

# ALTERATION AND ADDITION TO MERIDEN SENIOR SCHOOL SSD-39005127

Environmental Impact Statement

Prepared for **MERIDEN SCHOOL** 12 August 2022

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Project Code	P0039484
Report Number	Final

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## **SIGNED DECLARATION**

Project details			
Project name	Alteration and Addition to Meriden Senior School		
Application number	SSD-39005127		
Address of the land in respect of which the development application is made	3 Margaret Street, Strathfield NSW 2135 Lot 101 DP862040		
Applicant details			
Applicant name	Meriden School		
Applicant address	3 Margaret Street, Strathfield NSW 2135		
Details of people by whom this EIS was prepared			
Names and professional qualifications	Sarah Horsfield Master of Environmental Law (USyd) Bachelor of Town Planning (UNSW)	Anna Wang Bachelor of Town Planning (Hons) (UNSW)	Anaiis Sarkissian Bachelor of Town Planning (Hons) (UNSW)
Address	Level 8, Angel Place, 123 Pitt Street, Sydney NSW 2000		
Declaration			
The undersigned declares that this EIS:			

- has been prepared in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000;
- contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates;
- does not contain information that is false or misleading;
- addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;
- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;
- has been prepared having regard to the Department's State Significant Development (SSD)
   Guidelines Preparing an Environmental Impact Statement;
- contains a simple and easy to understand summary of the project as a whole, having regard to the
  economic, environmental and social impacts of the project and the principles of ecologically
  sustainable development;
- contains a consolidated description of the project in a single chapter of the EIS;
- contains an accurate summary of the findings of any community engagement; and

•	contains an accurate summary of the detailed technical assessment of the impacts of the project as a
	whole.

Signatures	Donalfez
	Sarah Horsfield, Director
Date	12 August 2022

## **GLOSSARY AND ABBREVIATIONS**

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
AQIA	Air Quality Impact Assessment
DaCA	Design and Creative Arts Building
BC Act	Biodiversity Conservation Act 2016
BC Reg	Biodiversity Conservation Regulation 2017
Biodiversity and Conservation SEPP	State Environmental Planning Policy (Biodiversity and Conservation) 2021
BDAR	Biodiversity Development Assessment Report
CIV	capital investment value
CMD	Centre of Music and Drama Building
CMP	Construction Management Plan
CTMP	Construction Traffic Environmental Plan
CWMP	Construction and Demolition Waste Management Plan
DCP	Development Control Plan
DPE	NSW Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EPA Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
EIS	Environmental Impact Statement
ESD	Ecologically Sustainable Development
FTE	full-time equivalent
FSR	Floor space ratio
GFA	Gross floor area
HAIA	Historical Archaeological Impact Assessment
HCA	Heritage Conservation Area
HAZMAT	Hazardous Building Materials

Reference	Description
HIS	Heritage Impact Statement
Industry and Employment SEPP	State Environmental Planning Policy (Industry and Employment) 2021
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Strathfield Local Strategic Planning Policy
NCA	Noise Catchment Areas
SDCP 2005	Strathfield Development Control Plan 2005
SDRP	State Design Review Panel
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
Site	Lot 101 DP862040
SLEP 2012	Strathfield Local Environmental Plan (LEP) 2012
SSI	State Significant Infrastructure
PCT	Plant Community Type
Planning System SEPP	State Environmental Planning Policy (Planning System) 2021
Resilience and Hazards SEPP	State Environmental Planning Policy (Resilience and Hazards) 2021
SSD	State Significant Development
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment
TfNSW	Transport for NSW
Transport and Infrastructure SEPP	State Environmental Planning Policy (Transport and Infrastructure) 2021
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design

## **SUMMARY OF EIS**

This Environmental Impact Statement (**EIS**) has been prepared on behalf of Meriden School Strathfield (**the applicant**) in support of a State Significant Development Application (**SSDA**) for Meriden Senior Campus at 3 Margaret Street, Strathfield (**the site**).

As the proposal is for the purposes of a school with a capital investment value of \$52,342,512 excluding GST, it is classified as a State Significant Development (**SSD**) under Clause 15(2) of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning System SEPP**).

An aerial photograph of the site detailing the development footprints is provided at Figure 1.

#### Figure 1 Aerial photograph



Source: Urbis 2022

### **School Vision and Project Objectives**

For more than 125 years, Meriden has proven its ability to meet and embrace change without losing the ethos and traditions that have stood it in good stead. Meriden adheres firmly to three educational objectives:

- a high academic standard;
- the incorporation of Christian values in the educational process; and
- the creation of an environment conducive to the personal, intellectual and physical development of young women.

Meriden is renowned for its high-quality creative arts program. Not only do the School's students artwork win prestigious awards and competitions, the creative arts and social science program at the School has a high participation rate. The current facilities for Design and Creative Arts and Social Science at the School are proving to be inadequate. The School needs more classrooms, more art studios and more non-core curriculum facilities.

To achieve this, Meriden has focused on providing for a high-quality Design and Creative Arts building, retaining the amount of open space on the Senior School campus, and providing more facilities for research and collaborative learning for Social Science, with new administrative areas.

New school facilities also need to adopt the pedagogical approaches to teaching and learning, so that the design of new educational facilities to create a calm, caring and nurturing environment that provides students with the safety and security they need to be bold and courageous in their learning.

The new Design and Creative Arts Building (**DaCA**) will be the for a wide variety of subjects including Visual Arts, Ceramics, Graphic Design, Food Technology, Design & Technology, iSTEM, Hospitality, Tech (mandatory), Engineering, and Living in the Digital World.

The new Social Science Building will provide a new home for the Social Science department and include new teaching and learning spaces that will support a range of activities for Meriden students and staff, and their wellbeing.

The new buildings will provide modern, state-of-the art learning and play spaces for its students, which will still preserve the heritage and character of the School and environment. The new buildings have been designed to build upon the progress that the School has made in recent times, to address issues currently facing Australian school girls, to continue to prepare Meriden graduates for their futures, and enable the School to continue to make a significant contribution to Australian education.

Specifically, the intended outcomes of the project are to:

- Expand teaching and learning opportunities through the provision of contemporary classrooms in wellresourced learning department precincts.
- Include a variety of specialist facilities that support and promote lateral learning, co-curricular activities, social recreation, wellbeing and pastoral care.
- Provide ground and upper level connection throughout the Senior campus.
- Allow for additional car parking spaces for staff and a new on site pick up and drop off area, to mitigate traffic and parking issues in surrounding streets; and
- To retain same level of outdoor open space/recreational areas for the Senior school.
- Increase the capacity of the school.

#### **Feasible Alternatives**

The proposed design responds strongly to the site constraints and opportunities and is considered the best response to both the site and surrounding context.

#### A 'do nothing' approach

Alternatives to the proposal include the 'do nothing' scenario which would not achieve the project objectives. The consequences of not carrying out the project are far reaching and include:

- Failure to provide suitable learning facilities for pupils;
- Failure to accommodate the growing demand for improved general learning and design and creative arts facilities from existing pupils;
- Failure to provide suitable working conditions for teaching and administrative staff;
- Failure to create a more accessible campus for staff, pupils, and visitors;
- Failure to better utilise the existing school site and buildings; and
- Increased maintenance costs of degraded sub-standard buildings.

#### Alternative design approach

Due to the site constraints and availability of space for new development on the Meriden Senior campus, there were limited options for the siting of the proposed buildings.

The design of the DaCA and the new Social Science Building have undergone envelope option testing, to explore the different built form and articulation possibilities, through the choice of built form arrangement and architectural variations.

In the initial Masterplan design option testing, the footprint of the proposed buildings was established to reflect setback requirements and surrounding building alignments. As the functional design brief for both projects evolved, the form of buildings were further refined.

The design options have been the subject of discussions and suggestions from the project team, Strathfield Council and State Design Review Panel, which have been implemented to progressively improve the overall built form and urban design outcome of the new buildings and outdoor areas.

## The Proposal

This State Significant Development (SSD-39005127) relates to alteration and addition works to the Meriden School Senior Campus located at 3 Margaret Street, Strathfield.

Meriden School is situated in the Strathfield Local Government area and comprises three adjacent campuses. This application relates to the Senior School Campus only.

The **SSDA** seeks consent for:

- Demolition of the existing demountable to the northwest of the Senior School, for the construction of a new DaCA. The DaCA building is 3 storeys tall with a rooftop terrace and comprise two levels of basement. The basement will comprise a total of 53 staff carparks and off-street pick-up and drop-off area. The existing secondary driveway along Redmyre Road is proposed to be modified to provide vehicle access into this new basement. A new pedestrian access gate is also proposed along Redmyre Road and adjacent to the vehicle access. Level one connection is also proposed from the DaCA building to the existing Wallis Building.
- Demolition of existing DaCA building to the northeast of the Senior School for the construction of a new Social Science Building. The Social Science building is 3 storey tall, comprise part 2 basement levels of general learning and staff areas and a rooftop terrace. The existing swimming pool located next to the existing DaCA building is also proposed to be replaced with open space area and volleyball court.
- The existing Admin Building (the Ethel B. Wallis Memorial Building) is proposed to be modified (including demolition of the 'Pottery Building' portion) to provide internal connection to the proposed Social Science building.
- The removal of trees for the construction of the basement for the new DaCA building and the Social Science Building.
- Additional landscaping is proposed throughout the development area to integrate the proposed buildings with the existing school buildings.
- Increase the current senior school student cap to 1,224 students, plus the allowance for this capacity to
  exceed up to a maximum 20 additional students to allow for unanticipated enrolment fluctuations on a
  temporary basis.

(note: the current student cap for the senior school campus is 1,080 students + 20 for enrolment fluctuation – as approved under SSD 9692)

The site was identified as being the most suitable location to deliver the project objectives.

The proposal will be undertaken in accordance with the Architectural Plans prepared by Architectus at **Appendix B**. The proposed photomontage is provided at **Figure 2**.

Figure 2 Proposed Montage (street trees have been removed for the purpose of the montage)



DaCA Building 1



Social Science Building Source: Architectus 2022

## Consultation

Community and stakeholder engagement has been undertaken by Urbis and the Project Team in the preparation of the **SSDA**. This includes direct engagement and consultation with:

- Adjoining landowners and occupants;
- Local Aboriginal community as part of the Aboriginal Cultural Heritage Assessment (ACHAR);
- Environment and Heritage Group of DPE
- NSW State Design Review Panel
- Transport for NSW (TfNSW)
- Strathfield Council
- Sydney Water
- Jemena, and
- Ausgrid

The outcomes of the community and stakeholder engagement have been incorporated into the proposed development and are discussed in detail at 5 of this EIS.

## **Justification of the Project**

This EIS assesses the development as proposed with regard to relevant planning instruments and policies, and outlines the mitigation measures to ensure the project does not result in unreasonable or adverse environmental effects. Additionally, the proposed development satisfies the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project.

The key issues for all components of the project identified in the SEARs have been assessed in detail, with specialist reports underpinning the key findings and recommendations identified in the Assessment of Impacts in **Section 6**. It has been demonstrated that for each of the likely impacts identified in the assessment of the key issues, the impact will either be positive or can be appropriately mitigated.

The proposal represents a positive development outcome for the site and surrounding area for the following reasons:

#### The proposal is consistent with state and local strategic planning policies:

The proposal is consistent with the relevant goals and strategies contained in:

- Greater Sydney Region Plan: A Metropolis of Three Cities
- Our Greater Sydney 2056: Eastern City District Plan
- Future Transport Strategy
- State Infrastructure Strategy 2018-2038
- Better Placed: An integrated design policy for the built environment of NSW
- Strathfield Local Strategic Planning Policy (LSPS)
- The proposal satisfies the applicable local and state development controls:

The proposal is permissible with consent and meets the relevant statutory requirements and the objectives of the relevant environmental planning instruments, including

- State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

- State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)
- Strathfield Local Environmental Plan (LEP) 2012 (SLEP 2012)
- The design responds appropriately to the opportunities and constraints presented by the site:
  - The scale and design of the proposal respond to the village character of the campus, the landscaping setting of the streetscape, which represents a positive urban design outcome for the site.
  - The proposed development respect the heritage significance of the campus, the Redmyre Road Conservation Area and the surrounding vicinity heritage items.
  - The proposal will retain the same amount of open space pre student, by the relocation Selbourne Lawn and the provision of rooftop terraces. The open space is retained at 6.4sqm/student (taking into consideration of the increased student number).
  - The proposal will increase tree canopy coverage by 3%, from 13% to 16%.
  - The proposal will provide compliant number of staff parking and additional onsite drop-off and drop-off facility within the DaCA basement car parking, which will relief peak period traffic along Margret Street. The additional post-development traffic generated by pick up and drop off activities and staff driving to and from the school could be accommodated within the local road network and its surrounding intersections with no impact to the level of service.
  - The proposed development is deemed suitable on consideration of the traffic and transport elements of the site and its surrounds.
  - The proposal has been designed to maintain visual privacy for adjoining developments through use of setback, architectural element and landscaping screening.
  - The proposal is not anticipated to have significant shadow impacts compared to a height compliant built form.
  - Noise prediction indicate that the cumulative noise impacts from the various activities within the Senior Campus and the proposal will comply with the noise emission requirements for the site. Therefore the acoustic amenity of surrounding residential development is maintained.
- The proposal is highly suitable for the site:
  - The site is entirely suitable for the development of the proposal as it continues the use of the site as an educational establishment as identified within Schedule 1 of the Planning System SEPP
  - It is acknowledged that the site is listed as a local heritage item under the relevant local environmental plan (LEP) and is located adjacent to a Heritage Conservation Area (HCA). Notwithstanding this heritage listing, there are buildings across the site with various degrees of heritage significance. As such it is proposed that the balance of heritage conservation and impacts are considered across the senior school campus, and not in isolation for the proposal.
  - The proposal accommodates the school's changing educational needs, which allows the building to continue to play a role in the School's future plans and therefore maintain the ongoing presence of the building within the senior school campus.
  - The site is highly accessible and can be accessed by students, staff and visitors by trains, walking, and buses. The site is located within the public transport catchment and close proximity to Strathfield Town Centre.
  - The benefits associated with improving secondary school general learning and extra curriculum teaching facilities for the functional requirements of staff and students;
  - The limited environmental impacts to the sensitive receivers located near the site; and
  - The significant benefits it provides in regard to accessible internal building connections across the Senior campus and connection to adjacent buildings.

#### • The proposal is in the public interest:

- The proposal has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the controls for the site.
- Subject to the various mitigation measures recommended by the specialist consultants as summarised in **Appendix D**, the proposal does not have any unreasonable environmental or social impacts on adjoining properties or the public domain.
- The site is well serviced by public transport and various walking routes, provides sufficient staff
  parking and additional onsite pick-up and drop-off zone to improve traffic and parking condition.
- The proposal will result in the development of a state of art educational environment for staff and students.
- The proposal has been designed to make a positive contribution to the overall built form of the site, having regard to landscaping, streetscape, topography and the heritage significance.
- The proposal is sympathetic to the character of the surrounding neighbourhood and respects visual privacy to neighbouring residential dwellings.
- The proposal will contribute positively to energy efficiency and environmental sustainability. The design has incorporated many ESD features to reduce energy consumption during the life of the proposed development

In view of the above, it is considered that this SSD Application has significant merit and should be approved subject to the implementation of the mitigation measures described in this report and supporting documents.

## 1. INTRODUCTION

This section of the report identifies the applicant for the project and outlines the site history and feasible alternatives explored in the development of the proposed development, including key strategies to avoid or minimise potential impacts.

This EIS is submitted to the Department of Planning and Environment (**DPE**) in support of a **SSDA** SSD-39005127 for two new buildings and alteration and addition works to Meriden Senior Campus located at 3 Margaret Street, Strathfield (**the site**).

As the proposal is for the purposes of educational establishment (school) with a Capital Investment Value (**CIV**) in excess of \$50 million, it is State Significant Development (**SSD**) by virtue of Clause 15(2) Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**).

This EIS has been prepared by Urbis Pty Ltd on behalf of Meriden School (**the applicant**) and is based on the architectural plans prepared by Architectus and other supporting documentation appended to the report.

The EIS has been prepared in accordance with the requirements of Part 4 of the *Environmental Planning* and Assessment Act 1979 (**EP&A Act**), Division 5 of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**) and the relevant Secretary's Environmental Assessment Requirements (**SEARs**), which have been included at **Appendix A**. This EIS should be read in conjunction with the supporting information and plans accompanying the report.

## 1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in Table 1.

#### Table 1 Applicant Details

Descriptor	Proponent Details
Company	Meriden School
Postal Address	3 Margaret Street, Strathfield NSW 2135
ABN	99 000 020 762
Nominated Contact	Mr Richard Arkell, Head of Operations

## **1.2. PROJECT DESCRIPTION**

The proposal seeks consent for the following:

- Demolition of the existing demountable to the northwest of the Senior School, for the construction of a new Design and Creative Arts Building (DaCA). The DaCA building is 3 storeys tall with a rooftop terrace and comprise two levels of basement. The basement will comprise a total of 53 staff carparks and off-street pick-up and drop-off area. The existing secondary driveway along Redmyre Road is proposed to be modified to provide vehicle access into this new basement. A new pedestrian access gate is also proposed along Redmyre Road and adjacent to the vehicle access. Level one connection is also proposed from the DaCA building to the existing Wallis Building.
- Demolition of existing DaCA building to the northeast of the Senior School for the construction of a new Social Science Building. The Social Science building is 3 storey tall, comprise part 2 basement levels of general learning and staff areas and a rooftop terrace. The existing swimming pool located next to the existing DaCA building is also proposed to be replaced with open space area and volleyball court.
- The existing Admin Building (the Ethel B. Wallis Memorial Building) is proposed to be modified (including demolition of the 'Pottery Building' portion) to provide internal connection to the proposed Social Science building.

- The removal of trees for the construction of the basement for the new DaCA building and the Social Science Building.
- Additional landscaping is proposed throughout the development area to integrate the proposed buildings with the existing school buildings.
- Increase the current senior school student cap to 1,224 students, plus the allowance for this capacity to
  exceed up to a maximum 20 additional students to allow for unanticipated enrolment fluctuations on a
  temporary basis.

(note: the current student cap for the senior school campus is 1,080 students + 20 for enrolment fluctuation – as approved under SSD 9692).

The key objectives for the proposed development and the way in which these have been achieved are summarised in **Table 2**.

