on opposite side of Copeland Street to St Dominic's College	13
Figure 18	Industrial construction along Copeland Street	13
Figure 19	Commercial development along Old Northern Rd in proximity of the site.	14
Figure 20	Extract of Site Plan	15
Figure 21	Extract from tree protection and removal plan	16
Figure 22	Extract of perspectives for new Block E	17
Figure 23	Extract of proposed landscape works	18
Figure 24	Render of proposed landscaping scheme and Copeland St streetscape (looking west)	18

Contents

Tables

Table 1	UDRP Recommendations and Conclusions & Project Response	7
Table 2	Assessment against Relevant Provisions of the Education SEPP	20
Table 3	Assessment against Relevant Provisions of LEP	21
Table 4	Assessment against Relevant Provisions of DCP	22

Appendices

1. Urban Design Review Panel Minutes
2. Site Survey
3. Architectural Plans
4. Design Statement
5. Landscape Plans
6. Arborist Report
7. Geotechnical Assessment
8. Soil Assessment & Preliminary Waste Classification
9. Acoustic Report
10. BCA Report
11. Accessibility Report
12. Stormwater Management Plans
13. Waste Management Plan

1 Introduction

1.1 Commission

DFP Planning has been commissioned by St Dominic's College (the College) to prepare a Statement of Environmental Effects (SEE) for the proposed alterations and additions to an existing school at 54-94 Gascoigne Street (21 Copeland Street), Kingswood (the site).

This report is to accompany a development application (DA) to Penrith City Council (Council) for a school development comprising demolition of an existing demountable building and COLA, tree removal, and construction of a new two (2) storey school building with ancillary works. The site is located 500 metres north east of Penrith town centre and is zoned R2 Low Density Residential (the R2 Zone).

The proposed development comprises:

- Demolition of COLA and demountable classrooms;
- Removal of 16 trees along the Copeland Street frontage;
- Excavation works;
- Construction of a new two (2) storey classroom building with undercroft car parking; and
- Compensatory planting and associated landscaping works.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on information referred to herein and/or appended to this report and a site inspection undertaken on 22 January 2019.

2 Background

2.1 Pre-lodgement Meeting

On 21 July 2016, a pre-lodgement meeting was held at Penrith City Council to discuss staged alterations and additions to St Dominic's College. Among the items discussed at the meeting was the proposed Block E (building and car parking), located adjacent to the Copeland Street boundary to the south of the playing fields. Council's advice was that the proposed location was unsuitable due to the required tree removal and subsequent impacts on streetscape. Council provided the following advice:

> *"The proposed works (building and car parking) adjoining the southern boundary as proposed are not suitable. The existing trees and street scape must be retained and protected… Any works subject of a development application must retain the trees and ensure that the southern boundary setback zone between the property boundary and the sports field is not compromised.*
>
> *It would appear that available site area is a problem and the applicant is encouraged to prepare a site wide master plan or scheme which increases floor space vertically rather than further expansion into landscape areas.*
>
> *If development is pursued, the trees and setback area is to be protected, with suitable setbacks to protect the structural root zones and viability of the southern boundary landscaping…"*

2.2 Site Wide Masterplan

The applicant commissioned a site wide master plan to investigate the options for an alternative location for proposed Block E, including the feasibility of vertical expansion. As indicated in **Figure 1**, developable area is very limited.

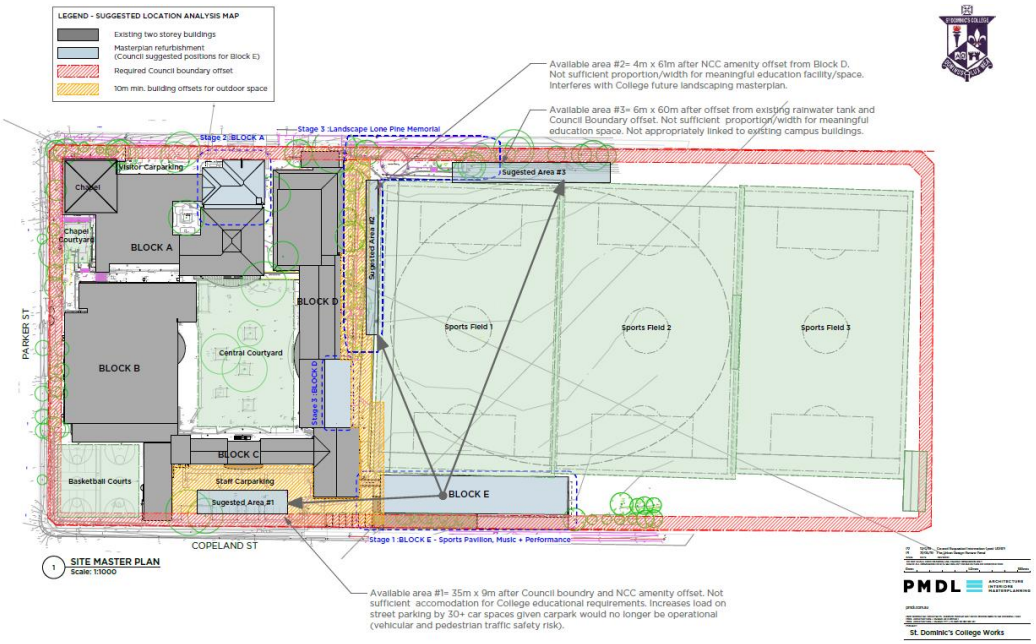

Figure 1 Site Masterplan

2.2.1 Option 1: Alternative Locations

The site master plan has considered locating the proposed Block E elsewhere in the site. The outcome of these investigations is that the most viable location for accommodating the required learning spaces at education guideline proportions on the site is the currently proposed location of Block E.

Suggested Location 1: Existing Copeland Street Carpark

The existing staff carpark on Copeland Street was investigated as a potential location for Block E. However, after considering the National Construction Code (NCC) quality outdoor

2 Background

space requirements for building separation from existing Block C, and minimum DCP setback, the remaining developable area is insufficient to house proposed Block E (see **Figure 2**).

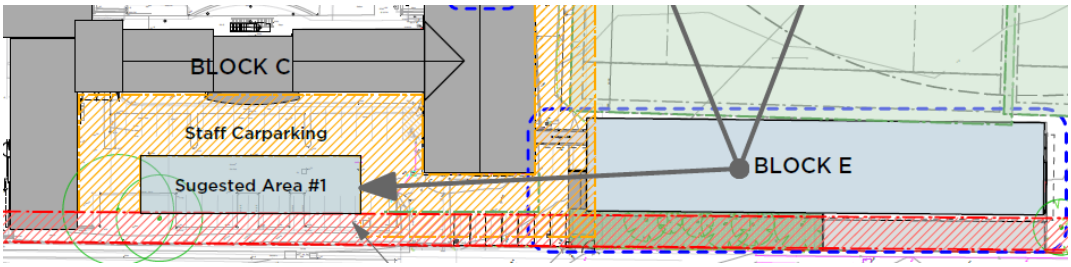

Figure 2 Potential building envelope (indicated in white) within Copeland Street Carpark

Suggested Location 2: Between Block D and Sports Field 1

The area between existing Block D and Sports Field 1 was considered. However, the NCC building separation requirements meant that the building envelope was not wide enough to support the accommodation schedule of the proposed Block E (see **Figure 3**).