#### Table 2 Project Objectives

Project Objective	Proposed Development	
Expand teaching and learning opportunities through the provision of contemporary classrooms in well-resourced learning department precincts. Include a variety of specialist facilities that support and promote lateral learning, co-curricular activities, social recreation, wellbeing and pastoral care.	The proposal comprises a new Design and Creative Arts Building and a Social Science Building in the Senior campus, which will provide new state-of-the-art facilities and spaces and meet the growing demand from students and staff for contemporary teaching facilities. The proposed buildings will provide for high-quality and contemporary teaching facilities beyond what the School can currently provide and to accommodate for the anticipated growth of the Senior school.	
Provide ground and upper level connection throughout the Senior campus.	The ground plane of the proposed buildings are connected to existing school buildings via the existing "Avenue" of the campus. The building will also be integrated within the campus via proposed landscaping strategy, to reinforce the village setting of the campus. The proposed upper levels for the new buildings have been considered carefully to ensure that a consistent upper level connection to other school buildings is maintained across entire campus.	
Allow for additional car parking spaces for staff and a new on site pick up and drop off area, to mitigate traffic and parking issues in surrounding streets; and	The proposed DaCA building comprise two level of staff carparking, which complies with Council car parking provision for school staff. Level 1 basement also accommodates a on site pick-up and drop-off area, which will be used by Senior school students and alleviate the current traffic flow on Margarete Street.	
To retain same level of outdoor landscaping and recreational areas for the Senior school.	The proposed DaCA building comprise a outdoor terrace which will support food technology teaching and passive recreational activities. The proposed Social Science Building will comprise a roof top	

Project Objective	Proposed Development
	terrace for passive recreation. the open space area has been expanded adjacent to the Social Science building, which can accommodate a volleyball court. Overall, the proposal will maintain the same level of open space per student.
Increase the capacity of the school.	The proposal and the Senior Campus as a whole has been considered and developed to accommodate the proposed additional senior students. This is achieved by:
	Provide two new state of art teaching facilities
	Retaining the same level of open space per student (6.4sqm/student)
	Provide additional staff parking within the basement of the DaCA building.
	Provide onsite pick-up and dorp-off facility in the basement of the DaCA building, which will be accessed by Redmyre Road to relief peak hour traffic along Margaret Street.

## 1.3. PROJECT BACKGROUND

## 1.3.1. Relevant History and Related Development

#### 1.3.1.1. DA2014/023

A local development application was approved by Strathfield Council on 16 September 2014 for:

Alterations and additions to Meriden School, including an extension to the existing auditorium, demolition of the dwelling at 3 Margaret Street and construction of a new three (3) storey sports facility comprising four (4) sports courts, fitness room, change rooms, amenities, staff facilities and teaching spaces above one (1) level of basement parking for 60 vehicles.

#### 1.3.1.2. SSD-9692

A previous **SSDA** (SSD-9692) was approved on 20 March 2020 for works proposed on all three Meriden campuses, which includes a new building on the Senior campus:

- Senior Campus Construction of a new multi-storey Centre of Music and Drama Building (CMD)
- Junior Campus Demolition of existing dwelling and garage, construction of a new playground area and pergola.
- Prep School Construction of a new teaching and administration building.
- Construction of a new outdoor landscaped space with outdoor furniture, pergola and noise barrier at the Junior School.
- A change of use at 4 Vernon Street from a residential dwelling to an educational establishment.
- Ancillary public domain works, landscaping, drainage works and service connections.

 Increased student capacity of the Senior School to 950 students, plus the allowance for this capacity to be exceeded by up to a maximum 20 additional students to allow for unanticipated fluctuations on a temporary basis.

#### 1.3.1.3. SSD-9692-Mod-1

A Section 4.55(1A) modification application (SSD-9692-Mod-1) was approved on 29 January 2021 for the following:

- Landscape design changes to the west of the approved CMD building as the result of retaining the Senior School staff common building located between the CMD and the western boundary. The staff building was approved for demolition under Local DA DA2014/023. A Section 4.55(1A) Modification application was concurrently lodged with Strathfield Council to retain this building.
- A new OSD tank located to the rear of the CMD building. The approved rainwater tank has been relocated next to the OSD tank as a result of the detail design change post approval.
- Increase the Senior School student capacity by 130 senior students. Student capacity within Junior and Prep Schools remain unchanged.
- Housekeeping amendment to Condition C10.
- Increase student capacity of the Senior School to 1,080 students, plus the allowance for this capacity to be exceeded by up to a maximum 20 additional students to allow for unanticipated fluctuations on a temporary basis.

Accordingly, the current student capacity at the Senior campus is 1,080 students + 20 additional students to allow for unanticipated fluctuations on a temporary basis.

## 1.3.2. Key Strategies

The following key strategies have been adopted to avoid, minimise or off-set the impacts of the project:

- The project team established a True North Statement and a set of Vision Principles, which were developed through user group consultations, analysis, research and visioning workshops. The True North Statement and Vision Principles are intended to guide the development of the campus and to inform the nature and design of key projects. Together, they form the overarching vision for the campus.
- The design team undertook a master planning process to understand the context of entire Senior school campus, the sites constraints and opportunities and the site's relationship to the locality, which underpinned the development of design response.
- The design development was then informed by planning controls and site constraints, such as setback, development standards and heritage conservation.
- Early engagement with Strathfield Council, State Design Review Panel and the community also helped to refine the design scheme.
- Technical consultants input was incorporated into the proposal, including the incorporation of design mitigation measures to minimise or offset any potential impact of the development.

Overall, the proposal was informed by a master planned, well consulted and collaborative strategy.

## 1.4. RESTRICTIONS AND COVENANTS

No restrictions and covenants are applicable to the site.

## 2. STRATEGIC CONTEXT

This section of the EIS describes the way in which the proposal addresses the strategic planning policies relevant to the site. It identifies the key strategic issues relevant to the assessment and evaluation of the project, each of which are addressed in further detail below.

## 2.1. PROJECT JUSTIFICATION

The proposed development is aligned with the State, district and local strategic plans and policies applying to the site as outlined below.

## 2.1.1. NSW State Priorities

In June 2019, the NSW State Priorities were replaced with 14 Premier's Priorities, which represent the NSW Government's commitment to strengthen and improve NSW. The proposed development of Meriden School is generally consistent with the following priority:

Lifting education standards – bumping up education results for children

The proposal will provide state of art educational facilities which will contribute to the improvement of educational results for Meriden School students and therefore contribute to state-wide improvement of educational standards.

## 2.1.2. Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan* (**Region Plan**) provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities - the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability.

As mentioned in other parts of the EIS, temporary jobs will be provided in manufacturing and construction. The new school facilities and staff car park will also provide improved amenity for existing and future school staff.

A key objective of the Region Plan is creating 30-minute cities within Greater Sydney, by increasing access through different modes of transport and providing a rich mix of uses and amenities across the metropolitan area. Education facilities are considered as vital infrastructure in the city. The proposal seeks to improve the facilities of an existing school within an established neighbourhood. By doing so, it will help maintain the vibrant mix of people and activities within Strathfield.

## 2.1.3. Future Transport Strategy

Future Transport Strategy 2056 is the NSW Government's update of the 2012 NSW Long Term Transport Master Plan and was finalised on 18 March 2018.

The focus of the plan is to enable people and goods to move safely, efficiently and reliably around Greater Sydney, including having access to their nearest centre within 30 minutes by public transport, 7 days a week. The transport system will also support the liveability, productivity and sustainability of places on our transport networks.

The subject site benefits from being near the Strathfield Interchange Station and bus stops, which are within five minutes' walk of the site, as well as the School's private bus services. The site is within 20 minutes train ride to Sydney CBD and Paramatta CBD, as well as other local centres. Therefore, the site is located within a highly accessible location and is well serviced by public transport. This is reflected in the fact that Meriden senior students come from all over Sydney, with a large proportion of senior students (58% of students in the mornings and 71% of the students in the afternoons) travelling to the campus by public transport.

## 2.1.4. State Infrastructure Strategy 2018-2038

State Infrastructure Strategy 2018-2038 sets out Infrastructure NSW's independent advice on the current state of NSW's infrastructure and the needs and priorities over the next 20 years. It looks beyond the current projects and identifies policies and strategies needed to provide infrastructure that meets the needs of a growing population and a growing economy.

The Strategic objective for the Education sector is to 'Deliver infrastructure to keep pace with student numbers and provide modern, digitally-enabled learning environments for all students.'

The proposed development will help meet this objective by improving the School's facilities and outdoor play area, enabling the school to provide a better learning environment for its pupils.

## 2.1.5. Better Placed: An integrated design policy for the built environment of NSW

Better Placed – An integrated design policy for the built environment of NSW 2017 is the NSW Government Architect's Office policy to guide design. Better Placed provides clarity on what the NSW Government means by good design and outlines processes for achieving this. It has been created to assist everyone involved in design projects or the development assessment process and advocates that everyone has a role in ensuring our cities and towns are better places. The policy is based on seven objectives that define the key considerations in the design of the built environment:

- 1. Better fit: contextual, local and of its place
- 2. Better performance: sustainable, adaptable and durable
- 3. Better for community: inclusive, connected and diverse
- 4. Better for people: safe, comfortable and liveable
- 5. Better working: functional, efficient and fit for purpose
- 6. Better value: creating and adding value
- 7. Better look and feel: engaging, inviting and attractive

The Urban Design Report at **Appendix F** responds to the Design Guide for School and discuss how the proposal has adopted the seven objectives into the design process.

## 2.1.6. Eastern City District Plan

The *Eastern City District Plan* (**District Plan**) is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The intent of the District Plan is to inform local strategic planning statements and local environmental plans (LEP), guiding the planning and support for growth and change across the district.

The District Plan contains strategic directions, planning priorities and actions that seek to implement the objectives and strategies within the Region Plan at the district-level. The District Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The planning priorities and actions likely to have implications for the proposed development are listed and discussed below:

#### Planning for a city supported by infrastructure

The School benefits from good access to public transport, specifically through bus links and train services at Strathfield station. The students, staff and visitors benefit from the close proximity to public transport and the well-connected and established walkways around the School.

#### Planning Priority E3 – Providing services and social infrastructure to meet people's changing needs

With the proposed development, Meriden is adapting to changing requirements of students and trends in learning methods. Meriden has focused on providing for additional high-quality facilities for collaborative learning and new administrative areas.

As a result of the proposal, more space on the Senior School campus will be available for additional classrooms and other learning spaces. The final outcome will provide modern, state-of-the art learning and play spaces for its students, which will still preserve the heritage and character of the School and environment.

## 2.1.7. Strathfield Local Strategic Planning Statement

*Strathfield 2040: Local Strategic Planning Statement* (**Strathfield LSPS**) is a 20-year vision and framework to guide land use planning and decision making for the future of Strathfield. The Strathfield LSPS recognises Strathfield as the education centre of the Inner West and a learning hub for the Eastern City District. The Strathfield LSPS contains a number of key directions and planning priorities to achieve four key themes: liveability; productivity; sustainability; and infrastructure and collaboration.

The proposed alterations and additions to Meriden Senior School respond to the following planning priorities, which in turn support the key directions of the plan:

Planning Priority 7: Quality urban design complement all heritage and neighbourhood character

The proposal celebrates the heritage significance and landscaping setting of the site, and represents high quality design that is able to integrate with the village styled campus, respecting heritage buildings and is compatible with the neighbourhood character.

#### <u>Planning Priority 12</u>: Our specialised education cluster provides opportunities for learning, innovation and collaboration

The proposal will enable the School to provide access to a higher quality of educational facilities. The proposal can accommodate new state-of-the-art teaching facilities and spaces. This will enable high-quality and innovative teaching beyond what can currently be provided on site.

## 2.2. KEY FEATURES OF SITE AND SURROUNDS

Meriden School is situated in the Strathfield Local Government Area (**LGA**). Meriden was founded in 1897 and is an independent Anglican school for girls comprising three campuses (refer **Figure 3**), which are within close proximity to one another, however are not contiguous landholdings:

- Senior School Campus at 3 Margaret Street fronting Redmyre Road and Margaret Street
- Junior Campus at 20 Margaret Street fronting Vernon and Margaret Street
- Lingwood Prep Campus at 16 Margaret Street fronting Margaret Street

This application relates to the Senior School Campus only.

Figure 3 Meriden School Campuses



Source: Urbis 2022

The Senior School Campus is located at 3 Margaret Street, Strathfield and is the largest Meriden School campus. The site is legally described as Lot 101 in Deposited Plan 862040 and is currently owned by Meriden School. The Senior School occupies over half of the block bound by Redmyre Road and Margaret Street.

The Senior Campus has a science wing; library and resource centre; maths learning centre; centre of music and drama; marker space; design and creative arts wing (which is proposed to be demolished); pottery studio (which is proposed to be demolished); sports centre; swimming pool (which is proposed to be removed); indoor and outdoor tennis, netball and basketball courts; lecture theatre; Wallis Auditorium and Chapel; administration building and demountable classrooms (which is proposed to be removed). Landscaped grounds, including Selbourne lawn, gardens and shaded areas are provided to the west of the campus.

The Senior School Campus currently enrols 1,080 students and contains approximately 7,020sqm of recreation area, which equates to 6.4sqm of outdoor space per student.

The location of the site is illustrated in **Figure 4** and **Figure 5**. Photographs of the current site condition are provided in **Figure 6**.

Figure 4 Subject site location



Source: Urbis 2022

Figure 5 Locational context



Source: Urbis 2022

#### Figure 6 Site Photographs



**Picture 2** Viewed from Redmyre Road secondary driveway facing south-east towards Wallis Auditorium and Chapel.



**Picture 3** Viewed within the Selbourne lawn facing south with Wallis Auditorium and Chapel on the left side of the photo and demountable on the right side of the photo



Picture 4 The Wallis Building and Selbourne lawn viewed from Redmyre Road.



Picture 5 Viewed of the DaCA building from Redmyre Road (Google Street View)



Picture 6 Viewed from swimming pool and DaCA building and Admin building facing east

#### Source: Urbis 2022

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

#### Table 3 Site characteristics and key features

Descriptor	Site Details
Land Configuration	The site has an area of approximately 15,042sqm with a 162m frontage to Redmyre Road and 160m frontage to Margaret Street.
and Topography	The site is relatively flat with a gentle south to east crossfall from Margaret Street to Redmyre Road.
Local Context	The surrounding locality is described below:
	<ul> <li>North: directly opposite of Redmyre Road is the Strathfield Plaza Shopping Mall and food and drink premises, including 6 to 7-storey commercial towers and a car park. Further to the north is the Strathfield Station and Strathfield Town Square. Further to the northeast comprises high density residential towers and Burwood CBD.</li> </ul>
	• <b>East:</b> to the east of the site are residential flat buildings ranging between three to four storeys. Further to the east are taller mixed-use development.
	<ul> <li>South: to the rear of the Senior campus is an elevated four storey residential flat building at 17 Margret Street and a single storey dwelling at 15 Margret Street. Further to the south is the Meriden Prep School.</li> </ul>
	• West: directly to the west of the site is a two storey residential flat building. Further to the west are low to medium density residential dwellings.
	Photographs of the surrounding land uses are provided as <b>Figure 7</b> .
Regional Context	Beyond the site's immediate context, Meriden School is located approximately 13km west of the Sydney CBD and 3km south-east of Sydney Olympic Park. The School is 1.3km north-east of Strathfield Park, 2.5km east of Rockwood Cemetery, 2km south-east of Sydney Markets and 1km west of Burwood Westfield.
Infrastructure	Road
	Meriden Senior School is bound by Redmyre Road to the north and Margaret Street to the south.
	Redmyre Road is a part unclassified regional road to the west of its intersection with Raw Square and a part classified state road to the east. The proposed driveway is located on the regional section of the road. regional section of Redmyre Road consists of one travel lane in each direction, with a 50 km/hr speed limit. There are several kerbside parking controls along this section of road and a bus zone near the Senior School Campus.
	Margaret Street is a local road and is heavily used by vehicle and pedestrian traffic generated by the school. The road contains one travel lane in each direction and has a 50 km/hr speed limit, although is subject to a 40km/hr school zone during school peak hours. Various kerbside parking controls are in place along Margaret Street, including school bus and pick up and drop off zones associated with the school.
	Public transport
	The School is well serviced by local public and active transport services and infrastructure. Strathfield Station is located approximately 250m north-east of the

Descriptor	Site Details		
	School. Strathfield Station is a major rail hub that provides Sydney and intercity train services.		
	Bus stops are located within 400 metres walking distance from the School in Redmyre Road, The Boulevarde, Albert Road and a major bus interchange is also located at Strathfield Station. There are twelve bus routes within walking distance of the School.		
	Additionally, the School currently provides private school bus services for its students which operate along eight routes.		
	Car parking		
	There is an existing car parking capacity for 99 vehicles across the Senior and Junior Campuses, and 6 parking spaces in the Prep School campus. There is a total of 105 onsite car parking spaces across the three campuses.		
	The school contains provisions for semi-permanent off-site parking spaces. A total of 45 off-site parking spaces are available, including three spaces attached to properties owned by the school, and 42 spaces available to rent at 2 Raw Square within walking distance of the school.		
	Loading		
	All onsite loading activities currently occurs within the Senior school car park accessed via the eastern side of Margaret Street.		
	Pick up and drop off		
	The Senior school currently used the shared pick up and drop off zone positioned on Margaret Street near the main campus entry.		
Site Access	The primary pedestrian access to the Senior school campus is from Margaret Street and is via the Senior School Reception. A secondary pedestrian access point is located in the front the new CMD building on Margaret Street, and a second secondary pedestrian access is in front of Sacred Lawn on Redmyre Road.		
	The Senior school has a primary vehicular access point from the eastern side of Margaret Street, at the end of the Sports Centre. A secondary vehicle driveway is located to the western side of Redmyre Road.		