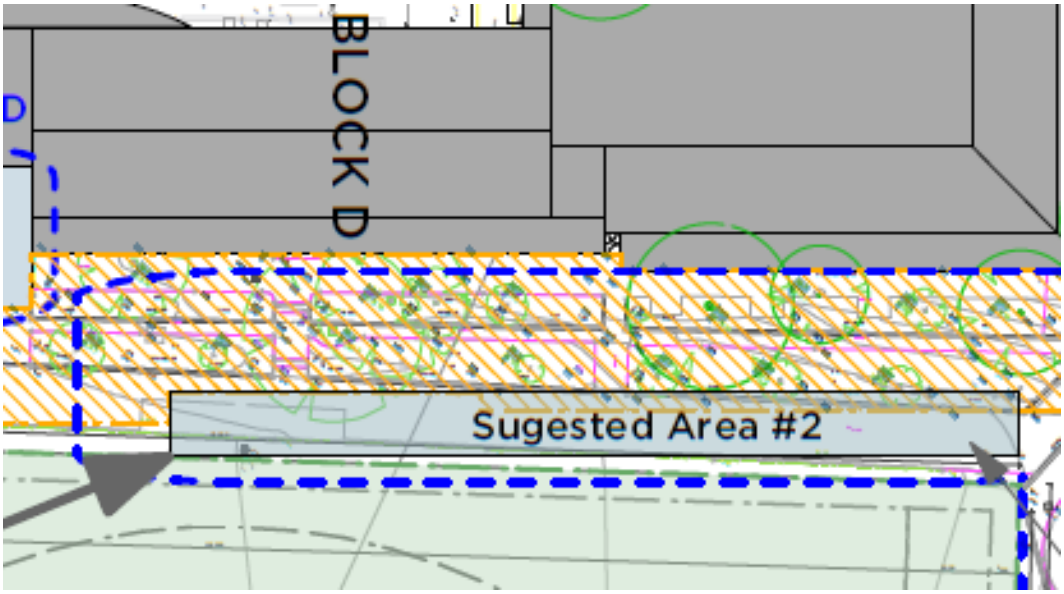

Figure 3 Potential building envelope between existing Block D and Sports Field 1 (note: image is rotated 90º clockwise from plan view)

Suggested Location 3: Gascoigne Street frontage

Consideration was given to locating the building along the Gascoigne Street frontage. However, the potential building envelope is restricted by the Playing Fields and minimum DCP setbacks and is insufficient to accommodate proposed Block E (**Figure 4**). In addition, this option would have also required a greater extent of tree removal along the Gascoigne Street frontage.

2 Background

Figure 4 North of Playing Fields on Gascoigne Street frontage

2.2.2 Option 2: Vertical Expansion

Investigations were undertaken to establish the viability of vertical expansion above existing buildings. In planning terms, the option of vertical expansion will result in a significant breach of the Building Height Control (8.5 metres) for the site.

A review of existing building stock has revealed that the existing structures were engineered as two-storey buildings and cannot structurally support additional levels. Therefore, vertical expansion would require demolition of existing building stock that still has considerable useable lifespan to make way for a four-storey built form. This would cause extended interruptions to College operations and does not represent economic or orderly development of the site. Accordingly, vertical expansion is not considered to be a viable option.

2.2.3 Options for Tree Retention

Upon confirmation that the proposed location is the only viable location within the site to accommodate Block E, the Project Team looked at retention values of the trees and a range of options for redesigning the building to preserve some of the trees, including:

- Investigations regarding tree protection zones to establish if the building could be moved;
- Engineering investigations to establish how far north the basement car park could be moved and how much of Level 1 and 2 could be cantilevered along the southern elevation;
- Research into the playing fields to establish if they could be reduced in size without compromising competition standards; and
- Architectural mock ups to establish if the building could be functionally designed around tree protection without encroaching onto the adjoining playing field.

It was also identified that retaining the existing trees will preclude the natural ventilation of the proposed car park, thereby requiring ongoing mechanical ventilation of the basement area.

Tree Retention Values

The Arborist reviewed 31 existing trees along the Copeland Street frontage (see **Figure 5**) and identified:

- Four (4) trees with very low retention value;
- Twelve (12) trees with low retention value; and
- Fifteen (15) trees with moderate retention value.

None of the trees were identified as having high retention value.

2 Background

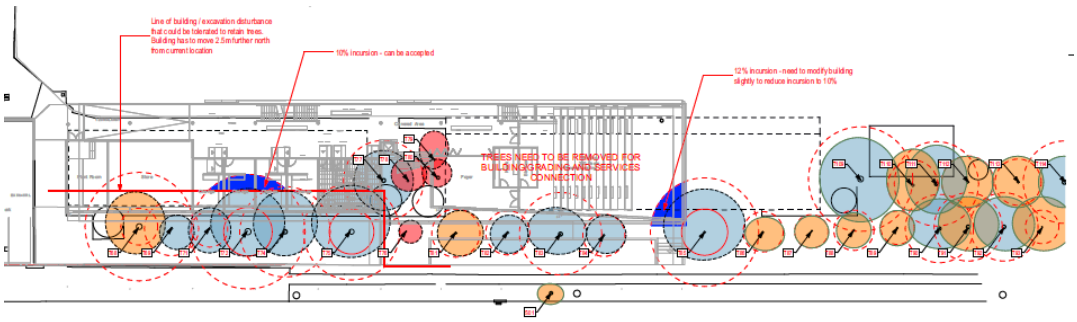

Figure 5 Extract of Tree Retention Value Plan prepared by Arterra Design

Tree Protection Zones

The Arborist prepared a plan (**Figure 6**) to indicate the design implications for retaining the trees.

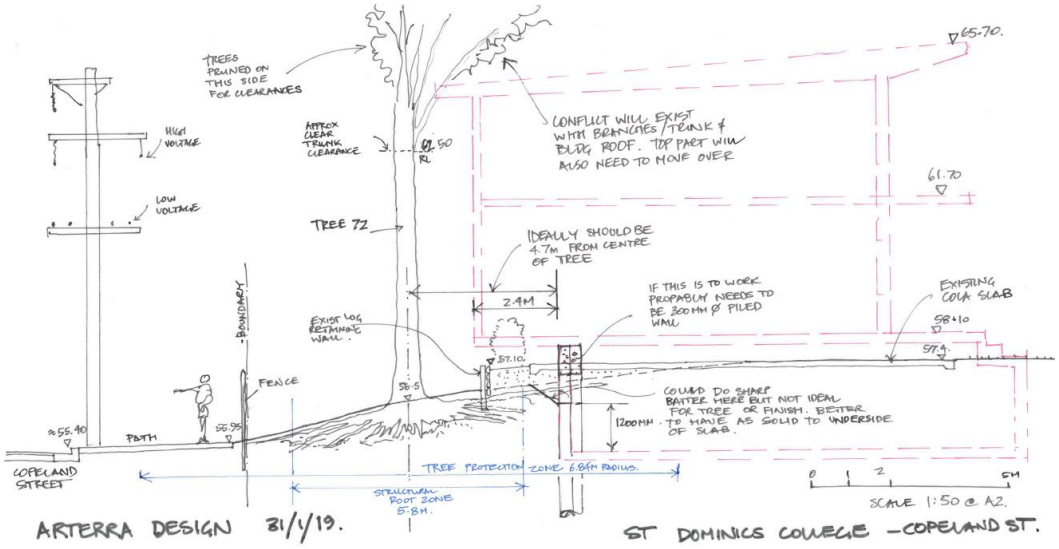

Figure 6 Tree protection sketch by Arterra Design

The plan revealed that the basement would need to move north by a minimum of 2.4 metres in order to clear the Structural Root Zone (SRZ) and retain the trees. Further, the plan identifies that there will be a conflict with the branches and trunk of Tree 72 and the roof of Block E. Investigations therefore identified that the entire building would need to move north in order to retain the trees.

Moving the Building North

The Architect and the Structural Engineer investigated options for redesigning the basement carpark to move it 2.4 metres further north and cantilevering the building as indicated in **Figure 6** above to preserve the SRZ. However, this option presents the following issues:

- Due to the natural fall of the site, if the basement carpark were located 2.4 metres further north, it's northern edge would protrude into the dead ball zone of the sports field above ground level, creating a hazard on the sports field; or
- If the basement carpark was redesigned to protect the trees and clear the sports field, the head height within the basement car park would not comply with Australian Standards minimum 2.2 metres for accessible car parking.

As indicated in **Figure 7,** the sports fields currently accommodates competition playing fields for soccer, rugby, AFL and cricket. The St Dominic's College fields provide the requisite 100 metres between goal lines but are slightly short on NSW Office of Sports guidelines for the dead ball area (providing 6 metres instead of 8 metres) and the media/circulation zone (providing 2 metres instead of 3 metres). Any further encroachment into the playing fields

2 Background

would be unsafe and deteriorate compliance with the NSW Office of Sports guidelines. Accordingly, moving the basement carpark further north is not a viable option and would not represent a good planning outcome.

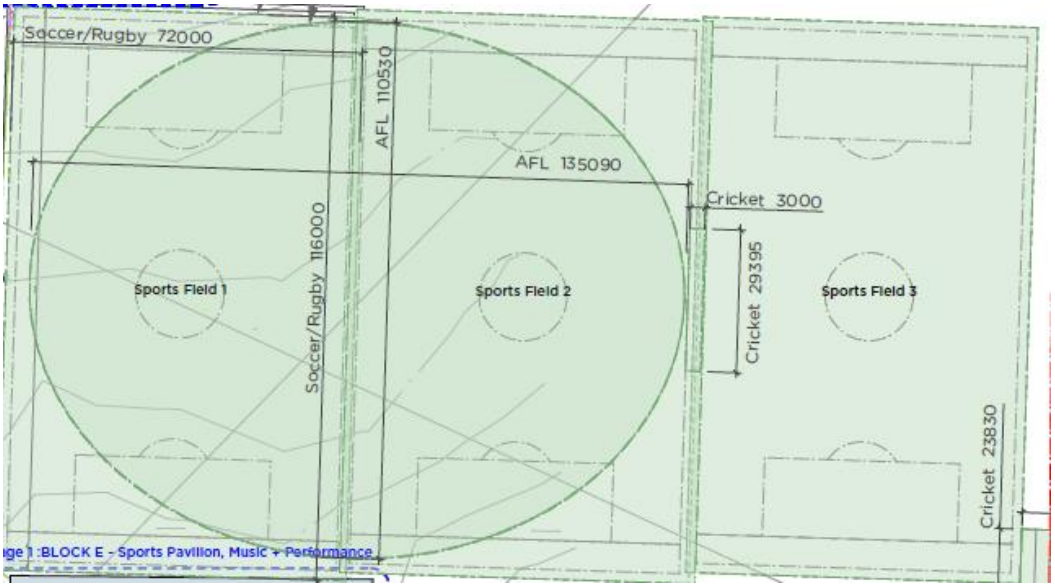

Figure 7 Sports fields including game markings

2.2.4 Redesign the building

The architect has investigated the option of redesigning the building to reduce the depth by the required 2.4 metres. However, given the maximum depth of the building is 12.530 metres and the majority of the building is thinner, reducing the building depth by 2.4 metres represents a reduction of almost 20% to the floorplate width, which is not feasible for the effective operation of the learning spaces, NCC required circulation and it's connection to the playing fields.

2.3 Mitigation Strategies

Based on the outcome of these investigations and further to discussions with Council planning and landscape staff on 26 March 2019, the project team has focused on mitigation of the environmental impacts and recreating the landscaped streetscape as follows:

2.3.1 Landscaping

- Removal of sixteen (16) trees (see **Figure 8**), of which:
    - Four (4) have "Very Low" retention value;
    - Two (2) have "Low" retention value; and
    - Ten (10) have "Moderate" retention value.

  (Note: extensive pruning to existing trees has been implemented for powerline clearances adjacent to overhead high voltage power lines.)
- Retain all existing trees to the east of the proposed development, adjacent to Copeland Street; and
- Proposed compensatory planting and landscaping design.

2 Background

Figure 8 Proposed tree removal along streetscape

2.4 Urban Design Review Panel

On 29 May 2019, the project team attended the Urban Design Review Panel at Penrith City Council for feedback and discussion about the proposed development. Following are the conclusions and recommendations provided by the Panel (see **Appendix 1**) and how the project team has responded.

Table 1 UDRP Recommendations and Conclusions & Project Response

UDRP Conclusion/ Recommendation	Project Response
In terms of form, scale and architectural design, the proposed building is an attractive solution which would not detract from existing streetscape quality	• No further amendments have been made to the architectural design of the building.
Although existing streetscape quality would be affected by the removal of several existing trees, in order to accommodate the proposed building, visual impacts could be moderated by compensatory plantings. Compensatory plantings should comprise at least three clusters of eucalypts in the existing carpark which is immediately west of the proposed building site, with trees located to avoid or minimise contact between mature canopies and existing high voltage power lines. Two or three parking spaces could be lost or might need to be relocated in order to accommodate these compensatory plantings.	• Removal of two car parking spaces in existing Copeland St carpark to the west of proposed Block E to create new planting beds; and • Planting of eucalypts in the two new planting beds and one existing planting bed in the Copeland St carpark to visually merge with the row of existing trees that are to be retained along the central and eastern portions of the Copeland Street frontage.
Hedge planting along the Copeland St frontage of the proposed building could be reduced, with shrubs located to highlight major building entrances and enhance the amenity of outdoor break-out spaces.	• Re-design of landscaping along the Copeland Street frontage to create vista views of the new building, and cluster plantings to highlight building entrances and enhance the streetscape; and • Improve soil in existing raised beds around the basketball courts on the corner of Copeland Street and the Northern Road and plant Photinia hedge to screen the full extent of the block wall.
Amended landscape plans should be reviewed by the Panel	• Amended plans were submitted to the Panel on 9 July 2019 for review.
Response from UDRP on amended landscape plans: Amended landscape plans are consistent with my recommendations per UDRP letter 20 June and the diagram which was attached to that letter. I am satisfied that proposed 'compensatory' tree plantings would moderate visual impacts of proposed tree removal, and that amended street-front plantings provide a more-appropriate foreground to the proposed building. In terms of streetscape quality, the proposed compensatory plantings would make amends for tree removal	• Proposal maintains compensatory tree plantings.

2 Background

Table 1 UDRP Recommendations and Conclusions & Project Response	
UDRP Conclusion/ Recommendation	**Project Response**
associated with previously-approved works at the school, and would ensure that impacts of the current proposal are acceptable	

3 Site Context

3.1 Location

The site is located 500 metres north east of Penrith Town Centre and 500m north west of Kingswood Train Station. The site has frontage to Copeland Street to the south, Phillip Street to the east, Gascoigne Street to the north and Parker Street to the west (see **Figure 9**).