Descriptor	Site Details	
	<complex-block></complex-block>	
Ecomonto	A Sydney Water assement (for sowage) is located between the Wallis building and the	
and Covenants	Selbourne lawn, and will be in close proximity to the eastern building footprint of the new DaCA building.	
	Within the Sydney Water easement, available record drawings indicate a 750 dia MSCL pipe, with limited potholing indicating that the pipe sits relatively central to the easement.	
Services	The site currently contains and is connected to all necessary services, including electricity, gas, water, communications, drainage and sewage.	
Acid Sulfate Soils	Class 5.	
Contamination	Detailed Site Investigation has been undertaken by Douglas Partners ( <b>Appendix S</b> ) and is further disused in <b>Section 6.11</b> of the EIS.	
	The review of previous reports and results of the current investigation indicates that the site is likely to be impacted by contamination in fill notably as Polycyclic aromatic hydrocarbons ( <b>PAH</b> ), metals and potential asbestos containing materials in soil. Based on the nature of the contaminants it is considered unlikely that any significant contamination of groundwater is present and therefore does not require further assessment at this stage.	
	Based on the results of the investigation, it is considered that the site can be made suitable for the proposed development subject to implementation of contamination recommendations and the Remediation Action Plan prepared by Douglas Partners ( <b>Appendix T</b> ).	
Flooding	The site is not identified as flood prone land.	

Descriptor	Site Details	
Groundwater	The nearest surface water body is Powells Creek which is located approximately 500 m to the north of the site. Powells Creek flows into Homebush Bay, approximately 4 km to the north of the site. Based on topography, it anticipated that groundwater at the site would flow towards the north in the direction of Powells Creek.	
	A search of the Water NSW website did not reveal any registered groundwater bores within 500 m of the site.	
Bushfire Prone Land	The site is not identified as bushfire prone.	
Flora and Fauna	Eco Logical has undertaken Flora and Fauna assessment (attached at <b>Appendix N</b> ) and is further discussed in <b>Section 6.7</b> of the EIS.	
	No remnant native vegetation was recorded during the site inspection, and the vegetation present onsite was confirmed to be planted native, planted exotic and exotic grass. No evidence of threatened microbat activity or roosting habitat was detected during the survey. It is considered unlikely that threatened microbat species use habitat within the study area.	
Aboriginal Heritage	Eco Logical has undertaken an Aboriginal Cultural Heritage Assessment (attached at <b>Appendix X</b> ) and is further discussed in <b>Section 6.13</b> of the EIS.	
	The assessments concluded that:	
	<ul> <li>No Aboriginal sites were identified within the study area.</li> </ul>	
	<ul> <li>All sections of the study area have been subjected to high levels of ground disturbance.</li> </ul>	
	• All sections of the study area were found to have a nil - low archaeological potential.	
	<ul> <li>No direct impacts from the project on Aboriginal cultural heritage have been identified.</li> </ul>	
European Heritage	The entire Senior School Campus is listed as a local heritage item (Item 187) under the <i>Strathfield Local environmental Plan (LEP) 2012</i> . There are a range of buildings across the site from various periods, including modern and late twentieth century.	
	The Senior School is also located in close proximately to Vernon Street Conservation Area and heritage listed Prep school campus. The heritage listing describes the property as Item 176, "Lingwood"—Victorian house and garden (formerly Branxton)' at 16 Margaret Street, Strathfield. The extent of the heritage listing covers the whole of the Lingwood allotment.	



Figure 7 The surrounding context as viewed internally from the school towards the northeast



Source: Urbis, 2022

## 2.3. CUMULATIVE IMPACTS WITH FUTURE PROJECTS

The site is located within the suburb of Strathfield. At the time of preparing the EIS, there were no other approved or likely future development applications (local or SSD) or State Significant Infrastructure (**SSI**) projects which may be relevant in the cumulative impact assessment.

Given the proposed intensity of the development within the site, cumulative impacts have been considered with particular regard to traffic generation during construction and operation, and any additional noise impact. The potential cumulative impacts of the project are addressed in **Section 6** of the EIS in accordance with the **DPE** *Assessing Cumulative Impacts* guidelines.

## 2.4. FEASIBLE ALTERNATIVES

Clause 7 in Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation) requires an analysis of any feasible alternatives to the proposed development, including the consequences of not carrying out the development.

Meriden School identified three project alternatives which were considered in respect to the identified need for the new DaCA and Social Science buildings. Each of these options is listed and discussed in the following table.

Option	Assessment
Option 1 - Do Nothing	Alternatives to the proposed concept plan include the 'do nothing' scenario which would not achieve the project objectives. The consequences of not carrying out the project are far reaching and include:
	<ul> <li>Failure to provide suitable learning facilities for pupils;</li> </ul>
	<ul> <li>Failure to accommodate the growing demand for improved general learning and design and creative arts facilities from existing pupils;</li> </ul>
	<ul> <li>Failure to provide suitable working conditions for teaching and administrative staff;</li> </ul>
	<ul> <li>Failure to create a more accessible campus for staff, pupils, and visitors;</li> </ul>
	<ul> <li>Failure to better utilise the existing school site and buildings; and</li> </ul>
	<ul> <li>Increased maintenance costs of degraded sub-standard buildings.</li> </ul>
Option 2 - Alternative Location	The proposed development of the School is limited to being within the School senior campus site and therefore an alternative location has not been considered.
Option 3 - Alternative Design	Due to the site constraints and availability of space for new development on the Meriden Senior campus, there were limited options for the siting of the proposed buildings.
	The design of the DaCA and the new Social Science Building have undergone envelope option testing, to explore the different built form and articulation possibilities, through the choice of built form arrangement and architectural variations.
	In the initial Masterplan design option testing, the footprint of the proposed buildings was established to reflect setback requirements and surrounding building alignments.

#### **Table 4 Project Alternatives**

Option	Assessment	
	As the functional design brief for both projects evolved, the form of buildings were further refined.	
	The design options have been the subject of discussions and suggestions from the project team, Strathfield Council and State Design Review Panel, which have been implemented to progressively improve the overall built form and urban design outcome of the new buildings and outdoor areas.	
	New DaCA Building New Social Science Building	Option 2
	Option 1	Option 3
## 3. **PROJECT DESCRIPTION**

The following sections of the EIS summarise the key numeric components of the proposed development and describe the demolition, site preparation, construction and operational phases in further detail.

## 3.1. **PROJECT OVERVIEW**

The key components of the proposed development are summarised in **Table 5**. A copy of the architectural concept drawings is attached as **Appendix B**.

#### Table 5 Project Details

Descriptor	Project Details		
Project Area	The site has a total area of 15,042m <sup>2</sup> .		
Site Description	Lot 101 in Deposited Plan 862040		
Project Description	<ul> <li>The project comprises:</li> <li>Demolition of the existing demountable to the northwest of the Senior School, for the construction of a DaCA. The DaCA building is 3 storeys tall with a rooftop terrace and comprise two levels of basement. The existing secondary driveway along Redmyre Road is proposed to be modified to provide vehicle access into this new basement. A new pedestrian access gate is also proposed along Redmyre Road and adjacent to the vehicle access. Level one connection is also proposed from the DaCA building to the existing Wallis Building.</li> <li>Demolition of existing DaCA building to the northeast of the Senior School for the construction of a new Social Science Building. The Social Science building is 3 storey tall, comprise part 2 basement levels of general learning and staff areas and a rooftop terrace. The existing swimming pool located next to the existing DaCA building is also proposed to be replaced with open space area and volleyball court.</li> <li>The existing Admin Building (the Ethel B. Wallis Memorial Building) is proposed to be modified (including demolition of the 'Pottery Building' portion) to provide internal connection to the proposed Social Science building.</li> <li>The removal of trees for the construction of the basement for the new DaCA building and the Social Science Building.</li> <li>Additional landscaping is proposed throughout the development area to integrate the proposed buildings with the existing school buildings.</li> <li>Increase the current senior school student cap to 1,224 students, plus the allowance for this capacity to exceed up to a maximum 20 additional students to allow for unanticipated enrolment fluctuations on a temporary basis.</li> <li>(note: the current student cap for the senior school campus is 1,080 students + 20 for enrolment fluctuation – as approved under SSD 9692).</li> </ul>		
GFA	Existing site GFA: 11,625sqm (0.77:1) Proposed site GFA: 15,726.29sqm (1.05:1), including additional 4,104.29sqm GFA as the result of the proposal.		

Descriptor	Project Details		
Maximum	DaCA: 16.3 measured to the top of the rooftop plant at RL31.88		
Height	Social Science Building: 13.7m measured to the top of the rooftop plant at RL28.7		
Access	Existing site pedestrian access and vehicle access are retained.		
	The existing driveway on Redmyre Road is proposed to be extended to 6m wide to allow two way access into the new basement.		
	As per the existing arrangement, this vehicle access point will only be accessible via a left turn from Redmyre Road due to the median at the roadway centreline. Similarly on departure, vehicles will be required to make a left turn only onto Redmyre Road.		
	A new pedestrian access gate is also proposed along Redmyre Road and adjacent to the vehicle access. The pedestrian pathway will be fenced from the driveway to ensure pedestrian safety.		
	PEDANT PERSE REDNA CONTRACT OF CONTRACT O		
	Extension to median strip A 7-metre extension to the existing median strip on Redmyre Road is proposed to prevent vehicles turning right from the driveway. Additionally, a deceleration lane with capacity for two vehicles is proposed to prevent queueing vehicles from blocking through traffic. Provision of the deceleration lane would either require line marking to the existing road width, or adjustment to the existing median width subject to detailed survey.		

Approval of works for the median strip and lane marking will be sought under Section 138 of the Roads Act 1993 with Strathfield Council post approval of the **SSDA**.

Descriptor	Project Details		
	Indicative layout:     Median extension     The dian extension     Deceleration lane with capacity for 2 queuing vehicles   Source: TTW:		
Car Parking Spaces	53 parking spaces		
Bicycle Parking and End of Trip Facilities	The proposed DaCA building contains bicycle storage and end-of-trip facilities on the first level of the basement. This includes twelve bicycle parking spaces within a bicycle storage area, as well as two showers and ten lockers.		
Loading and service vehicle	Existing service and loading area to be retained from Margaret Street via the existing car park area adjacent to the Sports Centre.		
Outdoor space per student	The proposal will retain the existing amount of outdoor space per student, which is 6.4sqm/student, taking into account the proposed student capacity increase.		
Jobs	Construction job: estimate that 175 full time jobs would be required for the completion of the project. School teaching and admin staff: The total staffing numbers (across all three campuses) will increase from 214 full-time equivalent ( <b>FTE</b> ) staff to 237 FTE across all three campuses. It is estimated that 16 of those FTE will be Senior School teachers, 2.5 will be Senior School specialist support staff and 4.5 will be general admin staff.		
Student capacity	The current student cap for the senior school campus is 1,080 students + 20 for enrolment fluctuation, as approved under SSD 9692. The proposal proposes to increase the current student capacity to 1,224 senior students, plus the allowance for this capacity to exceed up to a maximum 20 additional students to allow for unanticipated enrolment fluctuations on a temporary basis.		

Descriptor	Project Details
Construction hours	Monday to Friday 7am to 6pm
	Saturday 8am to 1pm
	No work on Sundays or Public Holidays
Hours of Operation	No changes are proposed to existing school operation hours. The proposed DaCA rooftop terrace maybe used afterschool for occasional events such as exhibition of student works. It is expected that the exhibition events will occur no more than 4 times each year between 6pm-8pm on weekdays. These events are proposed to be low key event with no music, speeches or announcements.
Capital Investment Value	\$52,342,512 excluding GST

### **3.2. DETAILED DESCRIPTION**

### 3.2.1. Project Area and Site Layout

The senior school campus is a village of eclectic forms, each with their own individual expression, linking on the ground plane via landscaping and at level one via a continuous elevated breezeway link. The proposed buildings have been designed to integrate into this village setting.

The proposed buildings are located to the northern portion of the Senior Campus fronting Redmyre Road. The new DaCA building is located to the north-western corner of the site, while the new Social Science Building is located to the north-eastern corner of the site. The two proposed buildings are separated by the Wallis Building centrally located within the site.

The proposed levels for the new buildings have been considered carefully to ensure that a consistent ground level and upper level connection is maintained across entire site (refer to **Figure 9**).

The DaCA building will be connected to the Wallis Building via a level 1 bridge connection. The existing admin building (Ethel B. Wallis Memorial Building) is proposed to be refurbished and internally connected with the Social Science building on the ground level.

Figure 8 Proposed Site Plan



Source: Architectu

Figure 9 Proposed site connection



First Floor Site Plan

Ground Floor Site Plan

Source: Architectus

### 3.2.2. Design and Built Form

#### DaCA

With a growing interest in STEM for girls, the School needs to be better equipped to cater for specialist subjects. The new DaCA will be a new home for a wide variety of subjects including Visual Arts, Ceramics, Graphic Design, Food Technology, Design & Technology, iSTEM, Hospitality, Tech(mandatory), Engineering, and Living in the Digital World.

A key design objective of the new DaCA Building is making learning visible. The design aims to capture a sense of craft, sculptural form, moulded with architectural features that relate to the practice of arts and crafts.

The new building is proposed to be three storeys, with connection to Wallis Building at Level one via pedestrian link. A two levels basement car park is also proposed that comprises staff parking and onsite drop off and pick up areas for the senior school.

The new DaCA building siting re-interprets the siting and location of the historical Selbourne House, marking the north western corner of the site. The proposed building reinforces the long established "Avenue" running east west through the site.

The ground floor level is setback has a generous setback to the street frontage, creating a landscaped and outdoor environment that maintain the consistent curtilage of the street context and maximising the ground plane outdoor space available for student activities.

The scale of the building adopts an intriguing crescent shape, which emerges between the edge of the Wallis Building to the side boundary of the site. The crescent shaped built form creates articulation and visual interest, which softens the scale of the building when viewed from the street and provides scale transition along the street.

The building itself is permeable at ground level, where art studios and workshops open out onto the landscaped outdoor areas, activating the school ground plane. This approach ensures students are connected with nature, supporting health and wellbeing and offering varied learning spaces throughout the seasons. The ground level is also sheltered by generous and continuous perimeter apron that provides weather protection around the entire building.

A generous setback is provided between the proposed building and the Wallis Building to ensure appropriate "breathing" space between the new built form and the heritage building. The upper level pedestrian bridge is also proposed with light weight glassed structure which will not overwhelm the heritage building.

Figure 10 Proposed DaCA Montage (street trees have been removed for the purpose of the montage)



Source: Architectus 20227

#### **Social Science Building**

The new Social Science Building will provide a new home for the Social Science department and include new teaching and learning spaces that will support arrange of activities for Meriden students and staff, and their wellbeing.

The sitting of the new Social Science building also re-introduces a building within the campus garden context and re-interprets the siting of Wariora. Generous frontage setback is provided along the street frontage, to retain the visual link from north to south through the school campus and provide landscaping opportunity along Redmyre Road and to celebrate the established jacaranda tree, now made more visible along the street edge.

The former Selbourne lawn outdoor recreation space is proposed to be relocated to the east of the Social Science Building. This opens up the landscape view towards the school entry and Bell Garden to the south, which creates a sense of arrival when viewed from Redmyre Road. The new outdoor space receives good northerly sun, and will also provide opportunity for reactional activities such volleyball.

The scale of the building has been carefully considered to relate to existing school buildings, the residential flat building to the east and the high density commercial development to the other side of Redmyre Road. The building is articulated through façade design to create visual interest and minimise bulk.

The proposed building has been crafted in response to existing building context and heritage, through varied form, sensitive scale and fenestration rhythm. The proposed connection to the existing Admin Building is light weight and a recessive form which respect the retained Admin Building.

Figure 11 Proposed Social Science Building Montage (street trees have been removed for the purpose of the montage)



Source: Architectus 2022

#### 3.2.2.1. External Materials and Finishes

The proposal has been appropriately designed with external materials and finishes that complement the heritage context of the site, the surrounding natural and built environment of Strathfield. The building

materials are durable, low maintenance and weather proofed. Selected materials for each building are shown in the architectural drawings in **Appendix B**.

#### 3.2.2.2. Signage

Two site identification signage zones are proposed on the western elevation of the Social Science Building.

One of the signage zones is located on the north-western corner of the western elevation, and the other signage zone is proposed above the Social Science building entry. Both signs will comprise the school logo and the name 'Meriden'.

Only the sign attached to the north-western corner of the western elevation of the Social Science building is partially visible from Redmyre Road.

The scale of the signs are minimised and will be integrated as part the building elevation.

#### Figure 12 Proposed signage zones (Western Elevation)



### Source: Architectus 2022

#### 3.2.2.3. Open Space

The proposal is able to retain the same amount of open space per student (6.4sqm/student) as the existing. This is achieved by relocating the former Selbourne lawn outdoor recreation space to the east of the Social Science Building and providing roof terraces on the two new buildings for passive recreation opportunities.

#### Figure 13 Existing and Proposed Open Space



Source: Architectus 2022

### 3.2.3. Landscaping

Landscape design has been thoughtfully incorporated in the proposal to enhance the landscaping setting of the site and provide new outdoor play space for the Senior Campus. The following landscape design principals are adopted:

- Retain and enhance the strong sense of identity of the campus by providing strong connections to the heritage landscape character along Redmyre Road and the school site. Provide an entrance that establishes a sense of arrival and place at the centre of the Redmyre Road frontage.
- Provide spaces that are inclusive, accessible and well defined through the use of sight-lines, materiality and the establishment of strong visual axes.
- Use the landscape to soften and buffer views to and from the school from side boundaries.
- Implement sustainable water and energy practices in the design and embrace natural systems.
- Provide a network of flexible and interconnected open spaces that enrich the existing amenity of the school, through the enhancement of existing tree canopy coverage and greening of the open spaces and along the street frontage.
- Use tree planting to frame and define new open space areas. Through landscape design to create flexible spaces for active play, socialisation and learning, with diverse use to suit a variety of learning styles and subjects.

The proposed landscaping will improve canopy coverage onsite to mitigate urban heat island effect, provide shading and improve biodiversity outcome for the site. Onsite canopy coverage will be increased from 13% to 16%.

The full details of the Landscape Plan with plant species can be viewed at Appendix K.

#### Figure 14 Proposed Landscape Plan





New canopy coverage	16%
Canopy coverage increase	3%
Total area of future canopy cover	2,075 m <sup>2</sup>
Total area of proposed trees	376 m <sup>2</sup>
Total area of existing trees to be removed	320 m <sup>2</sup>
Existing canopy Coverage	13%
Total area of existing canopy cover	2,020 m <sup>2</sup>



#### Source: Context 2022

#### 3.2.3.1. Tree removal

There are a number of existing trees located along the road reserve of Redmyre Road, within the front setback of the Campus and the around the side boundaries of the proposed buildings.