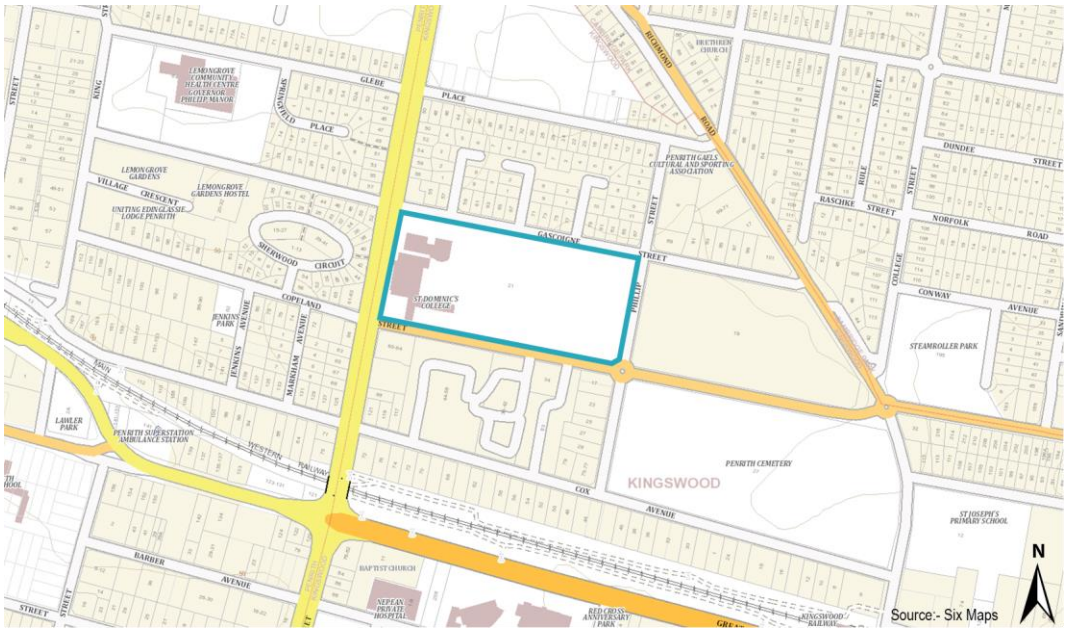

Figure 9 Site Location

3.2 Site Description

The site is legally described as Lot 1 in Deposited Plan (DP) 76600 (see **Figure 10**). The site has an area of approximately 5.3 hectares and is rectangular in shape. The topography of the site is relatively flat with a gentle fall from the north to the south. The site contains some localised sloping cause by battering and retaining walls to generally create a level site. Improvements include school buildings, playground spaces, sports courts, COLAs, playing fields, car parking and ancillary development. Vegetation is planted around the site boundaries with the exception of the south western corner adjacent to the basketball courts and the south eastern corner adjacent to the cricket nets.

Figure 10 Site Context

3 Site Context

The College is located on an island site, which has approximately 355 metres of frontage to Gascoigne Street (north) and to Copeland Street (south); and 160 metres of frontage to Parker Street (west) and to Phillip Street (east).

Figure 11 to **Figure 14** are images of the site and proposed location for Block E.

Figure 11 COLA and demountables to be demolished and site of proposed Block E (looking south-east)

Figure 12 Existing demountable buildings to be demolished and site of proposed Block E

3 Site Context

Figure 13 Existing Copeland Street staff carpark and Block C (left) and D (right)

Figure 14 Sports fields (looking north-east)

3.3 Surrounding Development

The southern and eastern boundaries of the site adjoin the IN1 General Industrial Zone, which contains warehouses, workshops and other commercial and industrial development consistent with the zoning. To the north and the west of the site is low density residential housing. To the

3 Site Context

south-east of the site is Kingswood Cemetery and further to the south is the M4 Motorway (see **Figure 15**).

Figure 15 Surrounding Development

Images of surrounding development are included in **Figure 16** to **Figure 19**.

Figure 16 Council Depot carpark opposite St Dominic's College on Copeland Street

3 Site Context

Figure 17 Council depot building on opposite side of Copeland Street to St Dominic's College

Figure 18 Industrial construction along Copeland Street

3 Site Context

Figure 19 Commercial development along Old Northern Rd in proximity of the site.

4 Proposed Development

4.1 Summary of Proposed Development

The proposed development is to provide specialist music, performance and physical education facilities for the existing student population and replace the existing demountable general learning areas. An extract of the proposed Site Plan is provided at **Figure 20**. The proposed development comprises:

- Demolition of existing demountable buildings, shed, COLA and removal of 16 trees;
- Earthworks to create a partial sub terranean level of proposed Block E;
- Construction of a new two-storey Block E building and undercroft car park; and
- Landscaping works including:
    - Compensatory planting along the Copeland Street boundary;
    - Hedge planting along corner of Old Northern Rd and Copeland Street; and
    - Landscaping works adjacent to proposed new Block E.

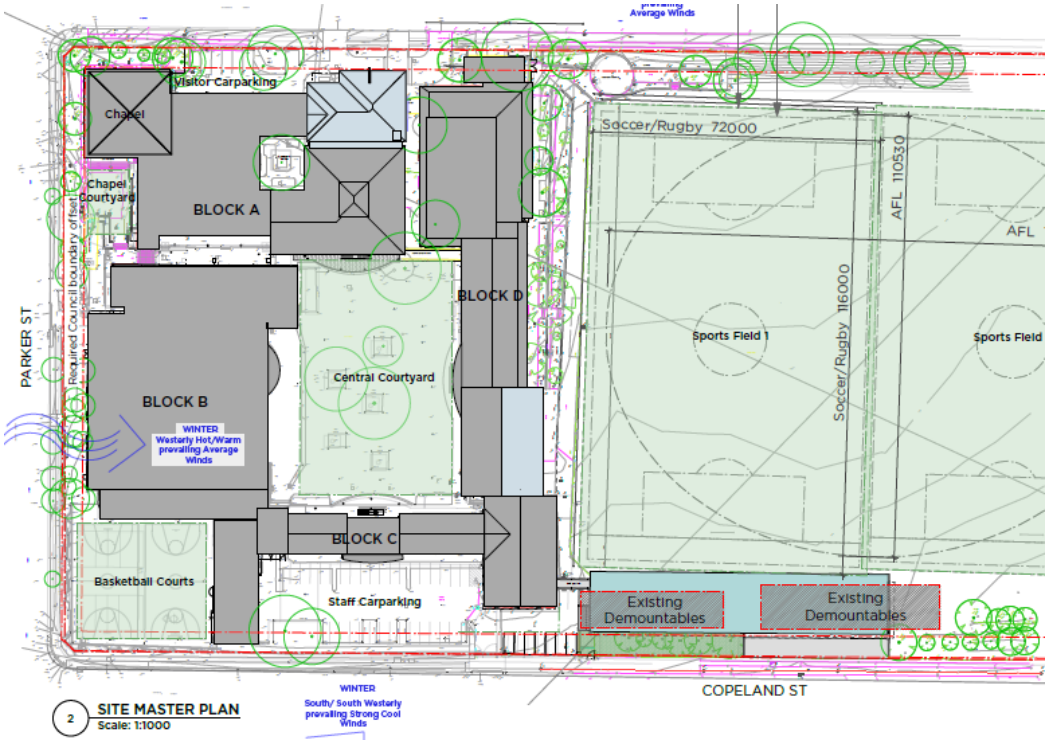

Figure 20 Extract of Site Plan

The following subsections provide a more detailed description of the proposed development.

4.2 Demolition and Site Preparation

The proposal requires the removal of 16 trees located along the Copeland Street boundary to enable the construction of the proposed works to proceed. Of the sixteen trees to be removed, there are;

- Eight (8) Corymbia maculata;
- One (1) Causarina cunninghamiana;
- One (1) Corymbia citriodora;
- Three (3) Acacia floribunda;
- One (1) Eucalyptus microcorys; and

4 Proposed Development

- Two (2) Eucalyptus tereticomis.

Full details of the trees to be removed are included in the Arborist Report prepared by Arterra at **Appendix 6**.

Figure 21 is an extract from the Tree Removal and Protection Plan within the arborist report, and indicates the location of the trees to be removed in relation to the proposed development.