It is proposed to remove a total of nine trees (Trees 1, 20, 21, 22, 23 (which comprise 2x semi mature plantings), 32, 33 & 38), to allow for the construction of these two building, including a tree located within the boundary of no.30-32 Redmyre Road for the construction of the DaCA basement. In addition, a tree located at the rear garden of 17 Margaret Street is proposed to be pruned for the construction of DaCA building. Owners consent has been obtained from these two properties.

The proposed landscaping plan proposes new replacement trees (a total of 22 trees) to be supplied as advanced size specimens to help offset the loss of amenity and canopy cover from the tree removal (refer to Figure 14.

The proposal will also retain fifty-nine trees (Trees 2-19, 24-31, 34-37, 39-53 and A-N) within the site boundary. All street trees are retained.

Retained trees will be protected in accordance with the recommendations within the Arborist Report prepared by TreeIQ and contained in **Appendix J**, including the implementation of TPZ fencing, trunk protection and the requirement for tree sensitive methods. The trees should be protected as outlined within the Tree Protection Specification (Appendix 5) and Typical Tree Protection Details (Appendix 6) of the Arborist Report.

### 3.2.4. Demolition and Earthworks

#### Demolition

It is proposed to remove the two demountable located to the west of Selbourne Lawn for the construction of the new DaCA building. It is also proposed to demolish the existing swimming pool located to the east of Wallis Building, the existing DaCA building and the pottery portion of the existing Admin Building for the construction of the new Social Science building. The internal of the existing Admin Building is proposed to be refurbished and connected with the new Social Science Building.

Demolition plans are contained within the Architectural Drawings prepared by Architectus contained in **Appendix B**.

#### Earthwork

It is proposed to excavate approximately 25.3m in length and 27m in width for the two level basement car park of the DaCA building, and approximately 35.2m in length and 25.6m in width for the part two level basement of the Social Science Building for general learning purposes.

TTW has provided preliminary structure review of the proposed earthworks (attached at **Appendix DD**). In summary, the structural design of the new works will be undertaken in accordance with relevant codes and Australian Standards, and the construction will not adversely impact on the adjoining buildings/assets through selection of appropriate shoring systems and limiting movements of walls where the adjoining building/assets are within the zone of influence of the excavation. Those assets include the Sydney Water Sewer adjacent to the DaCA basement.

#### Relocation of light pole in the road reserve

An existing Ausgrid streetlighting pole is located immediately adjacent to the vehicle access entry on Redmyre Road, which is proposed to be relocated to accommodate the widened entry. To enable this work to be carried out, Ausgrid will require the submission of a Level 3 Accredited Service Provider design incorporating a detailed review of the lighting system as well as an environmental impact statement for the proposed work.

Level 3 ASP designs for Ausgrid are only valid for 12 months. Hence it would be premature to undertake the work at this time, and is proposed to undertake this work post approval of the **SSDA**.

### 3.2.5. Construction details

A Preliminary Construction Management Plan (**CMP**) has been prepared by Buildcorp (attached at **Appendix FF**), which outline the proposed construction methodology and possible impacts. These impacts, such as traffic, noise or waste are further discussed in Section 6 of the EIS, including recommended construction mitigation measures to be incorporated in the final Construction Management Plan (**CMP**).

#### 3.2.5.1. Stages

Due to the operational requirements of Meriden School, the DaCA and Social Sciences Buildings will be constructed consecutively, therefore providing Meriden with continuous Design and Creative Arts facilities throughout the entire construction process.

The proposed construction stages and phases are outlined below:

#### Figure 15 Construction Stages and Phases



#### Source: Buildcorp

#### 3.2.5.2. Decanting strategy

During demolition and construction, the following is proposed to temporarily replace the existing school facilities.

- If required, temporary classrooms can be installed on the senior campus to accommodate classes currently being held in the demountable that are proposed to be removed.
- If required, volleyball can be played offsite which the School will rent at the Sydney Olympic Park.
- When the pool is been removed, the school proposes to hold the swimming programme at offsite facilities such as Ashfield Aquatic Centre, the Strathfield Aquatic Centre or the Sydney Olympic Park Aquatic Centre.

### 3.2.6. Development Contributions

The site is covered by the Indirect Strathfield Development Contributions Plan 2010. In accordance with the Contribution Plan, a Section 7.12 levy which is 1% of the CIV of the proposal is required to be paid to Council under Section 7.12 of the **EP&A Act** and the Strathfield Development Contributions Plan. The applicant acknowledges the contribution payment and accepts this to be included as part of the Condition of Consent.

# 4. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- Commonwealth Environment Protection and Biodiversity Conservation (BC Act) (EPBC) Act 1999
- NSW Biodiversity Conservation Act (BC Act) 2016
- Environmental Planning and Assessment Act 1979
- Environmental Planning Assessment Regulation 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Strathfield Local Environmental Plan (LEP) 2012

It identifies the key statutory matters which are addressed in detail within the EIS, including the power to grant consent, permissibility, other approvals, pre-conditions and mandatory considerations.

### 4.1. STATUTORY REQUIREMENTS

**Table 6** categorises and summarises the relevant requirements in accordance with the **DPE** *State Significant Development* **(SSD)** *Guidelines*. A detailed statutory compliance table for the project is provided at **Appendix C.** 

Statutory Relevance	Action	
Power to grant approval	In accordance with Schedule 1 of the Planning Systems SEPP, development that has a CIV of more than \$50 million for the purpose of development at an existing school are classified as SSD:	
	15 Educational establishments	
	(2) Development for the purposes of the erection of a building, or alterations or additions to an existing building, at an existing school that has a capital investment value of more than \$50 million.	
	The proposed works have an estimated CIV of \$52,342,512 excluding GST (refer <b>Appendix E</b> ) and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.	
	As the proposed development will exceed \$50 million CIV, the Minister is the consent authority for this <b>SSDA</b> .	
Permissibility	The site is zoned R3 Medium Density Residential in accordance with the Strathfield LEP 2012. The R3 Medium Density Residential zone is identified as a 'prescribed zone' under clause 3.36 of Part 3.4 of the Transport and Infrastructure SEPP. This clause permits development for the purpose of a school to be development with consent within a prescribed zone:	
	3.36 Schools – development permitted with consent	

#### Table 6 Identification of Statutory Requirements for the Project

Statutory Relevance	Action	
	(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	
	Accordingly, pursuant to clause 3.36 of the Transport and Infrastructure SEPP, the proposed development is permitted with consent in the R3 zone.	
Other approvals		
No requirements for other approvals have been identified at this stage.		

### 4.2. **PRE-CONDITIONS**

**Table 7** outlines the pre-conditions to exercising the power to grant approval which are relevant to the project and the section where these matters are addressed within the EIS.

#### Table 7 Pre-Conditions

Statutory Reference	Pre-condition	Relevance	Section in EIS
State Environmental Planning Policy (Resilience and Hazards) 2021 - clause 4.6(1)	A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out.	Detailed Site Investigation has been undertaken by Douglas Partners ( <b>Appendix S</b> ). The review of previous reports and results of the current investigation indicates that the site is likely to be impacted by contamination in fill notably as Polycyclic aromatic hydrocarbons (PAH), metals and potential asbestos containing materials in soil. Based on the nature of the contaminants it is considered unlikely that any significant contamination of groundwater is present and therefore does not require further assessment at this stage. Based on the results of the investigation, it is considered that the site can be made suitable for the proposed development subject to implementation of contamination recommendations and the Remediation Action Plan prepared by Douglas	Refer to Section 6.3.15 of the EIS.
		(	

## 4.3. MANDATORY CONSIDERATIONS

**Table 8** outlines the relevant mandatory considerations to exercising the power to grant approval and the section where these matters are addressed within the EIS.

#### **Table 8 Mandatory Considerations**

Statutory Reference	Mandatory Consideration	Section in EIS	
Consideration under the EP&A Act and Regulation			
Section 1.3	Relevant objectives of the EP&A Act	Appendix C	
Section 4.15	<ul> <li>Relevant environmental planning instruments:</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Planning Policy (Tran</li></ul>	Section 6 and Appendix C	
	<ul> <li>Infrastructure) 2021</li> <li>State Environmental Planning Policy (Industry and Employment) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> </ul>		
	<ul> <li>Strathfield Local Environmental Plan (LEP) 2012</li> </ul>	Appendix C	
	No planning agreement or draft planning agreement applies to the site.	N/A	
	<ul> <li>Development control plans:</li> <li>Clause 2.10 of the Planning Systems SEPP states that development control plans (DCP) (whether made before or after the commencement of this Policy) do not apply to SSD.</li> <li>As such, there is no requirement for assessment of the proposal against the Strathfield Development Control Plan (SDCP 2005) for this SSDA. Notwithstanding this, consideration has been given to the following chapter of the DCP:</li> <li>Part M Educational Establishments</li> </ul>	Refer to <b>Appendix C</b>	
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	Section 6	

Statutory Reference	Mandatory Consideration	Section in EIS
The suitability of the site for the development is discussed in Sec		Section 7.6.
	The public interest of the development is discussed in Section	on 7.7.
Mandatory rel	evant considerations under EPIs	
Industry and Employment SEPP	Chapter 3 of the Industry and Employment SEPP applies to signage that ' <i>can be displayed with or without</i> <i>development consent under another environmental</i> <i>planning instrument that applies to the signage, and is</i> <i>visible from any public place or public reserve'.</i> The site identification sign attached to the north-western corner of the western elevation of the Social Science building is partially visible from Redmyre Road. Therefore, this sign has been assessed under Chapter 3 of the Industry and Employment SEPP.	Appendix C
Transport and Infrastructure SEPP	Clause 2.118(2a) of Transport and Infrastructure SEPP requires: "The consent authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that: (a) where practicable, vehicular access to the land is provided by a road other than the classified road". As the subject site proposes to widen an existing vehicular access via the local road network (Redmyre Road to the west of Raw Square), concurrence from Transport for New South Wales ( <b>TfNSW</b> ) for this work is not required.	N/A
	Clause 2.119 of the Transport and Infrastructure SEPP relates to the impacts of road noise or vibration on non- road development, and is triggered for land which adjoins a road corridor with an annual average daily traffic (AADT) volume of more than 40,000 vehicles. If triggered, it requires the consent authority to consider the potential effects of road noise or vibration on an educational establishment. The site is not located in close proximality to roads with a volume of more than 40,000 vehicles. The surrounding road network has peak hourly traffic volume of less than 2,500. Notwithstanding, the detailed Acoustic Impact Assessment ( <b>Appendix P</b> ) includes recommendations on	Section 6.8

Statutory Reference	Mandatory Consideration	Section in EIS
	acoustic performance of the façade at the two buildings to minimise noise intrusion to the school facility.	
	Clause 2.121 applies to traffic generating developments as specified under schedule 3 of the SEPP and relates to: <i>new premises of the relevant size or capacity, or</i>	Traffic impact along Redmyre Road is discussed in Section 6.6 of the EIS and assessed within the Traffic and Parking Assessment
	<ul> <li>an enlargement of extension of existing premises, being an alteration or addition of the relevant size or capacity.</li> </ul>	prepared by TTW attached at <b>Appendix M</b> .
	The proposed development has direct vehicular access to a local road – Redmyre Road that is within 90m of a classified road and generates more than 50 trips in the AM peak hours.	
	Therefore the development is considered to be a traffic generating development, and requires the following:	
	Before determining a development application for development to which this section applies, the consent authority must—	
	(a) give written notice of the application to TfNSW within 7 days after the application is made, and	
	(b) take into consideration—	
	(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and	
	(ii) the accessibility of the site concerned, including—	
	(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and	
	(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and	
	(iii) any potential traffic safety, road congestion or parking implications of the development.	

Statutory Reference	Mandatory Consideration	Section in EIS
	Clause 3.36 of the Transport and Infrastructure SEPP identifies school specific development controls, which needs to be addressed for school development permitted with consent.	The proposal has been assessed against the relevant provisions of clause 3.36 within <b>Appendix C</b>
	Clause 3.36 also requires the consent authority to consider the design quality principles set out in Schedule 8 of the Transport and Infrastructure SEPP.	Detailed response to Design Quality Principles are contained within the Design Report prepared by Architectus attached at <b>Appendix F</b> .
Strathfield	Objectives and land uses for R3 Zone	Appendix C
LEP 2012	<ul> <li>Part 4 – Principal development standards</li> </ul>	Clause 3.43 of the Transport
	<ul> <li>Part 5 – Miscellaneous provisions</li> </ul>	and Infrastructure SEPP allows the proposal to
	<ul> <li>Part 7 – Additional local provisions</li> </ul>	contravene a development standard imposed by the Education SEPP or any other environmental planning instrument under which the consent is granted.
		Both of the proposed buildings exceeds the height development standard within the portion of the top floor levels, lift overrun and the roof top plant.
		As per Clause 3.43 of the Transport and Infrastructure SEPP, development consent may still be granted, without the need for a formal clause 4.6 Variation to height development standard.
		However, height non- compliance is discussed and justified within the Clause 4.6 Height Variation Statement attached at <b>Appendix JJ</b> .
Considerations under other legislation		
Biodiversity Conservation Act 2016	Under section 7.9(2) of the Biodiversity Conservation Act 2016 (BCA):	DPE have reviewed the application of the test of significance under sections

Statutory Reference	Mandatory Consideration	Section in EIS
( <b>BC Act</b> ) – section 7.9	"Any such application is to be accompanied by a biodiversity development assessment report <b>(BDAR)</b> unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values."	1.5 and 7.3 of the BCA and clause 1.4 of the <i>Biodiversity</i> <i>Conservation Regulation</i> 2017, and determine that the development is not likely to have any significant impact on biodiversity values.
	The authority of the "Planning Agency Head" to determine whether a proposed development is "not likely to have any significant impact on biodiversity values" has been delegated to Team Leaders within the Planning and Assessment Division of <b>DPE</b> on 7 March 2022.	<b>BDAR</b> wavier was granted by <b>DPE</b> on the 21 June 2022 (attached at <b>Appendix O</b> ), which confirmed that the development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a <b>BDAR</b> . Accordingly, a waiver under section 7.9 of the BCA Act is granted for the proposed development.
		Refer to <b>Section 6.7</b> for detailed biodiversity assessment.

## 5. COMMUNITY ENAGAGEMENT

The following sections of the report describe the engagement activities that have been undertaken during the preparation of the EIS and the community engagement which will be carried out if the project is approved.

### 5.1. ENGAGEMENT CARRIED OUT

Community and stakeholder engagement has been undertaken by the Project Team in the preparation of the **SSDA**. This included direct engagement and consultation with:

- Impacted near neighbours on Margaret Street, Carrington Avenue and Redmyre Road; and
- Local Aboriginal community as part of the Aboriginal Cultural Heritage Assessment (ACHAR).

The following actions were taken to inform the community regarding the project and seek feedback regarding the proposal:

The fact sheet outlined key features of the proposal and invited feedback. It included details of the
project email, and phone number managed by Urbis Engagement to answer questions and collect
feedback. The fact sheet also included an invitation to attend the community information session.

It was distributed by letterbox drop to approximately 145 households on 27 May 2022.

Meriden School offered an online community information session, and distributed information about this session to the school community and to 145 nearby households. Residents were given the option to register to attend the information session, and were notified that the session would only go ahead if a sufficient number of residents registered. Residents were also offered the option of choosing a private briefing.

Registrations were limited to members of one household, who were offered a private briefing. They did not take up this offer.

• The fact sheet and website provided a dedicated phone number and email address managed by Urbis to enable people to provide feedback on the project and ask questions.

One email enquiry have been received at the time of writing this report.

Consultation was also undertaken with the certain public authorities/stakeholders to inform the detailed assessment of key matters including:

- Environment and Heritage Group of DPE
- NSW State Design Review Panel
- Transport for NSW (TfNSW)
- Strathfield Council (Following a meeting with Council officers on 8 May 2022, Councillors were provided a briefing on the proposal by Council staff.)
- Sydney Water
- Jemena, and
- Ausgrid

This engagement was consistent with the community participation objectives in the Undertaking Engagement Guidelines for State Significant Projects and complied with the community engagement requirements in the SEARs.

In accordance with the Regulations, the EIS will be placed on formal public exhibition once **DPE** has reviewed the EIS and deemed it 'adequate' for this purpose. Following this exhibition period, the applicant will respond to any matters raised by notified parties.

### 5.2. COMMUNITY VIEWS

Given the limited response from surroundings residents, the detailed community engagement table is provided below.

#### Table 9 Community Feedback

Feedback	Applicant Response
Resident had no objection to this construction as any improvement to education facilities can only be a benefit to school children and if infrastructure around the school is improved.	Noted
We strongly object to the increase in students that is proposed. We already have enough congestion around the local streets and we feel more students will add more congestion.	The school has included a new drop off area within one of the proposed DACA building, to facilitate pick up/drop offs from Redmyre Road. This will relief some of the current traffic pressure along Margaret Street. The school will also implement Green Travel Plan to further encouraging use of public transport especially for
	senior school students.

### 5.3. GOVERNMENT STAKEHOLDER CONSULTATION

Table 10 Stakeholder Engagement: Issues and Responses

Issues Raised	Response	
Strathfield Council 9th May 2022 (in person meeting)		
A pre- lodgement briefing meeting was held with Strathfield Council on 9 <sup>th</sup> May 2022. <b>Heritage</b> The streetscape and heritage conversation areas along Redmyre Road are an important element to consider as part of the design. Both buildings need to respect the Wallis existing building.	Urbis Heritage undertook a heritage impact assessment (attached at <b>Appendix Y</b> ) and concluded that the proposed development at the Meriden Senior School campus will respect the heritage significance of the campus, the Redmyre Road Conservation Area and the surrounding vicinity heritage items.	
Visual and Landscaping The frontage along Redmyre Road is the most important frontage for Meriden, as it marks the campus from the Town Centre and has heritage significance. The Landscaping/garden setting of Redmyre Road should be retained. Consider additional landscaping to provide visual relief and soften the corner of the social science building. Landscaping is not to hide the design but rather complement it.	All street trees along Redmyre Road are retained. The proposed buildings are setback 9m from the street, which provides opportunity to additional landscaping to integrate with and enhance the garden setting of the Senior campus and Redmyre Road. The landscaping proposed around the buildings will also complement the architectural design, provide visual buffer and soften the façade of the buildings.	
Traffic and Parking	The proposed onsite-drop off and pick-up in the basement of the DaCA building will deviate the current traffic movement along Margaret Street to	

Issues Raised	Response	
Traffic is a general concern across the schools within Strathfield LGA. Covid has increased pick-up and drop-off demand	Redmyre Road, and relief some of the current traffic pressure along Margaret Street.	
Council suggests left in left out for the driveway and additional line markings. Student parking compliance will need to be addressed.	The proposed access arrangement on Redmyre Road has adopted a 7-metre extension to the existing median strip on Redmyre Road to prevent vehicles turning right from the driveway. Additionally, a deceleration lane with capacity for two vehicles is proposed to prevent queueing vehicles from blocking through traffic. Provision of the deceleration lane would either require line marking to the existing road width, or adjustment to the existing median width subject to detailed survey. The school currently has a policy (signed by both parents and students) which restricts students driving to school. A large proportion of senior students (58% of students in the mornings and 71% of the students in the afternoons) also uses public transport travel to and from the School. Therefore, parking for students has not be provided.	
Height	Noted.	
Not an issue given exceedance is justified based on amenity requirements.		
Aboriginal Heritage officer	Noted.	
David Watts, Aboriginal Heritage Manager has been the contact for Council. Council noted that Aboriginal people did not settle but passed through Strathfield.	The project team will reach out to the Aboriginal heritage officer (if required) to develop the Connection with Country Design Integration strategy.	
Strathfield Council 23 June 2022 (in person meeting)		
Follow up meeting	Noted	
A follow up meeting with held with Strathfield Council on 23 June 2022 to present the final scheme to Council and prior to formal <b>SSDA</b> lodgement.		
Overall positive comments were received from Council including:		
Generally no issue with the proposed extension of the median stirp at Redmyre Road and Council believes this is a good approach to manage traffic flow.		
Council is not concerned about the height breach.		