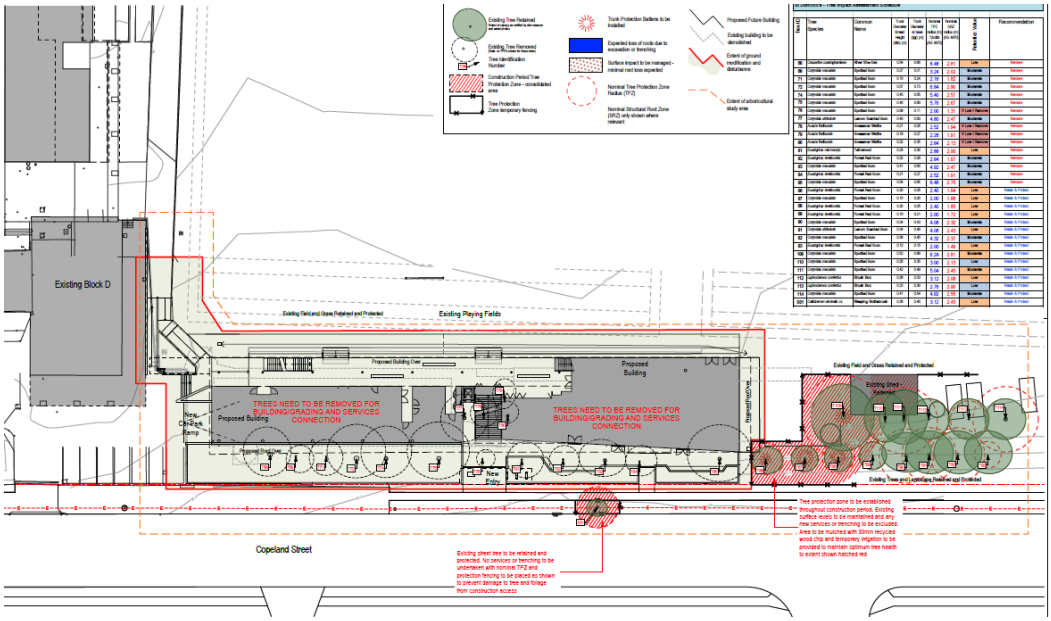

Figure 21 Extract from tree protection and removal plan

As discussed in the **Section 2** of this SEE, extensive site analysis and consideration of alternative locations for the proposed building have been undertaken in consultation with Council in an effort to retain the trees. However, these investigations have concluded that the only viable location for proposed Block E is the subject of this development application. Tree removal in this instance is unavoidable and compensatory planting is proposed. These impacts are discussed further in **Section 5.2.1**.

4.3 Earthworks

Excavation is required to a maximum depth of 3 metres to form the partially sub terranean level of proposed Block E. Excavation is proposed to be partially within clay soils, and partly within weathered shale bedrock.

4.4 School Facilities

Architectural plans are provided at **Appendix 3**. Following is a detailed description of the construction of the new two storey Block E building (see **Figure 22**).

- Level 0
    - Under croft car park comprising 12 parking spaces, including 1 accessible space;
    - OSD tank;
    - Rainwater tank;
    - Lower level of multi-purpose learning space;
    - Storage;
    - Lift well, stairs and circulation area.

4 Proposed Development

- Level 1
    - Two (2) change rooms;
    - Gym;
    - Male, female and accessible toilet facilities;
    - Services and communications rooms;
    - Foyer;
    - Upper level of multi-purpose learning space;
    - Kiosk;
    - Bio box;
    - PE store;
    - Mechanical plant room;
    - Lift well, stairs and circulation areas.
- Level 2
    - Three (3) General Learning Areas (GLA);
    - One (1) PE GLA;
    - Store;
    - Three (3) music practice rooms;
    - Two (2) music GLAs;
    - One (1) Performance GLA including stage;
    - Mechanical plant room;
    - Lift well, stairs and circulation areas; and
    - Walkway bridge connecting Block E to existing Block D.

Figure 22 Extract of perspectives for new Block E

4 Proposed Development

4.5 Landscaping

Landscape plans are provided at **Appendix 5**. Compensatory replanting of twenty-one (21) trees that are suitable for the site is proposed within the existing staff car park and along the Copeland Street boundary (see **Figure 23**). Given the site constraints of the high voltage power lines and buildings, the tree height and canopy dimensions of proposed species have been taken into consideration to ensure they are suitable. All works are consistent with the amended landscape plans reviewed by the UDRP. The species proposed include *Corymbia maculata*, *Tristaniopsis laurina* 'Luscious', *Harpulia pendula*, and *Magnolia grandiflora* 'Little Gem'. A render of the proposed Copeland St streetscape is provided at **Figure 24**.

Landscape gardens and hedging is also proposed between proposed Block E and the Copeland Street boundary and to the east of proposed Block E and hedging is proposed to obscure the block wall along the Copeland Street and Old Northern Road boundaries around the basketball courts.

Figure 23 Extract of proposed landscape works

Figure 24 Render of proposed landscaping scheme and Copeland St streetscape (looking west)

4.6 Car Parking

The proposed compensatory planting scheme will result in the loss of two (2) car parking spaces from the existing staff car park along Copeland Street and one (1) accessible space is proposed to be relocated.

A new carpark is proposed in the undercroft of Block E and will provide twelve (12) car parking spaces (including one (1) accessible space). This will result in a nett gain of nine (9) car parking spaces for the site. The proposal doesn't involve an increase to the total number of students or staff, and therefore this nett gain is for the betterment of the current school operations.

5 Environmental Planning Assessment

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

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

- Compliance with relevant planning policies and controls
- Landscaping
- Built Form and Streetscape
- Transport, Traffic and Parking
- Visual Impact
- Social Impacts
- Economic Impacts
- Accessibility
- Contamination

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

5.1 Planning Controls

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

5.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

The proposed development involves excavation works to create the partially sub-terranean lower level of Block E. Excavations will have a maximum depth of three metres.

The subject site has been used for educational establishment purposes since 1960 and has not been used for a purpose referred to in Table 1 of the contaminated land planning guidelines.

A geotechnical investigation (**Appendix 7**) and Soil Assessment & Preliminary Waste Classification (**Appendix 8**) have been carried out in relation to the excavation works. The borehole investigations carried out within the footprint of the proposed development found the following:

Restricted Solid Waste at the location of BH1;

Special Waste – Asbestos Waste at the location of BH3;

General Solid Waste (non-putrescible) in all other sampled locations.

The Soil Assessment & Preliminary Waste Classification concluded that the site can be made suitable for the proposed development provided that:

- A DSI is undertaken to confirm potential sources and extent of identified areas;
- A Remediation Action Plan should be prepared, as required;
- The Construction and Environmental Management Plan should also be produced in support of the proposed development works containing an ‘unexpected finds’ protocol; and
- Any materials proposed to be excavated and disposed offsite during proposed works must be separated, stockpiled and classified in accordance with EPA Guidelines.

5 Environmental Planning Assessment

It is considered that, in accordance with Clause 6(1) of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55), the proposed development does not constitute a change of use of the land in that zone, therefore the provisions of SEPP 55 are not relevant to the proposed development.

5.1.2 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2018

Part 4 of the Education SEPP sets out specific development controls for schools and Part 7 sets out the general development controls. An assessment against the relevant controls in the Education SEPP is contained in **Table 2**.

Table 2 Assessment against Relevant Provisions of the Education SEPP

Provision	Assessment	Consistent
Clause 35 Schools – Development Permitted with Consent		
35 (1) Development for a purpose of a school may be carried out on land in a prescribed zone.	The site is zoned R2 Low Density Residential, which is a prescribed zone and the site of an existing educational establishment.	Yes
35(6) Before determining a DA, the consent authority must take into consideration: (a) The design quality of the development when evaluated in accordance with the design principles set out in Schedule 4, and	A design statement which assesses the proposal against the design principles in Schedule 4 has been provided at **Appendix 4**.	Yes
(b) Whether the development enables the use of school facilities to be shared with the community	The development does not prevent the continued use of the school facilities by the community.	Yes
Clause 57 Traffic Generating Development		
57 (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 the existing premises, or (ii) New premises On a site that has direct vehicular or pedestrian access to any road.	St Dominic's College does not propose to increase students as part of this DA. However, the site has direct vehicular and pedestrian access to Copeland Street and Gascoigne Street and the proposed development: • will result in seven new GLA classrooms, which are have the capacity to accommodate 50 or more additional students. Further discussion about parking is provided in **Section 5.2.6** of this SEE.	Yes
57(2) Before determining a DA for development to which this clause applies, the consent authority must: (a) Give written notice of the application to RMS within 7 days after the application is made, and (b) Take into consideration those matters referred to in subclause (3).	Council must give written notice of the application to the RMS and take into consideration the matters referred to in subclause (3).	Yes
57(3) The consent authority must take into consideration: (a) Any submission that RMS provides in response to that notice within 21 days after the notice was given, and	Council must take into consideration any submissions received from RMS. There is no increase in student numbers proposed in this DA. The additional buildings are required to provide specialist sport, music	Yes

5 Environmental Planning Assessment

Table 2 Assessment against Relevant Provisions of the Education SEPP		
Provision	**Assessment**	**Consistent**
(b) The accessibility of the site concerned, including: (i) The efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and (ii) The potential to minimise the need for travel by car, and (c) Any potential traffic safety, road congestion or parking implications of the development.	and drama facilities for existing students and to replace existing portable classroom spaces with permanent facilities. The proposed development includes a nett increase of nine (9) car parking spaces. The new carpark will be accessed via the existing staff carpark on Copeland Street. No new vehicular access to Copeland Street is proposed. The existing traffic arrangements are satisfactory for the accessibility of the site and parking provision is considered suitable for the school.	