Issues Raised	Response	
The built form of the Social Science building has improved and relates better to the school and the street.		
Interface between DACA and Redmyre Road has improved, especially the interface to the heritage conservation area.		
Traffic and parking	The detailed civil design of the median strip will	
Recommended trimming the median strip slimer towards the vegataion area so the lane can be	be provided post approval of the SSD and as part of the Section 138 application to Council.	
widened.	The School representative noted to Council that	
Council has concern of queuing along Redmyre Road and requires the following information	the School could have operational measures that limits Senior year group to be picked up and dropped off within the DaCA basement, to relief	
Anticipated number of vehicle that would use the new pick up and drop off area	some of the traffic pressure at the existing pick-up and drop-off area of Margate Street.	
Travel mode percentage, if more senior students are using public transport, it could potentially be	Staff members can also be standing at the gate to manage queuing.	
mitigated.	The anticipated traffic movement along Redmyre Road and the travel mode split are contained within the Traffic and Parking Report prepared by TTW and attached at <b>Appendix M</b> .	
Other items:	Shadow impact is assessed in Section 6.4.2 of	
Council asked about the Social Science Building's shadow impact to the building located to the east of the site.	the EIS. The apartment building to the east of the Social Science Building will receive more than 2 hours of solar in mid-winter.	
Council recommended us to consider alternative locations for play space as part of the School;s future mater plan process. As the future Strathfield town centre strategy is likely to overshadow the existing and proposed play space on the senior school campus.	Meriden acknowledge the need for outdoor space and access to solar access. It is the intent of the future school Masterplan to acquire nearby sites and identify opportunity to maximise the outdoor space where good solar access can be received.	
Government Architect NSW (virtual meeting)		
A meeting was held with the State Design Review Panel ( <b>SDRP</b> ) on 11 <sup>th</sup> May 2022 to discuss the proposed development.	Response to SDRP comments are contained within the Design Report attached at <b>Appendix F</b> .	
A follow up meeting was held on the 22 June 2022 to discuss how the proposal has been refined to address the items raised in the first meeting prior to lodgement.		
The meeting minutes are attached at <b>Appendix KK</b> .		

Issues Raised	Response	
Transport for NSW (TfNSW) (email correspondence	e)	
Consultation with TfNSW was conducted by TTW via email and is attached in Appendix A of the Traffic and Parking Report (attached at <b>Appendix M</b> ).		
TfNSW noted that:		
Additional vehicular access to the arterial road portion of Redmyre Road will not be supported by TfNSW.		
The traffic assessment requirements set out in the SEARs remain applicable.		
TTW responded the following:		
Redmyre Road to the west of Raw Square is no longer an arterial road and instead is under the ownership of Strathfield Council. It is not proposed to provide access from the arterial road section of Redmyre Road, however would be utilising an existing access point from the school on Redmyre Road to the west of Raw Square, and restricting this to left in and left out movements only. Approval from TfNSW is not required for this access points.		
Meriden's project team are consulting with Strathfield Council on any concerns they may have regarding this access point.		
Traffic assessment as required under the SEARs are included in the Traffic and Parking Report (attached at <b>Appendix M</b> ).		
Environment and Heritage Group of DPE (consulte	d by DPE via letter)	
The Environment and Heritage Group was consulted by <b>DPE</b> assessment team as part of the <b>BDAR</b> waiver application.		
A letter dated 20 June 2022 was received from the Environment and Heritage Group which confirmed that "the proposed development is not likely to have any significant impact on biodiversity values. The application, therefore, does not need to be accompanied by a <b>BDAR</b> ."		
The confirmation letter is attached at <b>Appendix O</b> .		
Ausgrid (email correspondence)		
Shelmerdines Consulting Engineer consulted with Ausgrid on 25 May 2022 to confirm whether there is sufficient capacity in the existing supply system to serve the additional electricity load for the two proposed buildings.		
Response from Ausgrid was received on 8 June, which confirmed there is 600 amps per phase spare capacity which is sufficient to serve the estimated additional load of 434 amps.		
The correspondence is attached to the Electrical Service Statement at Appendix CC.		
Sydney Water (email correspondence)		
Harris Page and Associates consulted with Sydney Wa	ater representative.	
The water services coordinator has reviewed the proposed development and has confirmed that the existing sewer and water mains connections can be maintained and used for the new development.		

Issues Raised	Response

Once the approved **SSDA** is received, an application can be made to Sydney Water for a Section 73 Certificate to confirm the Authority Sewer Main has sufficient capacity for the sanitary drainage flow requirements from the development.

The correspondence is attached to the Hydraulic Services Infrastructure Report at Appendix BB.

#### Jemena (email correspondence)

Harris Page and Associates consulted with Jemena representative.

Jemena has reviewed the proposed development and has confirmed on 15 June 2022 that the existing gas main connection can be maintained and used for the new development.

The correspondence is attached to the Hydraulic Services Infrastructure Report at Appendix BB.

## 6. ASSESSMENT OF IMPACTS

This section describes the way in which the key issues identified in the SEARs have been assessed. It provides a comprehensive description of the specialist technical studies undertaken regarding the potential impacts of the proposed development and recommended mitigation, minimisation and management measures to avoid unacceptable impacts. Further detailed information is appended to the EIS, including:

- SEARs compliance table identifying where the SEARs have been addressed in the EIS (Appendix A).
- Statutory compliance table identifying where the relevant statutory requirements have been addressed (Appendix C).
- Community engagement table identifying where the issues raised by the community during engagement have been addressed (Section 5).
- Proposed mitigation measures for the project which are additional to the measures built into the physical layout and design of the project (Appendix D).

The detailed technical reports and plans prepared by specialists and appended to the EIS are individually referenced within the following sections.

### 6.1. BUILT FORM AND CONTEXT

The height, bulk, and scale of each built form and public domain element of the proposal has been considered in detailed in the Design Report at **Appendix F**.

The design team has respected to the existing built form and operational layers of the campus, the character of Redmyre Road, the site topography and heritage character to devise the built forms that respond positively to the site context and topography, as well as the educational needs of Meriden School.

The sitting of the built forms aims to bookmark the Senior Campus along Redmyre Road and frame the central Wallis building with sympathetic scale and design to respect the heritage significance of the campus (refer to **Figure 16**).

Both buildings are proposed with the generous 9m setback along the street frontage. This not only maintain the streetscape character of Redmyre Road, more importantly it provides landscaping opportunity within the front setback, which integrate with the landscaping setting of Redmyre Road and the beautiful street trees located along Redmyre Road and the conversation area to the northwest of the site. The proposed landscaping also softens the scale of the building and contribute to the village character of the Senior Campus.

The building has been designed to relate to the overall height, scale and materiality of the buildings located across the campus.

The overall form of the buildings differs from the rectilinear expression of the other buildings located across the campus, however, the more curvilinear forms of the new buildings take reference to the datum lines, floor levels and windows and door proportions from existing buildings onsite, particularly in reference to the Wallis Building.

The material palette of both buildings also drawn upon this traditional palette, with the addition of bronze, timber and concrete accents. The architectural expression and the selection of the material provides visual interest and represent a good quality urban design outcome.

The new architectural expression of the buildings, whilst is different to the existing development across the campus, signify the evolution of Meriden campus through time while respects the Meriden's history through preservation of important heritage element of the site.

As seen in the long section across Redmyre Road (refer to **Figure 16**), the height of the parapet of the proposed buildings relates to the Wallis Building and the clock tower. The rooftop plant is further setback from the building line and are centrally located on the roof of the buildings, which is not easily perceivable from the street. The curved architectural expression also provide a transition in scale and height and soften the built form.

Whilst there is an encroachment of height limit at both buildings, the DaCA building has a compliant height at the street frontage (refer to **Figure 17**). The area of non-compliance relates to portion of the building which are internally facing the campus and will not create adverse streetscape or visual impact.

Whilst a minor portion of the Social Science building exceeds the height limit at the street frontage, the area of non-compliance is minor and only relates to architectural features, therefore do not contribute to additional bulk and scale when viewed from the streetscape (refer to **Figure 18**). The 9m setback also provides sufficient visual relief to minimise visual impact when viewed from Redmyre Road.

Overall, the new DaCA and Social Science Buildings will provide a modern addition to the streetscape that is sympathetic to the scale, height, materiality, Wallis Building and landscape character of the Senior Campus and sympathetically respond to the streetscape character of Redmyre Road.



#### Figure 16 Streetscape context



Source: Architectus





#### Source: Architectus





Source: Architectus

### 6.1.1. Crime Prevention through Environmental Design (CPTED)

A CPTED Assessment has been undertaken by Urbis and attached at **Appendix II**. The CPTED Assessment was for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposed alterations and additions to the Meriden School senior campus incorporates the four CPTED principles of: surveillance, access control, territorial reinforcement, and space management.

To further increase safety and reduce crime risk, the following recommendations should be implemented:

The use of textured and articulated façade materials is encouraged to add visual interest and avoid the likelihood of graffiti or nuisance, which can be attracted by large blank walls.

Ensure all entrances, stairwells, elevators, communal areas, and walkways are well lit in accordance with Australian Standards. Effective lighting can improve visibility, increase activity, reduce fear and increase the likelihood that offenders will be detected.

Use balanced lighting and appropriate glazing between internal and external spaces to avoid a mirroring effect at night and allow for a continuation of sightlines from and into the building.

Provide a physical barrier (i.e. a gate or roller door) at the intersection of the driveway and entry to the DaCA building to restrict unauthorised and out of hours access.

Install universally legible wayfinding signage consistent with the wider campus.

Use traffic calming measures and signage to increase driver and pedestrian awareness in and around the new basement carparking and footpath crossover.

Install security hardware on all back of house areas, storage rooms and plant rooms to restrict unauthorised access by students and non-staff members.

Maintain the existing low, masonry and wrought iron fencing along the school's northern boundary on Redmyre Road to maintain a sense of visual connection with the surrounding neighbourhood, while also achieving territorial reinforcement.

Roster a teacher or other staff member at the new pick up/drop off zone within the basement carpark during peak AM and PM school times to safely manage pedestrian and vehicle traffic. The rostered staff member should be focussed on ensuring passengers exit the cars at the designated stops and that vehicles do not park and/or linger in the drop zone.

During the construction phase, ensure the continuation of existing school safety procedures for workers and contractors accessing the site, including working with children checks and a sign in/out requirement at the entry to the site.

### 6.2. BUILDING CODE OF AUSTRALIA COMPLIANCE

A Building Code of Australia Report was undertaken by Blackett Maguire + Goldsmith and is enclosed at **Appendix H**. The report identifies that subject to detailed design and performance solutions, the proposal is capable of compliance with the BCA.

### 6.3. ACCESSIBILITY

An Accessibility Report was prepared by Funktion and is attached at Appendix I.

This assessment has addressed compliance with the Disability (Access to Premises - Buildings) Standards 2010, Parts D3, E3.6 and F2.4 of the Building Code of Australia 2019 (BCA) Amendment 1 and Australian Standards for Access and Mobility.

The development has been reviewed to ensure that paths of travel, parking, accessible facilities, wheelchair seating spaces can comply with relevant statutory guidelines. The assessment confirms that:

- The design, the access provisions for people with physical and sensory disabilities in the proposed new work can comply with the functional accessibility requirements of BCA (2019) Amendment 1 sections D3, E3.6 and F2.4; AS1428.1, AS1735.12 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.
- With the incorporation of design requirements for accessibility and inclusion in ongoing design development, the provision of access for people with a disability in both proposed buildings can provide continuous accessible paths of travel and the equitable provision of accessible facilities, which will provide inclusive design to meet the anticipated requirements of staff, students and visitors within the proposed buildings and across the senior campus.

### 6.4. ENVIRONMENTAL AMENITY

### 6.4.1. Visual Impact

Existing and proposed visual impact montages have been prepared by Architectus and is attached at **Appendix F**. The following section provides an assessment of the potential visual impact from different viewpoints of Redmyre Road.

It is important to note that Redmyre Road comprises a number of mature street trees, which screens majority of the developments fronting Redmyre Road, including the current Meriden Campus. Strathfield Town Centre is located directly north of the Senior Campus and the north-eastern portion of Redmyre Road comprises large and high-density commercial developments (as part of the Strathfield Town Centre). The proposal is compatible with the surrounding development and has been designed to integrate with the landscape setting of the streetscape.

#### View 1 - View towards Social Science Building from Redmyre Road (looking East)

When viewed from Redmyre Road looking east and as illustrated in **Figure 19**, the proposed Social Science Building is largely screened by the existing street trees, with only glimpses of portions of the building visible

through the tree canopy. The proposed open space area provides "breathing" space between the proposed Social Science Building and the Wallies Building and opens up view corridors into the school campus. Overall, the existing streetscape character is retained and the proposed Social Science building will not create adverse visual impact from Redmyre Road.

#### Figure 19 View towards Social Science Building from Redmyre Road (looking East)



Existing

Proposed (Trees shown

#### Source: Architectus

#### View 2 – View towards Social Science Building from Redmyre Road looking West

When viewed from Redmyre Road looking west and as illustrated in **Figure 20**, the proposed Social Science Building is screened by street trees and this view is framed by Strathfield Shopping Centre car park and the eight storey commercial building on the other side of Redmyre Road. The scale and height of the proposed new Social Science building is perceived to be similar to the existing DaCA building and is compatible with the height/roof of the adjoining residential building to the east located at 6-8 Redmyre Road. Overall, the proposal sits comfortably within the context of the streetscape, especially when considering the taller scale buildings on the opposite side of Redmyre Road. Therefore, the proposed building will not create adverse visual impact from Redmyre Road.

#### Figure 20 View towards Social Science Building from Redmyre Road looking West





Proposed (Trees shown)

Source: Architectus

#### View 3 - View of DaCA from Redmyre Road looking East

When viewed from Redmyre Road looking east and as illustrated in **Figure 21**, the proposed DaCA Building is largely screened by the existing street trees (these trees are located within the Vernon Street Conservation Area and are required to be retained), with only glimpses of portions of the building visible through the tree canopy. The view of the proposed new building is also framed by the taller commercial developments in the distant (in Strathfield Town Centre). The generous 9m front setback is landscaped and

provides visual relief to the proposed building when viewed from the street. Overall, the existing streetscape character is retained and the proposed building will not create adverse visual impact from Redmyre Road.

#### Figure 21 View of DaCA from Redmyre Road looking East



Existing

Proposed (Trees shown)

Source: Architectus

#### View 4 - View of DaCA from Redmyre Road, opposite the intersection

When viewed from Redmyre Road, opposite the intersection of Redmyre Road and Raw Square, and as illustrated in **Figure 22**, the proposed DaCA Building is largely screened by the existing street trees, with only portions of the building visible through the tree canopy. The scale of the building is compatible with the existing clock tower of the Wallis Building. Overall, the existing streetscape character is retained and the proposed building will not create adverse visual impact when viewed from this intersection.

#### Figure 22 View of DaCA from Redmyre Road, opposite the intersection



Source: Architectus

### 6.4.2. Solar Access

Analysis on the potential overshadowing associated with the proposed buildings has been prepared by Architectus and is contained within the Design Report at **Appendix F**.

Shadow diagrams have been provided for every hour of summer and winter solstices from 9am to 3pm, and differentiate the shadow from the existing built form, the compliant built form and the proposed built form. Both 2D and 3D analysis have been provided and are extracted below:

### Figure 23 Solar Access diagram in mid winter



Winter 9am



Winter 11am



Winter 10am



Winter 12pm



Winter 3pm

#### Source: Architectus

The following sections assess the proposal impact on solar access within the site and to surrounding developments during mid winter.

When assessing shadow impact to neighbouring residential developments, a minimum of 2 hour solar access to habitable room and private open space area is required under the NSW Apartment Design Guide. This has been taken into consideration to inform the assessment of shadow impact.

#### Shadow within the Senior Campus

The proposed DaCA building will overshadow the landscaped area between DaCA and Wallis building from 12pm onwards. This landscaped area is not primary outdoor play area for the students, therefore the level of shadow is acceptable and will provide shading for passive activities.

The proposed outdoor area (which will replace Selbourne Lawn) to the west of the Social Science building is overshadowed at 9am only. Good level of solar access is provided to this space throughout the day. Therefore, the proposed outdoor area is provided with good solar amenity.
#### Shadow to No. 6 – 8 Redmyre Road

The proposed Social Science Building does not overshadow 6 - 8 Redmyre Road from 9am to 12pm. Additional overshadow falls to the side setback of 6 - 8 Redmyre Road at 1pm and falls within the western elevation of 6 - 8 Redmyre Road from 2pm onwards. The extent of overshadow is similar when compared to the existing built form and a compliant built form, therefore the shadow impact is acceptable in this context.

Overall, more than 3 hours of solar access is retained to the private open space and habile rooms of 6 - 8 Redmyre Road, therefore proposal will not adversely impact on solar amenity of 6 - 8 Redmyre Road.

#### Shadow to No. 30-32 Redmyre Road

The eastern elevation and eastern side setback of 30-32 Redmyre Road is overshadowed by the proposed DaCA building from 9am to 10am. The proposal will not result in additional shadow from 11am onwards.

Overall, 30-32 Redmyre Road is only overshadowed by the proposal for 1 hour of the day in mid-winter, therefore the proposal will not adversely impact on solar amenity of 30-32 Redmyre Road.

#### Shadow to No.17 Margaret Street

Based on the 3D solar access diagram, the proposed DaCA building overshadows the rear setback and northern elevation of the lower level units at 17 Margaret Street from 9am to 12pm. At 1am small amount of shadow falls within the north eastern corner of the rear setback of 17 Margaret Street. The extent of overshadow is similar when compared to a compliant built form. It is important to note that this rear is a landscaped setback and not functioning as communal open space.

Given the proposal do not create additional shadow to the elevation of 17 Margaret Street from 12pm onwards, 3 hours of afternoon sun is maintained for the habitable rooms and private open space of 17 Margaret Street. Therefore, the proposal will not adversely impact on solar amenity of 17 Margaret Street.

#### Shadow to No.15 Margaret Street

Based on the 3D solar access diagram, the proposed DaCA building will not overshadow the northern elevation of 15 Margaret Street from 9am to 2pm, therefore the rear habitable rooms of 15 Margaret Street will continue to receive solar access for more than five hours.

The proposed DaCA building will not overshadow the rear garden of 15 Margaret Street from 9am-11am and from 3pm onwards. From 11am to 3pm, the shadow from the proposed built form to the rear garden is similar to the shadow from a compliant built form. The sitting of the DaCA building sought to reduce the amount of overshadow by setting back the ground floor canopy approximately 4m from the rear boundary, and the upper levels are setback 6m from the rear boundary, which is more than the required 4m setback under the Strathfield DCP.

Additionally, a number of mature trees with wide canopy are located along the common boundary of the site and 15 Margaret Street (but located on the school's campus) (refer to **Figure 25**). Based on a recent photograph taken on 29 June 2022 (mid winter), the majority of the rear garden of 15 Margaret Street is already overshadowed by the mature tree canopy (which are proposed to be retained) at 9am and 12pm(refer to **Figure 24**). Therefore in reality, the rear garden on 15 Margaret Street does not receive good level of solar because of these existing trees.

Considering the above and the shadow already cast by existing mature trees, the shadow impact to 15 Margaret Street is considered to be reasonable.

Figure 24 Photograph of the rear garden at 15 Margaret Street taken on 29 June at 9am and 12pm



At 9am

At 12pm

Figure 25 Aerial Map of the site (2021)



Overall, the proposal will maintain acceptable level of solar access within the campus open space areas, the private open space and habitable rooms of surrounding residential developments. Although the proposed DaCA building will overshadow the rear garden of 15 Margaret Street from 11am to 3pm, the following justifications are provided to support the proposal:

- The shadow from the proposed built form is similar to the shadow from a compliant built form.
- The proposed DaCA sought to reduce the amount of overshadow by providing a compliant rear setback (4m from the ground canopy and 6m on the levels above) under the Strathfield DCP.

 The majority of the rear garden of 15 Margaret Street is already overshadowed by the mature tree canopy (which are proposed to be retained) at 9am and 12pm.

### 6.4.3. Privacy

The proposed buildings have been designed to maintain privacy for adjoining developments through setbacks, architectural design, and landscape screening. Visual privacy will be maintained for surrounding residential buildings.

#### **DaCA Building**

The primary built form of the DaCA building is setback 4m from the western side boundary, which complies with the side setback control under the Strathfield **DCP**, and provides sufficient separation distance to protect visual privacy of 30-32 Redmyre Road. Landscaping and raised screen planting are also proposed along the western setback area to provide privacy screening to the building 30-32 Redmyre Road.

The ground floor of the DaCA building is setback 4m from the rear boundary and the upper levels are setback 6m from the rear boundary, which is more than the requirement under the Strathfield **DCP** to ensure sufficient separation distance is provided to protect visual privacy of developments to the rear of the site. The building to the rear of the site is also been screened by existing mature trees located along the common property boundary, which are proposed to be retained as they provide effective privacy screening to neighbouring development to the rear.

The façade of the building is also designed with blades which will also limit overlooking opportunities.

The rooftop terrace of the DaCA building is orientated towards the street and is setback behind soft landscaping, therefore will not create any privacy impact to surrounding residents.

#### Figure 26 Privacy measures of the DaCA Building



Source: Architectus

#### The Social Science Building

The proposed social science building generally maintains the existing setback of the existing DaCA building, and is setback approximately 4m from the eastern boundary. The eastern extension to the existing Admin building has the same side setback as the existing 'pottery shed' which is located 1.5m from the eastern boundary and proposed to be demolished. Accordingly, the proposed building provides the same level of privacy separation to 6-8 Redmyre Road as the existing development.

Additionally, existing trees located along the eastern boundary are retained and additional trees are proposed to provide visual screening to 6-8 Redmyre Road.

Fixed weather louvres are provided on the eastern elevation which will further limit overlooking.

The usable area of the rooftop terrace of the Social Science building is setback behind soft landscaping and the rooftop plant, with primary orientation to the street. Therefore privacy is protected for the residents at 6-8 Redmyre Road.



DEAN'S

DEAN'S

DFFICE

1.8 m

Figure 27 Privacy measures of the Social Science Building

Source: Architectus

STORE

DEAN'S

OFFICE

DEAN'S

OFFICE

RECEPTION

AITING

AREA

## 6.5. ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

An Ecologically Sustainable Development (**ESD**) report has been prepared by Northcop and is attached at **Appendix L**.

The proposal will include the following ESD initiatives (amongst others):

- Material selection and glazing to reduce solar heat gain
- On site solar photovoltaic system
- Rainwater harvesting
- Opportunities for cross-ventilation
- High levels of daylighting
- Operable windows for mixed-mode space conditioning
- Low VOC materials

The proposed development has been benchmarked against minimum of 4 Star Green Star Design & As Built v1.2 'in principle' rating, by incorporating the design principals of a 4 Star (Best Practice) Green Star Design & As Built Rating. As this rating system is now closed to new registrations, we are unable to certify this rating with the Green Building Council of Australia. Therefore we would like to seek alternative certification pathway post approval of the SSD, so that the project can be verified for this rating through the engagement of a suitably qualified professional to review and confirm that the measured outlined in the ESD report have been implemented.

The recently constructed CMD building (as approved under SSD-9692) was certified as a 4 star green star equivalent building. Therefore the proposal has a consistent ESD objective to the recently constructed CMD building.

## 6.6. TRAFFIC, TRANSPORT AND ACCESSIBILITY

A Transport and Accessibility Impact Assessment has been prepared by TTW and is attached at **Appendix M**. The assessment also includes:

- Green Travel Plan (Appendix M)
  - A preliminary Green Travel Plan has been prepared to sustainably manage the transport needs of staff, students, volunteers and visitors to the school, and to reduce the environmental impact of travel to and from the Meriden site.
- Operational Traffic and Access Management Plan
  - A preliminary Operational Traffic and Access Management Plan has also been prepared to outline the transport and access requirements of the school, and provide a strategy for managing vehicle and pedestrian movements around the site.
- Construction Traffic Management Plan

Traffic, parking and construction traffic assessment is provided below.

### 6.6.1. Traffic Impact

The student capacity is proposed to increase to 1,224 Senior School students, from the current approved student cap of 1,080 Senior School students. This increase would result in a proposed total population of 1,836 students across the Prep, Junior and Senior School Campuses.

In addition to this, staff numbers will increase from 214 FTE staff to 237 FTE staff (across all three campuses).

The anticipated increase in travel demands for the Senior School can be forecasted based on the Travel Mode Survey, which was undertaken by TTW for the Senior School students and staff at Meriden from 18<sup>th</sup> and 25th of May 2022.

#### The anticipated travel mode splits and volume is shown below:

Values may not add to totals due to rounding.										
SENIOR STUDENTS										
		Mor	ning		Afternoon					
Travel Mode	Mode Existing Forecast Split Volumes Volumes		Growth	Mode Split	Existing Volumes	Forecast Volumes	Growth			
Train	33%	355	403 47		46%	497	563	66		
Bus	25%	265	300	35	25%	274	311	37		
Carpool	2%	19	21	2	2% 19		21	2		
Drive a car (park on-site)	1%	14	16	2	0% 0		0	0		
Drive a car (park nearby)	2%	16	18 2		1% 9		11	1		
Drop off / pick up at school boundary	31%	334	379	45	18% 190		216	25		
Drop off / pick up nearby	6%	67	76 9		7%	72	82	10		
Bicycle	0%	0	0	0	0%	0	0	0		
Walk	1%	9	11	1	2%	19	21	2		
Total	100%	1080	1224	144	100%	1080	1224	144		
STAFF										
Travel Mode Mode Split			Existing	Volumes	Forecast	Volumes	Growth			
Train	20%		43		47		5			
Bus	2	%	5		5		1			
Carpool	1	%	2		3		0			
Drive a car (park on-site)	50	)%	10	107		119		12		
Drive a car (park nearby)	20	5%	55		61		6			
Drop off / pick up	0%		0		0		0			
Bicycle	0%		0		0		0			
Walk	1	%	2	2	3	3	0			
Total	100%		21	4	23	37	23			

#### Table 4.1: Travel Mode Splits and Volume Forecasts

#### Source: TTW

#### Impact on pedestrian, cyclists and public transport system

The anticipated travel mode split indicates a growth in the number of pedestrians of up to 2 students and no additional staff as a result of the development. This growth is very minimal and will be suitably accommodated by the existing pedestrian infrastructure in an area well-serviced by crossings and footpaths.

It is expected that there will be some uptake in the cycling mode share given bike storage and end of trip facilities are provided onsite, however it is not expected to be significant such that the existing cycleway network will be impacted.

Approximately one quarter of students travel via bus, it is estimated that approximately 20 of these students will travel on the Meriden School bus services, and 16 will travel via public bus routes. The bus mode share for staff is very low, at 2% in the morning and afternoon. Any additional bus users will be suitably accommodated within the existing bus network.

The results of the travel mode survey have indicated that 33% of students catch the train in the morning, and 46% catch the train in the afternoon. This equates to an additional 47 or 66 students respectively. Furthermore, 20% of staff (or 5 additional staff) are estimated to travel via train in both the morning and afternoon peak periods. The existing infrastructure, including the safe walking routes to Strathfield train station, is suitable to support these increased numbers of train users. The current train services and frequency is sufficient, with services arriving every 5 to 10 minutes during commuter peak period in both directions of travel.

Overall, the proposal will not impact on pedestrian and cycling infrastructure and public transport system.

#### Impact on pick up and drop off operation

Pick up and drop off of Senior School students will be distributed across two locations, either within the proposed DaCA building basement, or on Margaret Street outside the Senior School campus.

The Senior School will have a total capacity of 21 pick up and drop off bays in the morning, and 13 bays in the afternoon (including the three proposed spaces in the DaCA building basement).

The capacity is sufficient to accommodate the forecast usage levels in both the morning and afternoon period, with the vehicle flow capacity exceeding the vehicle demand in both peaks. It is noted that the pick up and drop off mode share is generally lower in the afternoon, which results in less demand and a lower capacity required.

Based on the assessment, the net number of additional vehicles associated with pick up and drop off could be accommodated within the local road network.

Additionally, through the provision of new infrastructure such as bicycle storage and end-of-trip facilities, and improved management and communications under the Green Travel Plan and Operational Traffic and Access Management Plan, it is anticipated that the usage of private vehicle could reduce in the future. For current volumes to remain consistent under the increased student capacity, pick up and drop off usage would need to decrease from the existing 37% in the morning to approximately 33% (or about 24% to 21% in the afternoon), which is considered to be an achievable reduction.

#### Impact on traffic generation

The SIDRA intersection results below demonstrate the future traffic conditions as a result of the proposed development. The level service for all intersections across both peak periods has remain unchanged from the pre-development condition.

Therefore, the increased vehicle and pedestrian volumes resulting from the proposed development will have minimal impact on the performance of the surrounding intersections.

					Table 4.7: SIDRA Intersection Results with Proposed Development Volumes									
	Intersection	Peak	Degree of Saturation	Average Delay (sec)	95% Queue Length (m)	Level of Service	Level of Service Intersection		Peak	Degree of Saturation	Average Delay (sec)	95% Queue Length (m)	Level of Service	
	Redmyre Road / Margaret	АМ	0.374	2.8	15.4	N/A*	ľ		Redmure Read / Margaret	АМ	0.404	3.1	19.3	N/A*
	Street	РМ	0.252	1.7	5.8	N/A*		Street	РМ	0.263	1.8	6.9	N/A*	
icles	Redmyre Road / Raw	АМ	0.720	29.9	168.5	с		sel	n Bedmyre Road / Raw	АМ	0.737	30.3	173.4	с
Veh	Square	РМ	0.555	27.4	128.8	В		Square	РМ	0.570	27.6	131.8	в	
	Margaret Street / The Boulevard / Morwick Street	АМ	0.629	14.9	143.8	в			Margaret Street / The Boulevard / Morwick Street	АМ	0.645	15.0	147.1	в
		РМ	0.482	18.9	105.8	в				РМ	0.509	18.4	101.9	в
s	Redmyre Road / Raw	АМ	0.144	59.3	N/A	E	Ī		Redmyre Road / Raw	АМ	0.194	59.4	N/A	E
trian	Square	РМ	0.154	59.3	N/A	E		Square	Square	РМ	0.220	59.4	N/A	E
edes	Margaret Street / The Boulevard / Morwick Street	АМ	0.407	49.1	N/A	E		Pedest	Margaret Street / The Boulevard / Morwick Street	АМ	0.407	49.1	N/A	E
<u>م</u>		РМ	0.611	49.5	N/A	E				РМ	0.611	49.6	N/A	E

Table 2.6: SIDRA Intersection Performance Results for Existing Conditions

The traffic model did not undertake a +10 years SIDRA modelling, as this is unnecessary and not required for the proposed development for the following reason.

The proposal is seeking an overall increase in senior student numbers, which is likely to be achieved by 2025, as opposed to an incremental increase over a period of 10 years. The existing forecast with traffic generated from the development/increase in overall student number can be relied upon.

Given the minimal impact on intersection performance as a result of the development on current traffic volumes, it is not anticipated that this increase in overall student number will have significant impact on vehicle volume to 2025 or further in the future. Any further increase in student number will be subject to a further development approval accompanied by additional traffic modelling.

A daily vehicle volume counter available from TfNSW Traffic Volume Viewer shows that traffic volumes on the Boulevard near to the site have not increased since 2015, with vehicle volumes experiencing a slight reduction prior to COVID-19. As such it can be reasonably assumed that vehicle volumes will remain consistent to 2025 when the student population increase is fully realised and therefore post development modelling on the existing vehicle volumes is considered sufficient.

This assessment approach has been adopted by DPE in assessing other school projects. Such as 'Alterations and additions to Kincoppal-Rose Bay School' where DPE noted in the RtS request that:

If the student capacity is increased over a 10-year timeframe, the traffic modelling must account for the likely increases in traffic in the vicinity of the site of the specific year across the period (i.e. the amount of traffic in the road network likely to exist in 2031). It should then model the design traffic volume based on the forecast background traffic growth after 10-years.

Alternatively, if the 10-year timeframe for student capacity increase is removed, this additional modelling would not be required, and the existing forecast can be relied upon

Therefore the existing forecast with traffic generated from the development/increase in overall student number (as discussed above) is sufficient and satisfactory in understanding the traffic impact from the proposal.

#### Cumulative traffic impact

Other **SSDA** projects within the local vicinity includes the upgrade of St Patrick's College to construct a new four-storey building, including an increase in student numbers. This school is located approximately 2.5 kilometres by road from Meriden. Traffic associated with this development will be concentrated within the local streets near the school and is not expected to interact with the local traffic network at Meriden.

North Strathfield metro station is another major infrastructure project located approximately 2.5 kilometres north (by road) of Meriden. The station may result in an increase to local traffic volumes but similarly to above, future volumes are not expected to significantly impact the network around Meriden.

#### Conclusion

The proposed permanent capacity of the Senior School is only marginally higher (+144 students) than the existing level of enrolment, and therefore traffic and transport demand and conditions are not expected to worsen significantly beyond the current levels.

The additional post-development traffic generated by pick up and drop off activities and staff driving to and from the school could be accommodated within the local road network and its surrounding intersections with no impact to the level of service.

The proposed active transport infrastructure and sustainable management strategies will assist in promoting sustainable travel to and from the school and will assist in reducing the total volume of vehicles accessing the site

The proposed development is deemed suitable on consideration of the traffic and transport elements of the site and its surrounds.

### 6.6.2. Parking

#### Car parking

The Strathfield **DCP** 2005 notes the following recommended rates for the provision of parking at primary and secondary schools:

- 1 space per 1.5 staff
- Plus 1 space per 10 pupils in Year 11 and 12

Considering Meriden's policy of restricting students from driving and parking on-site, no car parking for students are provided onsite.

The DCP staff car parking rate would require 158 parking spaces for a staffing body of 237 full-time equivalent employees (across all three campuses).

On completion of the proposed works, Meriden School across all three campuses can accommodate a total of 158 on-site staff car parking spaces, which complies with Council's DCP control. This includes 105 existing spaces plus 53 proposed spaces in the DaCA basement. Therefore, the proposal can satisfy the DCP parking rate for staff.

The Strathfield Council DCP also requires a minimum of one accessible parking space and a further one space for every additional 50 car spaces. For the 53 proposed spaces within the DaCA basement, one accessible parking space is required. One of the 53 spaces is therefore allocated for accessible parking. Therefore, the proposal satisfies that DCP accessible parking rate.

#### Pick up and drop off facility

In addition to the existing pick-up and drop-off zones ion Margaret Street, the DaCA basement comprises three pick-up and drop-off spaces in the first level of the basement car park as highlighted in **Figure 28**. This area contains a pedestrian set down area (hatched area in the figure), providing guided pathway leading to

stairs which provide access to the levels above. This provides a safe and controlled zone to ensure student safety.

#### Bicycle parking and end of trip facilities

The first level of the DaCA basement provides for additional 12 bike storage spaces and an end of trip facilities for staff (refer to **Figure 28**). The proposed bike parking and end of trip facilities have been provided based on the recommended rate under the *NSW Planning Guidelines for Walking and Cycling*. With the proposed bicycle parking and end-of-trip facilities, it is expected that there will be some uptake in this mode share to promote green travel.