5.1.3 Penrith Local Environmental Plan 2010

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

Table 3 Assessment against Relevant Provisions of LEP		
Provision	**Assessment**	**Consistent**
Clause 2.2 Zoning: • R2 Low Density Residential	Educational Establishments are permissible within the R2 zone.	Yes
Clause 4.3 Height of Building: • 8.5 metres	The maximum height of the proposed building is <8.5 metres from existing ground level as indicated on Section Plan DA320 within **Appendix 3**.	Yes
Clause 7.1 Earthworks: Consent authority must consider: • Likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality; • Effect of the development on likely future use of the land; • Quality of the fill or soil to be excavated; • Effect of development on the existing and likely amenity of adjoining properties; • Source of any fill material and destination of excavated material; • Likelihood of disturbing relics; • Proximity to and potential for adverse impacts on any waterway; • Appropriate measures proposed to avoid, minimise or mitigate the impacts of the development	A Geotechnical Assessment and a Soil Assessment & Preliminary Waste Classification Report have been prepared by AssetGeo and are provided at **Appendix 7**.and **8** respectively. Works would be carried out consistent with the findings and recommendations of these reports, in compliance with Clause 7.1 of the LEP.	Yes
Clause 7.4 Sustainable Development Consent authority must have regard to principles of sustainable development:	A Section J Report will be finalised prior to the Construction Certificate indicating that the Annual Energy Consumption of proposed Block E is 0.43% less than that of the Reference Building and is therefore compliant with JP1.	Yes

5 Environmental Planning Assessment

Table 3 Assessment against Relevant Provisions of LEP		
Provision	**Assessment**	**Consistent**
• Conserving energy • Building design and orientation • Passive solar design • Natural ventilation • Energy efficiency • Water conservation and reuse • Waste minimisation and recycling	The building will have passive solar access through glazing along the northern façade. Natural ventilation is provided in the undercroft car park, negating the need for mechanical ventilation. Natural ventilation can be provided throughout proposed Block E and is supplemented by mechanical ventilation for extreme weather. Rainwater tanks are used throughout the site.	

5.1.4 Penrith Development Control Plan 2014

Table 4 provides a summary assessment of the proposed development against the relevant provisions of the DCP.

Table 4 Assessment against Relevant Provisions of DCP		
Provision	**Assessment**	**Consistent**
Part C1 Site Planning and Design Principles		
1.1 – Site Planning • Qualities and character of existing urban form	A comprehensive site planning process has been undertaken as detailed in **Section 2.2** of this SEE. The proposed two-storey built form is consistent with the character of the existing built form.	Yes

1.2 – Design Principles
• Energy Efficiency
• Height, bulk and scale;
• CPTED principles:
  ○ Natural surveillance;
  ○ Access control;
  ○ Territorial reinforcement;
  ○ Space management
	A design statement has been provided by PMDL Architecture in relation to the design quality principals pursuant to Schedule 4 of the Education SEPP and is provided at **Appendix 4**.
	
	A Section J report will be finalised prior to the Construction Certificate to demonstrate that the design meets the required energy efficiency requirements.
	
	The height, bulk and scale of the design has been mitigated by meeting the height control and through the use of design elements such as building materials to create articulation and present a high quality built form to the streetscape. The UDRP commented, "*in terms of form, scale and architectural design, the proposed building is an attractive solution which would not detract from existing streetscape*".
	
	CPTED principles are met through a variety of design strategies, which are detailed in **Section 5.2.8** of this SEE
		Yes

Part C2 Vegetation Management		
2.1 – Preservation of Trees and Vegetation • Site Planning and Design; • Protection of Trees During Construction	The proposed development requires the removal of sixteen (16) trees along the Copeland Street frontage. **Section 2** of this SEE has detailed the site planning process that has been undertaken in an effort to preserve the trees. This process has identified that the proposed location and design are the most appropriate to provide essential facilities for the College's existing student population.	Yes

5 Environmental Planning Assessment

Table 4 Assessment against Relevant Provisions of DCP		
Provision	**Assessment**	**Consistent**
	An arborist report has been provided at **Appendix 6** and details the trees proposed for removal, tree protection measures during construction and a replanting schedule. Landscape plans are provided at **Appendix 5** and detail compensatory planting and proposed landscaping works.	
Part C3 Water Management		

3.2 – Catchment Management and Water Quality
• Addressing potential catchment impacts;
• WSUD Systems:
  ○ WELs scheme water fittings;
  ○ Rainwater tanks to meet 80% of non-potable demand;
  ○ Passive cooling methods and natural ventilation
• Stormwater quality: Pollution reduction loads –
  ○ 90% reduction total gross pollutant;
  ○ 85% reduction Total Suspended Solids;
  ○ 60% reduction Total Phosphorous;
  ○ 45% reduction Total Nitrogen
	Civil engineering plans have been prepared by SGC Engineering and provided at **Appendix 12**.
	
	The proposal includes a combined rainwater tank (with a capacity of 26.65m^3) and OSD tank (with a capacity of 35.28m^3) which exceeds the DCP requirements. The rainwater reuse tank will be used for watering the sport fields and irrigation purposes.
	
	The OSD tank includes an overflow chamber that will filter water through an Enviropod and into the existing stormwater system.
	
	The plans include MUSIC modelling to confirm the proposed development will result in the following % reductions:
	
	• Total gross pollutants – 100%;
	• Total suspended solids – 88%
	• Total Phosphorus – 74%
	• Total Nitrogen – 70%
		Yes

3.6 – Stormwater Management & Drainage • Natural Environment; • Drainage; • OSD.	To offset the reduction in permeable area, the development includes a swale along the northern side of the proposed Block E that drains into a dissipation pit. Block E contains a network of stormwater downpipes that will direct water into the combined rainwater tank (26.65m^3 capacity) and OSD tank (35.28m^3 capacity). The OSD has an overflow chamber from which water will be directed through the Enviropod and discharge into the existing stormwater drainage system.	Yes
3.8 – Rainwater/ storage tanks	The rainwater tank: • will be structurally sound; • will not exceed 3 metres in height; • will be enclosed to prevent the entry of foreign matter; and • will be located in the lower level of Block E.	Yes
Part C4 Land Management		
4.1 Site Stability & Earthworks • Extent and location of earthworks.	A geotechnical report has been provided at **Appendix 7** and a Soil Assessment & Preliminary Waste Classification has been provided at **Appendix 8**. The reports address the location and extent of earthworks, soil conditions and the impacts of changing land levels. The location of proposed Block E is not on land with a slope gradient greater than 15%. Earthworks will result in excavation to form the undercroft car park to a maximum depth of 3	Yes

Table 4 Assessment against Relevant Provisions of DCP		
Provision	**Assessment**	**Consistent**
	metres. Retaining walls are proposed and detailed in the Geotechnical Report.	
4.3 Erosion and Sediment Control • Erosion and sediment control plan.	Erosion and sediment control measures are detailed in **Appendix 12**.	Yes
4.4 Contaminated Lands	Boreholes drilled for the Soil Assessment & Preliminary Waste Classification (**Appendix 8)** have identified • BH1 - a concentration of lead within the sample; and • BH3 - crysotile asbestos detected within the sample Recommendations to make the site suitable for the proposed development include: • A DSI and RAP; • Preparation of a Construction Environmental Management Plan should be prepared with an 'unexpected finds' protocol • Any material proposed for excavation and disposal offsite should be separated, stockpiled and classified in accordance with EPA Guidelines prior to disposal. The site is not in proximity to a waterway, and accordingly adverse impacts are considered negligible.	Yes
Part C5 Waste Management		
5.1 Waste Management Plans	A waste management plan has been provided at **Appendix 13**.	
Part C6 Landscape Design		
6.1 Landscape Design • Landscape Plans • Protection of the Environment • Neighbourhood Amenity and Character	The development has been assessed under the Category 3 (development > $2million) submission requirements in Penrith DCP, and accordingly this application includes a site analysis, landscape concept plans and landscape detail plans at **Appendix 5** and an arboricultural report at **Appendix 6**. The soil landscape has been assessed with **Appendix 8.** Species selected for planting are compatible with the environment. The proposal involves the removal of 16 trees along the Copeland Street frontage. In order to mitigate the impacts to the streetscape, compensatory planting is proposed along with a range of landscape and architectural features to ensure the site makes a positive contribution to the streetscape.	
Part C10 Transport, Access and Parking		
10.5 Parking, Access and Driveways	Twelve (12) new car parking spaces will be provided in the undercroft of Block E but three (3) existing car parking spaces will be deleted in the Copeland Street staff carpark, resulting in a net gain of nine (9) car parking spaces. This will bring total car parking provision on site to 62 spaces, including two (2) accessible spaces (55 staff parking spaces and 7 visitor spaces).	

5 Environmental Planning Assessment

Table 4 Assessment against Relevant Provisions of DCP		
Provision	**Assessment**	**Consistent**
	There are no parking controls for educational establishments contained within Penrith DCP or the RTA Guide to Traffic Generating Development. The College employs 106 FTE staff, accordingly, the increase in car parking provision represents approximately 1 space per 2 staff and is considered acceptable. Parking has been designed in accordance with Australian Standards. Natural ventilation is provided within the undercroft car park.	
Part C12 Noise and Vibration		
12.1 Road Traffic Noise	An acoustic assessment is provided at **Appendix 9**. The report identifies the road traffic noise as contributing to ambient noise levels of 62LAeq during the daytime period. The report contains a series of external construction recommendations to achieve the design internal sound levels listed in AS 2107.	Yes
Part D5 Other Land Uses		

5.4 Educational Establishments
• Location and Design:
  ○ Landscaped front setbacks;
  ○ Appropriate building heights and setbacks.
• Servicing;
• Transport, access and parking;
  ○ Separate parking for staff and parents/students;
  ○ Adequate pick up/drop off zones;
  ○ Safe pedestrian access from bus and pick up zones.
	• Landscaping is proposed along the Copeland Street setback;
	• Building height is consistent with the Penrith LEP control for the site;
	• The site is connected to all services;
	• The site has access to public transport, with three (3) bus bays and bus stops on Copeland Street and the Northern Road. The site is also 600 metres from Kingswood Train Station.
	• The site will provide 62 car parking spaces (an increase of nine (9) spaces as a result of the proposed development).
	• There will be 55 staff car parking spaces and 7 visitor parking spaces
	• There is no change proposed to drop off/pick up zones or bus stops.
		Yes

5.2 Likely Impacts of the Development

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

5.2.1 Built Form and Streetscape

The proposed built form will present to the Copeland Street streetscape as a two-storey structure with undercroft carpark. The design aims to present a modern structure with high quality finishes that are in keeping with the character of a modern school and the architecture of the local area.

Building articulation has been achieved through fenestration along the southern façade, a setback along the eastern end of the southern elevation, and changes in colour and materials. The two-storey form presents an appropriate mass and height to the streetscape that will provide a transition between the industrial development to the south and residential development to the north. The building will not result in adverse environmental impacts to surrounding development or the streetscape in terms of overshadowing, privacy or acoustic impacts.

As discussed in **Section 2.2** of this SEE, the location of the built form is highly constrained by existing improvements on site. However, proposed Block E will be setback a minimum of five

and up to six metres from the Copeland street boundary, with the second storey setback further at the eastern end of the development. Landscape planting has been included which will soften the streetscape and complement the existing environment. A tall awning will communicate a new pedestrian entry from Copeland Street to the building with a stairwell and opening with vistas through to the sports fields beyond. A lift is provided from the undercroft carpark to each level of the building.

Proposed Block E will replace an existing demountable building that is isolated from the rest of the campus and does not support collaborative learning. The proposed building will be located adjacent to the main cluster of existing Campus buildings and will be connected by accessible walkways at both ground level and first floor level. These connections provide a stronger link between the proposed and existing built form, direct, accessible pathways for students which will improve circulation and create a more inclusive facility.

Block E will provide a range of accommodation including new music and drama facilities in the form of generously proportioned classrooms on the upper level and a multipurpose/ performance space to lower ground floor, which will replace existing spaces that are inadequate for these uses and do not meet HSC sizing requirements.

The ground floor of proposed Block E will accommodate the College's outdoor education curriculum and wider Metropolitan school sporting programs. The direct interface of these facilities to the sports fields provides efficient and accessible operation to the physical learning environment. The first floor of proposed Block E features glass fronted learning spaces that make the most of solar access and the view over the fields and the trees.

5.2.2 Landscaping

As discussed in **Section 2.2** and supported by the Arborist Report at **Appendix 6**, the proposed removal of 16 trees is well founded and necessary to enable the College to provide essential specialist facilities and permanent classroom spaces for the existing student body.

In summary:

- Extensive investigations have been carried out to find an alternative location for Block E, including consideration of vertical expansion. However, the only viable location within the site is the proposed location.
- Investigations have been undertaken to establish the viability of moving the building north or redesigning the building to enable retention of the trees and neither option proved to be viable.
- The impacts to the streetscape through removal of the trees can be mitigated by compensatory planting, including planting within the existing staff carpark to the west of proposed Block E and along the Copeland Street frontage to visually merge with the existing row of trees to the east of Block E that are to be retained.
- The location of the proposed locations for replanting have been designed with input from the Urban Design Review Panel and are considered appropriate to enhance the streetscape. The species of the new plantings are appropriate for the site and the soil conditions.
- There are approximately 183 trees throughout the site, accordingly the removal of 16 trees represents less than 9% of the current population being removed. With the proposed replanting, there will be a net increase in the number of trees on the site.
- The Arborist Report states that the existing canopy coverage on the site is approximately 7,440m^2, the proposal will involve the removal of approximately 470m^2 and reinstate approximately 350m^2. Therefore, resulting in a net reduction in canopy coverage of only 120m^2 or 1.6%.

- The trees proposed for removal have all been subject to significant pruning by Energy Australia to avoid the high voltage power lines. The proposed replanting scheme has been designed to be compatible with the high voltage powerlines and built form to avoid misshapen canopies.
- Requiring the College to retain the trees would unreasonably restrict the development of the site, particularly given the relatively small reduction in canopy coverage across the site. Further, from an operational perspective, that part of the site on which the trees are located is the optimal location for the new school building.

5.2.3 Water Quantity and Quality

A combined rainwater and OSD tank will be installed in the lower level of proposed Block E. Rainwater will be directed via downpipes into the rainwater tank, and overflow into the OSD. The OSD has an overflow chamber that will direct water through an Envriopod to remove gross pollutants in line with DCP requirements before directing water into the existing stormwater system.

The proposal also includes a swale along the northern side of the development adjacent to the playing fields that directs overland flow to a detention pond on the eastern side of Block E to reduce flow into the stormwater network. Civil Engineering plans and details are provided at **Appendix 12**.