Source: Architectus

### 6.6.3. Driveway

The proposed DaCA building utilises the existing vehicle access driveway on Redmyre Road to the northwest of the site. This driveway is proposed to be widened to 6 metres to provide suitable two-way access to the basement car park and pick up and drop off zone. As per the existing arrangement, this vehicle access point ill only be accessible via a left turn from Redmyre Road. Similar on departure, vehicles will be required to make a left turn only onto Redmyre Road.

Swept path analysis is attached to Appendix D of the traffic report, which demonstrates the turning path of a standard vehicle.

### 6.6.4. Preliminary Construction Traffic Management

This preliminary Construction Traffic Management Plan (**CTMP**) addresses the proposed construction of the development at Meriden Senior School. It discusses the management of construction vehicles and activities, and an investigation of the local traffic and safety conditions throughout the construction process.

The final **CTMP** will be prepared by the builder with consideration of all final design selections.

#### **Construciton traffic impact**

Based on past developments at the site, it is estimated that an average of 15 vehicle movements per day would be required to the site. Current intersections around the site are operating at LoS B and C which represents satisfactory operation. It is not anticipated that an additional 15 vehicles through the day would significantly impact the operation of these intersections.

#### Construction worker parking

Construction workers are to be encouraged to travel using alternative travel modes such as carpooling and public transport to decrease the parking demand. Further to this, the following mitigation measures are recommended to ensure traffic impacts are minimised:

- Workers to be provided with information on available public transport options and transport planning
- Workers recommended and reminded to carpool where possible
- Preferred parking locations should be advised to workers, to reduce impacts to residents for those workers that do choose to drive. Options for parking locations are detailed below:
  - No workers to park within 100 metres of the school boundary (to ensure parking availability and to reduce impact to drop off and pick up periods)
  - Workers recommended to park away from the pick up and drop off areas to avoid additional congestion
  - Workers must follow all on-street regulatory signage including drop off and pick up zones around the school
  - Being located in a central location means there are public car parks available near to the school site.
     Strathfield Plaza shopping centre has a large car park open to the public from 7am to midnight, requiring a parking fee for a stay longer than three hours. For short visits, a free public car park operated by the Council is available on Albert Road for a one-hour time limit.

#### **Construction Vehicle Routes**

Construction vehicle routes are subject to the location of the final construction access points and will be confirmed in the final **CTMP**. **Figure 29** indicates the main recommended heavy vehicle haulage routes.

It is noted that the egress route via Raw Square involves a 4.1 metre clearance under the railway bridge and this route may require amendment depending on vehicle height.

#### **Figure 29 Heavy Vehicle Construction Routes**



#### Source: TTW

#### **Construction vehicle management**

Vehicle movements will occur within the prescribed working hours. Delivery and removal trucks are to have a staggered arrival schedule and occur outside general peak hours as well as school peak hours where possible.

Avoiding peak hours allows for minimal queueing of construction vehicles and prevents congestion in the neighbouring areas.

All loading and unloading of construction vehicles will occur within the site boundaries or within an approved Works Zone. In an event where this is not possible (e.g. footpath or driveway works) traffic controllers will be stationed so that other road users can still move safely and efficiently around the construction activities.

Careful management of heavy construction vehicles exiting the site will ensure traffic safety. Redmyre Road contains significant vehicle volumes and so traffic controllers will likely be required to assist truck drivers to enter the roadway.

To successfully coordinate and execute these processes, communication between all delivery depots and waste management centres will be maintained.

#### **Cumulative Construction Traffic Impacts**

North Strathfield metro station is a major infrastructure project located approximately 2.5 kilometres north of the site and may involve similar construction vehicle routes. However, any overlap would occur on state roads which can adequately support the construction vehicle volumes associated with Meriden as well as other nearby projects.

## 6.7. **BIODIVERSITY**

A flora and fauna assessment (attached at **Appendix N**) has been prepared by Eco Logical for the approval of a waiver for the requirement that a Biodiversity Development Assessment Report (**BDAR**) be submitted with the SSD.

The NSW Department of Planning and Environment (**DPE**) confirmed in a letter dated 21 June 2022 (refer **Appendix O**) that the development is not likely to have any significant impact on biodiversity values, and therefore the SSDA is not required to be accompanied by a Biodiversity Development Assessment Report (**BDAR**).

For the purpose of the Flora and Fauna Assessment, the study area comprises the entire senior school campus and the proposed building footprint.

This assessment considers the ecological impacts of the proposed development footprint on threatened species, populations and communities listed under the *NSW Biodiversity Conservation Act 2016* (BC Act), and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) that occur within the study area.

Eco Logical undertook a database review and site inspection to determine the extent of native vegetation present and to inform an assessment of potential impacts to threatened species, their habitat, and ecological communities. No remnant native vegetation was recorded during the site inspection, and the vegetation present was confirmed to be planted native, planted exotic and exotic grass.

The proposal will result in the removal of approximately 0.03 ha of planted native vegetation, 0.01 ha of planted exotic vegetation and 0.07 ha of exotic grass. The native vegetation does not form part of any Plant Community Type (**PCT**) or threatened ecological community within the Strathfield local government area. The planted native vegetation impacted by the proposed works are unlikely to provide habitat for threatened fauna species. The literature review identified BioNet records for one highly mobile threatened species Pteropus poliocephalus (Grey-headed Flying-fox) within a 5 km radius of the study area. A variety of other planted native such as Eucalyptus microcorys (Tallowwood), Lophostemon confertus (Brushbox) and Melaleuca quinquenervia (Broad Leaf Paperbark) will be retained within the study area and provide habitat for this species.

Syzygium paniculatum (Magenta Lilly Pilly) was recorded within the development footprint and is proposed to be removed. Syzygium paniculatum is listed as Endangered under the NSW **BC Act** and Vulnerable under the **EPBC Act**. However, it is recognised that this species is also a common cultivated and planted landscape plant. Only species within its natural range and distribution are considered part of the threatened species. The study area is not located within the natural distribution for this species and does not contain suitable habitat for this species. This species is not considered part of the threatened species listed under the **BC Act** and **EPBC Act**.

The study area was assessed for potential microbat habitat. Several buildings will be demolished as part of the proposed development. However, no evidence of threatened microbat activity or roosting habitat was detected during the survey. It is considered unlikely that threatened microbat species use habitat within the study area.

The proposed works are unlikely to result in a significant impact on any threatened ecological communities or threatened species. Therefore, Tests of Significance under the **BC Act** and Assessment

The following mitigation measures and recommendations have been provided to reduce impacts to any retained biodiversity:

- Vehicles, machinery and building refuse should remain only within the study area and weeds and sediment disposed of at an appropriate waste management facility.
- Weed management to be undertaken where required. Vehicles should be washed down before entering and exiting the site to prevent the spread of weeds to or from the study area and adjacent vegetation.
- Establish a Tree Protection Zone (TPZ) intended to protect the trees identified for retention from development impacts and to maintain their health and vigour during and after development. The TPZ should not be accessed by heavy machinery and care is to be taken to not damage any trees. The calculation for the TPZ radius is as follows:
- Installation of appropriate measures (i.e. silt fences) around the development footprint to limit the spread of sediment and weeds into adjacent waterways and vegetation.
- Develop a Construction Environmental Management Plan (CEMP) with relevant mitigation measures to ameliorate potential impacts to biodiversity values outside of the development area. The CEMP should include:
  - Sediment and Erosion Control Plan to avoid offsite impacts or areas of vegetation being retained.

- the establishment of clearly defined areas, such as the works area and any 'no-go' areas within/adjacent to work site boundaries that are not to be in any way disturbed or damaged by the works.
- construction fencing pre and during construction to ensure that construction related impacts are contained within the construction areas.

## 6.8. NOISE AND VIBRATION

An Acoustic Report has been prepared by RWDI and is attached at **Appendix P**. The Report addresses the following key considerations:

- Construction Noise and Vibration; and
- Operational Noise

The areas with noise-sensitive receivers around the site have been divided into four Noise Catchment Areas (**NCAs**). The NCAs groups have similar existing noise environments. The location of the NCAs are show in **Figure 30**.

Figure 30 Noise Catchment Area (NCA) and noise logger locations for Meriden Senior Campus development



#### Source: RWDI

To characterise the existing noise environment of the project location, RWDI personnel attended site to conduct long-term unattended and short-term attended noise measurements.

Given that Meriden School Campus has been operating in many years, with its current operation considered a normal part of the existing acoustic environment for the area. Given this, the establishment of background noise levels for the site includes existing noise generation associated with the school.

Based on the attended and unattended noise measurements conducted on site, the Background Noise Levels that will be assigned for each NCA are summarised below:

Noise Monitor Location	Time of Day <sup>1</sup>	Rating Background Level (RBL) L <sub>A90, period</sub> dBA			
NCA01	Day	46			
	Evening	43			
NCA02	Day	46			
	Evening	44			
NCA03	Day	43			
	Evening	40			
NCA04 <sup>2</sup>	Day	53 (46+7)			
	Evening	50 (43+7)			

Note 1: Day = 7am - 6pm; Evening = 6pm - 10pm

Note 2: Based on 7dBA correction to background noise levels measured at noise monitoring location L01

Source: RWDI

Project noise trigger criteria has been established for sensitive receiver based on project intrusiveness noise level and the project amenity noise level and taking into consideration the background noise level:

Receiver Type	Time of Day <sup>1</sup>	Intrusiveness Criteria L <sub>Aeq,15min</sub> dBA	Amenity Criteria L <sub>Aeq,15min</sub> dBA	Project Noise Trigger Criteria L <sub>Aeq,15min</sub> dBA	
NGAOA	Day	51	58	51	
NCA01	Evening	48	48	48	
NCA02	Day	51	58	51	
	Evening	49	48	48	
	Day	48	58	48	
NCA03	Evening	45	48	45	
NCA04	Day	58	58	58	
	Evening	55	48	48	

Note 1: Day = 7am – 6pm; Evening = 6pm – 10pm

Source: RWDI

### 6.8.1. Operational Noise Impact

The primary sources of noise generation identified from the proposed buildings and increase in student capacity are as follows:

- Mechanical plant noise from equipment servicing the DaCA and Social Science buildings. It is anticipated that major mechanical noise sources associated with the development will comprise roof mounted condensers and exhaust fans.
- Speech noise from users of the outdoor terraces of the DaCA and Social Science buildings. Please note that the roof terrace is proposed to be used for outdoor passive recreation.
- Passive recreational noise from students occupying the external areas around the DaCA building and the play area to the west of the Social Science building.
- Use of the DaCA and Social Science building will be during standard school hours except for the occasional exhibition events held in the DaCA building. Occasional events such as exhibition of student works are proposed to be held in the DaCA building. It is expected that the exhibition events will occur no more than 4 times each year between 6pm-8pm on weekdays. These events are proposed to be held mainly inside the DaCA building, however this assessment has considered speech noise from the possibility of exhibition attendees spilling out to the external areas around the DaCA building, as well as to the level 2 terrace of the DaCA building.
- Machine noise from the material workshops located on Level 1 of the proposed DaCA building

These were the primary sources of noise generation identified for the proposed development and are considered consistent with the requirements of the Transport and Industry SEPP.

The noise emissions from vehicles manoeuvring within the enclosed basement carpark will have a negligible noise impact on the surrounding residences and so have not been considered in this assessment.

Noise emissions from general classroom activities and lectures in the lecture theatre are not expected to be an issue due to these activities being contained within internal areas of the development. As such, these spaces have not been included in the assessment of noise emissions from the development.

The following assumptions have been applied when assessing the operation noise from those above mentioned noise sources:

- The intake side of the carpark supply fan (located on the ground floor to the immediate north-east of the DaCA building) has been acoustically treated to reduce noise emission at the intake louvre by at least 10dBA.
- The rooftop mechanical unit on the roof of Social Science building have been screened from NCA04 with acoustic barriers that extend to at least the height of the rooftop packaged unit.
- Mechanical services for the DaCA and Social Science are assumed to be in full operation during standard school hours (7am-6pm). During the evening period (6pm-10pm), it is assumed that only mechanical plant for the DaCA building is operating to cater for the occasional exhibition events.
- The sound power level (SWL) of one person speaking with unraised voice, or engaging in passive recreational activities is 68 LAeq, 15min (based on school noise measurements carried out by RWDI).
- The number of people/students occupying the various outdoor spaces as summarised in Table 4-7 of the Noise report.
- It is assumed that speech/recreational noise on the ground floor areas around the DaCA building is evenly distributed around the outdoor areas to the immediate south, east and west of the DaCA building.
- The spatially averaged internal noise level within all three material work rooms of the DaCA building is 90dBA LAeq, 15min, which is based on measurements RWDI has conducted at similar school material workshops where use of table saws and hand hammering works were taking place.
- Windows of the workroom are closed during periods where high noise generating equipment/activities are being undertaken in the workrooms.

Cumulative noise impacts from the mechanical services, recreational and exhibition noise from the outdoor areas, and material workrooms noise have been shown below.

		Noise Criteria				
Receiver	Mechanical Services	Recreational and Exhibition Speech Noise	Noise from Material Workrooms	Cumulative	(External) L <sub>Aeq, 15min,</sub> dBA	Complies
NCA01	Day – 45 Evening – 45	Day – 41 Evening – 41	Day – 47 Evening – N/A	Day – 49 Evening – 46	Day – 51 Evening – 48	Yes
NCA02	Day – 44 Evening – 44	Day – 50 Evening – 49	Day – 49 Evening – N/A	Day – 51 Evening – 46	Day – 51 Evening – 48	Yes
NCA03	Day – 40 Evening – 40	Day – 29 Evening – 28	Day – 38 Evening – N/A	Day – 43 Evening – 41	Day – 48 Evening – 45	Yes
NCA04	Day – 48 Evening – 37	Day – 50 Evening – 26	Day – 28 Evening – N/A	Day – 52 Evening – 38	Day – 57 Evening – 48	Yes

#### Source: RWDI

Noise prediction indicate that the cumulative noise impacts from the various activities within the Senior Campus and the proposal will comply with the noise emission requirements for the site. Therefore the acoustic amenity of surrounding residential development is maintained.

The following recommendations are provided in the in order for the development to comply with the nominated noise emission requirements:

- an acoustic review of mechanical plant be undertaken at detailed design stage once plant selections and locations have been finalised. Noise from the mechanical plant should be designed such that the cumulative noise from all operations associated with the development comply with the project noise trigger levels of the NPfI.
- Students using the outdoor terrace areas should be supervised by teachers to ensure that no unnecessarily noisy activities are conducted on the terrace areas.
- Material Workroom windows highlighted in Figure 31 should remain closed if high noise-generating activities or equipment are being used in the material workrooms in rare occasions (drop saws, table saws, hand hammering and the like).

Figure 31 Recommended Windows to be Closed During Use of High Noise-Generating Equipment within Materials Workrooms



Source: RWDI

### 6.8.2. Traffic Noise Generation Assessment

The potential impacts from additional traffic generated on the surrounding local road network as a result of the proposed development and the increase in senior student number has also been modelled and assessed.

It was concluded that the predicted increases in traffic noise (which ranges between 0-0.2 LAeq, 1hr dBA) as a result of the proposed development comply with the EPA's Road Noise Policy 2011 (RNP). Therefore the proposal will result in minimum traffic noise to surrounding residents.

### 6.8.3. External Noise Intrusion Assessment

The DPIE "Development Near Rail Corridors & Busy Roads – Interim Guideline" provides recommended internal noise levels for educational facilities. This criteria has been adopted for the proposed development. The primary source of external noise on the proposed development is traffic noise from Redmyre Road to the north of the site.

Based on the traffic noise level at the future façade of the development, calculations were performed to determine the internal noise levels within the proposed development as a result of noise transmission through the building façade elements (glazing, external walls and roof/ceiling). This analysis considered the transmission loss performance of the façade elements, the surface area of each façade element exposed to external noise and the expected absorption characteristics of the internal spaces due to room finishes.

To protect the internal amenity of the building the following recommendations are noted for the building envelope and should be reviewed at detailed design stage:

- The indicative glazing performance required for noise sensitive areas in the proposed development to achieve the internal noise requirements are presented in Table 6-3 of the Noise Assessment Report. Glazing requirements should be confirmed at detailed design stage.
- The external walls of both buildings are proposed to be constructed of precast concrete with a combination of metal and fibre cement cladding. This external wall construction will be acoustically

acceptable and will not require any additional treatment. Any lightweight external wall constructions should be reviewed at detailed design stage to ensure that the internal noise criteria are met.

- Any penetrations of the external walls should be acoustically sealed and treated to maintain the acoustic
  performance of the wall.
- The roof of both buildings are propose to be constructed of concrete. This will be acoustically acceptable and will not require any additional treatment.

### 6.8.4. Construction Noise & Vibration Assessment

This section of the report provides a preliminary assessment of construction noise and vibration impacts for the proposed development, and is based on the standard construction hour, which are:

- Monday to Friday: 7am to 6pm
- Saturday: 8am to 1pm

At the time of writing this report, we are not aware of any nearby construction projects associated that will occur concurrently with the construction of the proposed development. If there are nearby construction activities that occur concurrently with the construction of the proposed development, then the cumulative noise impacts from all of these construction works should be assessed.

The construction noise and vibration assessment has considered the following construction phases and the sound power levels for the typical operation of construction equipment used for each of these phases:

- Demolition and clearing works
- Excavation and piling
- Building construction

#### Predicted Construction Noise Impacts for DaCA Building

- Demolition:
  - Predicted noise levels at NCA02 are expected to exceed the Highly Noise Affected Noise Management Level (75dBA) by up to 6dBA when works are occurring near the western boundary of the site.
  - Noise impacts at NCA01 and NCA03 are expected to exceed the noise affected Noise Management Level by up to 15dBA and 8dBA respectively, but are not expected to exceed the highly noise affected NML.
  - Noise impacts at NCA04 are expected to comply with the noise affected Noise Management Level during demolition/clearing works for the DaCA building.
- Excavation and Piling
  - Predicted noise levels at NCA02 are expected to exceed the Highly Noise Affected Noise Management Level (75dBA) by up to 4dBA when works are occurring near the western boundary of the site.
  - Noise impacts at NCA01 and NCA03 are expected to exceed the noise affected Noise Management Level by up to 13dBA and 6dBA respectively, but are not expected to exceed the highly noise affected Noise Management Level.
  - Noise impacts at NCA04 are expected to comply with the noise affected Noise Management Level during excavation/piling works for the DaCA building.
- Construction
  - Predicted noise levels at NCA02 are expected to marginally exceed the Highly Noise Affected Noise Management Level (75dBA) by up to 2dBA when works are occurring near the western boundary of the site. We note that a 2dBA exceedance would be just noticeably louder than a compliant level.