5.2.4 Existing and/or Future Character

The built form has been designed as a modern educational facility with high quality finishes that is in harmony with the character of the site and the area. The removal of the trees, will have some streetscape impacts, but these will generally be offset by the proposed compensatory replanting and landscape treatments on the site. The proposed Photinia hedge to screen the block wall along the corner of Copeland Street and Old Northern Road will improve the streetscape and character of that part of the site.

Opposite the site of proposed Block E, on the southern side of Copeland Street, the developments are industrial and commercial in nature as the zoning is IN1 – General Industrial (IN1 zone). The building height limit in the IN1 zone is 12 metres. Accordingly, proposed Block E, with a maximum height of 8.5 metres will provide a transition on the streetscape between the IN1 zone and the residential dwellings in the R2 low density residential zone to the north of the site.

5.2.5 Acoustic Privacy

An Acoustic Report has been provided at **Appendix 9**. The report details recommendations to mitigate the acoustic impacts of the development for the amenity of surrounding land users and to mitigate road traffic noise to ensure acceptable internal acoustic levels can be achieved within the classrooms.

The primary potential noise generating space within the development is identified as the theatre. Design measures to mitigate noise include non-operable glazing and the theatre doors open to an internal foyer. The predicted future noise emissions from the proposed theatre are not expected to have more than a minimal impact on surrounding receivers.

Construction noise impacts have also been assessed. Due to the nature of construction activities and the proximity of the works to sensitive receivers, it is inevitable that noise impacts will occur at times during the works. However, residential exceedances during earthworks are relatively minor. The Acoustic Report has identified a range of mitigation measures to minimise noise impacts for sensitive receivers.

5.2.6 Traffic and Parking

Access

There is no change proposed to vehicular access arrangements on the site.

Traffic

There is no change in student numbers and accordingly no additional traffic impacts as a result of the proposed development.

Parking

The proposal includes the construction of an undercroft carpark with twelve (12) car parking spaces. Landscaping works in the existing carpark and the relocation of the accessible space to the undercroft carpark will mean the development will result in a net gain of nine (9) car parking spaces. Accordingly, total car parking provision on site will be 62 spaces as follows:

- Copeland Street – staff parking – 55 spaces including one (1) accessible space (comprising 43 existing spaces retained and 12 new spaces constructed); and
- Gascoigne Street – visitor parking – 7 existing spaces including one (1) accessible space.

The College has a current cap of 1,150 student and 108 FTE staff, accordingly, the small increase in car parking provision is considered appropriate for the site.

5.2.7 Waste Management

A waste management plan has been provided detailing strategies to recycle and reuse where possible during the demolition and construction phases of the works.

No change is proposed to the existing operational waste management arrangements for the site.

5.2.8 Safety and Security

The design of the development has considered crime prevention through environmental design (CPTED) principles. Following is an overview of how the design meets these principles.

Natural Surveillance

This principle provides that effective surveillance, both natural and technical, can reduce the attractiveness of crime targets. From a design perspective, proposed Block E aims to achieve 'deterrence' through:

- Substantial frontage to Copeland Street with clear sightlines between the building and public arena;
- A clearly visible entry with good sightlines up the stairs and into the building and through to the sports field from Copeland Street;
- Landscaped area along Copeland Street will be lit as required and designed to ensure natural surveillance is not obstructed.

Access Control

This principal provides that physical and symbolic barriers can be used to attract, channel or restrict the movement of people and therefore minimise crime. Proposed Block E aims to achieve effective access control by:

- Clearly identifying the building as St Dominic's College by a sign on the awning at the entry;
- A palisade fence to regulate access; and
- Landscaping to frame the entry way and channel people through the correct pathway.

Territorial Reinforcement

This principle provides that users of a space have a sense of ownership of it and enjoyment in using it, and that well-used places reduce opportunities for crime and increase risk to

criminals. During school time, students and staff will have a sense of ownership of the new building and the landscaping around it. The site is clearly identified as a school with palisade fence separating public and private space, which will be locked when the school is not in use.

Space Management

This principal provides that a well maintained and attractive space will be well used. The landscaping and grounds surrounding the new building will be maintained by ground staff. The building will be constructed from high quality materials and present an attractive frontage.

5.3 Suitability of the Site for Development

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

5.3.1 Location

The site is zoned R2 Low Density and educational establishments are a permissible land use. The site contains an existing educational establishment. Accordingly, the location is considered suitable for the proposed development.

5.3.2 Land Stability

A Geotechnical Assessment is provided at **Appendix 7** and has identified the site as suitable for the proposed development. The Geotechnical Assessment provides recommendations for excavation works, shoring and retaining walls required as part of the construction.

5.3.3 Acid Sulfate Soils

The Soil Assessment and Preliminary Waste Classification at **Appendix 8** has identified that the site has an extremely low probability of occurrence of acid sulfate soils.

5.3.4 Contamination and Groundwater

A Soil Assessment and Preliminary Waste Classification Report has been prepared by Assetgeo and is provided at **Appendix 8**. Twelve primary soil samples and one duplicate sample were collected from six borehole locations across the site area where the new development is proposed. The boreholes were drilled to a maximum depth of 7.35mbgl.

The samples were tested to determine the presence of heavy metals, TRH, BTEXN, PAHs, OCPs, OPP, PCBs and asbestos. The indicative waste classification of the in-situ fill material tested at the site is:

- ***Restricted Solid Waste*** *at the location of BH1;*
- ***Special Waste – Asbestos Waste*** *at the location of BH3;*
- ***General Solid Waste (non-putrescible)*** *in all other sampled locations.*

The report states that

> *Identified COC impacted areas of fill material within the footprint of the proposed development exceed the adopted human health and ecological risk criteria and would not be suitable for re-use on site without further investigation, risk assessment or remediation.*

The report concludes that the site can be made suitable for the proposed development provided that:

- A DSI is undertaken to further investigate and confirm potential sources and extent of identified COC impacted areas on site;
- A Remediation Action Plan should be prepared, as required;

- The Construction and Environmental Management Plan should also be produced in support of the proposed development works containing an “unexpected finds” protocol; and
- Any materials proposed to be excavated and disposed offsite during proposed development works must be separated, stockpiled and classified in accordance with EPA Guidelines.

The DSI will be undertaken to further assess the soils and identify appropriate disposal methods, and, if required, an RAP prepared prior to the issue of a Construction Certificate.

5.3.5 Essential Services and Infrastructure

The site is already connected to electricity, water, sewage and telecommunications services.

5.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development will provide specialist educational facilities and replace portable classrooms with permanent facilities. The mitigation measures proposed for the environmental impacts identified through this assessment are considered acceptable. Accordingly, the development is not considered to be contrary to the public interest.

6 Conclusion

The proposed alterations and additions to St Dominic's College at 54 Gascoigne Street (21 Copeland Street) Kingswood have been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The proposed works require the removal of 16 trees along the Copeland Street frontage of the site. Extensive efforts have been made to avoid the removal of the trees but the proposed location of the building has been assessed as being the only viable option within the site.

While the removal of the trees will have some impact to the streetscape, compensatory planting within the existing staff carpark to the west of proposed Block E and along the Copeland Street frontage will visually merge with the existing row of trees to the east of Block E that are to be retained.

The site contains 7,440m^2 of tree canopy coverage. The proposed tree removal and replanting will result in a net loss of 120m^2 of canopy coverage, which represents 1.6% across the site.

In terms of built form, scale and architectural design, the Urban Design Review Panel has assessed the proposed Block E as being "an attractive solution which would not detract from existing streetscape quality".

A Soil Assessment and Preliminary Waste Classification has identified some contaminants in the soil within the footprint of the proposed development. A DSI and RAP will need to be prepared prior to excavation works to establish the level and extent of any potential contamination and identify appropriate disposal methods in accordance with EPA Guidelines.

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