- Noise impacts at NCA01 and NCA03 are expected to exceed the noise affected Noise Management Level by up to 11dBA and 4dBA respectively, but are not expected to exceed the highly noise affected Noise Management Level.
- Noise impacts at NCA04 are expected to comply with the noise affected Noise Management Level during construction works for the DaCA building.

#### Predicted Construction Noise Impacts for Social Science Building

- Demolition and Clearing
  - Predicted noise levels at NCA04 are expected to exceed the Highly Noise Affected Noise Management Level (75dBA) by up to 6dBA when works are occurring near the eastern boundary of the site.
  - Noise impacts at NCA01 are expected to exceed the noise affected Noise Management Level by up to 9dBA. Predicted noise levels at both NCA02 and NCA03 are expected to exceed the noise affected Noise Management Level by up to 4dBA.
  - NCA01, NCA02 and NCA03 are not expected to exceed the highly noise affected Noise Management Level during demolition/clearing works for the Social Science building.
- Excavation and Piling
  - Predicted noise levels at NCA04 are expected to exceed the Highly Noise Affected Noise Management Level by up to 4dBA when works are occurring near the eastern boundary of the site.
  - Noise impacts at NCA01 are expected to exceed the noise affected Noise Management Level by up to 7dBA.
  - Predicted noise levels at both NCA02 and NCA03 are expected to exceed the noise affected Noise Management Level by up to 2dBA.
  - NCA01, NCA02 and NCA03 are not expected to exceed the highly noise affected Noise Management Level during exaction/piling works for the Social Science building.
- Construction
  - Predicted noise levels at NCA04 are expected to exceed the Highly Noise Affected Noise Management Level by up to 2dBA when works are occurring near the western boundary of the site.
  - Noise impacts at NCA01 are expected to exceed the noise affected Noise Management Level by up to 5dBA, but are not expected to exceed the highly noise affected NML.
  - Noise impacts at NCA02 and NCA03 are expected to comply with the noise affected Noise Management Level during construction works for the Social Science building.

#### **Predicted Construction Vibration Impacts**

The nearest neighbouring residential buildings to the site are approximately 7m from new DaCA site, and 8m from Social Science Building site.

Based on the construction plant expected to be used on site and the recommended minimum working distances for vibration sensitive equipment, the vibration intensive activities that could potentially occur at distances less than the recommended minimum working distances from the sensitive receivers with respect to cosmetic building damage and human comfort is the Large Hydraulic Hammer – 1600 kg.

Should this piece of plant be operated within the minimum recommended distances of the TfNSW *Construction Noise and Vibration Strategy* of a sensitive receiver, or if there are any other vibration intensive plant items that the Contractor has concerns for causing disruption at neighbouring development, it is recommended that a preliminary vibration survey (typically attended vibration measurements) be undertaken of each vibration generating piece of plant.

This vibration survey will determine whether there will be any exceedances of the relevant construction vibration criteria. If exceedances are observed, vibration mitigation and management strategies can be developed to minimise vibration impacts as far as practicable, and ideally to be compliant with the vibration criteria.

#### **Construction Noise & Vibration Mitigation Measures**

As discussed above, noise levels from construction activities during standard hours are predicted to exceed the Construction Noise Management Level of the Interim Construction Noise Guideline at several receivers surrounding the site. Therefore, in accordance with the Interim Construction Noise Guideline, the following is recommended to mitigate construction noise impact.

- A detailed Construction Noise and Vibration Management Plan (CNVMP) should be prepared and should include, but not be limited to the following:
  - Identification of nearby residences and other sensitive land uses;
  - Description of approved hours of work;
  - Description and identification of construction activities, including work areas, equipment and duration;
  - Description of what work practices (generic and specific) will be applied to minimise noise;
  - Consider the selection of plant and processes with reduced noise emissions;
  - A complaints handling process;
  - Noise monitoring procedures;
  - Overview of community consultation required for identified high impact works;
  - Overview of community consultation process and assessment required for identified additional worksm outside of standard construction hours; and
  - Induction and training will be provided to relevant staff and sub- contractors outlining their responsibilities with regard to noise.
- Examples of typical construction noise mitigation measures are provided in Table 7-9 of the Acoustic report, along with the likely reduction in noise levels. Where reasonable and feasible, these measures should be employed during the construction of the development.

### 6.9. GROUND AND WATER CONDITIONS

A geotechnical assessment has been undertaken by Douglas Partners and is attached at Appendix Q.

The assessment included the review of previous report, drilling of eight hand non-cored boreholes, two cored boreholes, development of one groundwater monitoring well and laboratory testing of selected samples.

#### Groundwater Resources

Groundwater measurements taking on site indicate there is some groundwater at about 3.95 m depth.

It is expected that perched groundwater seepage will occur along the top of the soil and rock interface and through joints and along bedding planes within the rock exposed in the basement floor and walls, particularly after wet weather.

During construction, it is anticipated that seepage into the excavation could be controlled by perimeter and subfloor drainage connected to a sump-and-pump system. On this basis, a drained basement may be considered for this site. Generally, water collected from dewatering operations should be suitable for disposal by pumping to stormwater drains subject to confirmation testing of groundwater quality.

It is recommended further permeability and groundwater quality testing would be appropriate to provide information for detail design. Groundwater monitoring and groundwater modelling may also be required, with analysis and reporting depending on groundwater conditions and detail design requirements, and particularly the selection of a drained or tanked basement design.

#### Acid Sulfate Soils

The risk of acid sulfate soil being present at the site is considered to be low based on the site elevation, geology and data supplied by NSW Department of Environment and Climate Change published 1:25,000 Acid Sulfate Soil Risk Mapping, 1994-1998.

## 6.10. STORMWATER AND WASTEWATER

A Civil Engineering Report has been prepared by TTW and is enclosed at **Appendix R**. This report assessed the flood risk on site, and outlines the proposed concept civil engineering and stormwater management measures for the site.

#### Flood

The site is located within the Powells Creek catchment area, which has been the subject of a Flood Study undertaken by Strathfield Council. From the assessment of this flood study, the site was not identified as being subject to flooding, due to its upstream location from the rivers originating point. The site is therefore not considered to be flood affected.

On site detention has been provided as outlined below to reduce site discharge for storm events up to the 100 year ARI (1% AEP), which will reduce the risk of potential flood impacts to downstream developments. Adequate freeboard and overland flow paths have been scheduled as part of the development to reduce the risk of water ingress into surrounding buildings on-site for storm events up to the 100 year ARI (1% AEP). The above aspects have been tested in DRAINS modelling software to confirm no increased risk of flooding for on or off site developments.

#### Stormwater

Stormwater Management for site is designed in line with requirements outlined in the Strathfield Council Stormwater Management Code 1994, and has been prepared in consultation with Strathfield Council and any other relevant drainage or water authority.

The proposed DaCA will have a total increase in impervious area exceeding 100sqm, the DaCA development is required to comply with Council OSD requirements. 30m<sup>3</sup> OSD tank is proposed underground and within the front setback of the DaCA building.



#### Figure 32 Proposed through OSD tank section

### SECTION THROUGH OSD TANK

#### SCALE 1:50

#### Source: TTW

The proposed Social Sciences Building development will have an overall reduction in impervious area, the development is exempt from Council's OSD requirements.

The School has proposed to implement water quality measures to meet GBCA Green Start building requirements and thus WSUD has been proposed for the green design of site.

Proposed measures include the implementation of stormwater harvesting and re-use for landscape irrigation to meet Category B pollutant load reduction targets outlined below:

Pollutant	Greenstar Reduction Target				
Total Suspended Solids (TSS)	80%				
Total Phosphorus (TP)	60%				
Total Nitrogen (TN)	45%				
Gross Pollutants	90%				
Total Petroleum Hydrocarbons	NA – No Vehicle Access				
Free Oils	NA – No Vehicle Access				

#### Source: TTW

A water quality model has been prepared using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) modelling program. Treatment for the proposal is to be provided through the application of:

- DaCA
  - 2x Ocean Protect PSorb Stormfilter Cartridges or equivalent product located within the proposed OSD chamber.
  - 2x Ocean Protect Oceanguard pit inserts or equivalent product
- Social Science:
  - 2x Ocean Protect PSorb Stormfilter Cartridges or equivalent product located within a treatment chamber.
  - 1x Ocean Protect Oceanguard pit inserts or equivalent product.

#### **Erosion and Sediment Control**

During the construction stage of the project, an erosion and sediment control plan is to be implemented to prevent sediment laden stormwater from flowing into adjoining properties, bushland, roadways or receiving water bodies. The proposed Erosion and Sediment Control Plans are included in Appendix A of the Civil Engineering Report (attached at **Appendix R**).

## 6.11. CONTAMINATION AND REMEDIATION

A Detailed Site Investigation assessment has been prepared by Douglas Partners and is attached at **Appendix S**.

The scope of the investigation includes the following:

- The scope of work for the current investigation comprised:
- Review of previous investigations completed for Meriden School;
- Review of published databases and maps recording, inter alia, contamination reported under the Contaminated Land Management Act 1997, licenced activities under the Protection of the Environment Operations Act 1997, soils, geology and hydrogeology;
- Undertaking service location at the site, including a review of plans showing underground services;
- Drilling of 10 boreholes using a combination of machine drilled and hand tool drilling;
- Collection of soil samples for laboratory analysis at regular depth intervals depths, logging of all observed materials and samples collected.
- Analysis of selected soil samples and quality control samples at a National Association of Testing Authorities (NATA) accredited laboratory for various combinations.

A review of previous reports and results of the current investigation indicates that the site is likely to be impacted by contamination in fill notably as PAH, metals and potential asbestos containing materials in soil.

Notably the PAH contamination is considered associated with combustion by-products such as ash / charcoal historically used in inner-city developments. Detection of asbestos in soil at one location is considered indicative of further potential impacts, given the limited nature of the investigation and the investigation methods (i.e., boreholes) which are not ideally suited for identifying asbestos materials in soils.

Based on the nature of the contaminants, it is considered unlikely that any significant contamination of groundwater is present and therefore does not require further assessment at this stage.

Based on the results of the Detailed Site Investigation, it is considered that the site can be made suitable for the proposed development and educational use subject to implementation of the following recommendations:

- Implement the Remediation Action Plan (attached at Appendix T) to manage identified metal, PAH and asbestos contamination and outline requirements for a data gap assessment in inaccessible parts of the site made accessible following demolition;
- Conduct hazardous building materials (HBM) survey and appropriate removal of any identified HBM prior to demolition; and
- Further ex-situ assessment and formal waste classification of soils prior to off-site disposal.

### 6.12. WASTE MANAGEMENT

### 6.12.1. Operational waste

An Operational Waste Management Plan **(WMP)** has been prepared by Elephants Foot and is attached at **Appendix U**.

Waste generation has been calculated based on the increase of 144 students. Waste and recycling receptacles will be places throughout out the new buildings. The areas with high levels of activity such as classrooms and staff rooms as well as circulation areas will be supplied with suitably branded waste and recycling receptacles.

For general waste collection, the three campuses currently share 1x 4.5m3 bulk bin located in the Junior School. The new buildings will share this general waste collection bin within the Junior school campus.

At the end of each day, cleaners will circulate around the school buildings (including the new buildings) and empty the waste and recycling receptacles. The general waste will be transported from the Senior school into the 4.5m3 bulk bin within the Junior Campus for collection.

For paper recycling, the campus currently has a yellow lid 240L MGBs for the collection of secure document paper and blue lid 240L MGBs for the collection of general paper recycling. The 240L MGBs for general paper recycling and secure document destruction are located within the bin area of the campus. A private contractor is engaged to collect the blue lid 240L MGBs twice weekly and yellow lid 240L MGBs as requested

The report concludes that the bins currently onsite and the existing waste management measure can accommodate any additional waste generated from the new buildings.

### 6.12.2. Construction waste

A Construction and Demolition Waste Management Plan (**CWMP**) has been prepared by Elephants Foot and is attached at **Appendix V**.

The aim of **CWMP** is to ensure that all waste resulting from construction and demolition activities is managed in an effective and environmentally aware manner. Specifically:

- Re-use of excavated material on-site and disposal of any excess to an approved site;
- Green waste mulched and re-used on-site as appropriate, or recycled off-site;
- Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- Plasterboard waste returned to supplier for recycling;
- Framing timber re-used on site or recycled off-site;
- Windows, doors and joinery recycled off-site;

- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements;
- Plumbing, fittings and metal elements recycled off site;
- Ordering accurate quantities of materials and prefabrication of materials where possible;
- Re-use of formwork;
- Careful source separation of off-cuts to facilitate re-use, resale or recycling.

The quantity of waste materials to be generated onsite are estimated based on the proposal and construction methodologies known to date. Approximately 16,031m3 of demolition waste and 712m3 of construction waste is estimated, which is subject to confirmation at the construction stage.

It is proposed that appropriately 99.6% of the demolition waste and 86.3% of construction waste will be and will be diverted from landfill.

The **CWMP** will be refined post approval and the appointed builder working on the site will be required to adhere to this **CWMP**.

### 6.12.3. Hazardous Materials Survey

A preliminary Hazardous Building Materials (**HAZMAT**) Assessment has been undertaken by Douglas Partner (attached **Appendix W**) for the buildings that are proposed to be demolished and altered, which includes the:

- Existing DaCA building
- Demountable
- Pool
- The existing Administration Building.

Douglas Partner conducted a walkover visual inspection from ground / floor level and in safely accessible portions of the nominated buildings and areas. The inspection excluded field testing, sampling and analysis.

A preliminary search of historical, aerial and satellite imagery was conducting via the Historical Imagery Viewer available from the NSW Government Spatial Services website1 and using Google Earth.

The Asbestos Register provided to DP indicates that asbestos is presumed present, and has been detected in the DaCA building. The Asbestos Register also indicates the potential presence of HAZMAT in the Administration Building and the Swimming Pool is generally considered to be high. Of particular note is the potential presence of asbestos in the vermiculite finish to ceilings in DaCA building.

Imagery from Google Earth indicates that the demountable buildings in the western portion of the site were installed between 2017 and 2021. Preliminary visual inspection of the demountable indicate that they appear to be of a newer construction. As such, the potential presence of HAZMAT in these demountable is considered to be moderate to low.

The presence of identified and suspected / presumed HAZMAT at the site, and the potential presence of any as-yet undetected HAZMAT, should be considered during the risk assessment for proposed demolition and alteration works:

A detailed HAZMAT survey is warranted prior to any substantive disturbance of buildings and / or structures (e.g., demolition, refurbishment and / or maintenance work);

A destructive / intrusive HAZMAT is warranted and recommended prior to proposed demolition work but can normally only be undertaken following vacant possession of the buildings;

The potential presence of asbestos in the vermiculite finish to ceilings in the DaCA building should be adequately confirmed prior to any disturbance; and

Care should be taken to ensure that an appropriate HAZMAT register has been developed to adequately inform all current construction works.

Adequate facilities should be included in the proposed buildings for the safe storage and use of all relevant chemical substances. This includes, but is not limited to, general cleaning and maintenance products and the other types of chemical substances. All such facilities should be fit for purpose, adequately secured and complaint with relevant legislation, standards, codes and guidelines.

## 6.13. ABORIGINAL CULTURAL HERITAGE

Aboriginal Cultural Heritage Assessment (**ACHA**) (refer to **Appendix X**) has been undertaken by Eco Logical to identify any potential Aboriginal objects and other cultural heritage values within the study area.

For the purpose of the ACHA, the study area comprises the entire senior school campus. The ACHA process included:

- A comprehensive background research of all available archaeological and cultural heritage information for the subject area in context with the scope of the project.
- Analysis and interpretation of the background research.
- Archaeological field survey of the subject area. Site survey was undertaken by ELA Archaeologist Charlotte Bradshaw on 5 April 2022
- Consultation with the Registered Aboriginal Parties (RAPs) in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW 2010b).

The assessment concluded that:

- No Aboriginal sites were identified within the study area.
- All sections of the study area have been subjected to high levels of ground disturbance.
- All sections of the study area were found to have a nil low archaeological potential.
- No direct impacts from the project on Aboriginal cultural heritage have been identified.

Based on the findings of this ACH) and the archaeological investigation the following is recommended:

Recommendation 1 – No further assessments are required

No further archaeological assessment is required for the study area. Although general measures will need to be undertaken. If the changes are made to the proposed works and impacts occur beyond the detailed assessment boundary (Figure 1), further investigations will be required and an addendum ACHA undertaken. An addendum ACHAR will require further consultation with RAPs.

#### Unexpected Finds:

• Aboriginal objects are protected under the NPW Act regardless of whether they are registered on AHIMS or not. If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease, and an archaeologist called in to assess the finds.

• If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval must then be sought if Aboriginal objects are to be moved or harmed.

• In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the Heritage NSW may also be contacted at this time to assist in determining appropriate management

Recommendation 2 – Submit ACHA to AHIMS

In accordance with Chapter 3 of the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011) the ACHA should be submitted for registration on the AHIMS register within three months of completion.

## 6.14. ENVIRONMENTAL HERITAGE

As indicated previously at **Section 2.2** of this report, the whole of Meriden Senior School (3 Margaret Street) is listed as a locally significant heritage item under the Strathfield LEP 2012 (Item no. 187). The Senior School is also located directly adjacent to the Redmyre Road Conservation Area (Item no. C14) listed under the Strathfield LEP 2012. The site is also located in proximity to a number of other locally listed heritage items within the Strathfield Local Government Area.

As such, a Heritage Impact Statement (**HIS**) has been prepared by Urbis to assess the impact of the proposed works on the identified heritage significance of the site and surrounds (attached at **Appendix Y**).

The proposed development at Meriden Senior School campus, including the demolition of the existing DaCA buildings, alterations and additions to the Administration Building and construction of new Social Science and DaCA buildings, are considered to respect the significance of the campus, the Redmyre Conservation Area and the vicinity heritage items.

The proposed alterations and additions to the Administration Building are considered to respect the building being identified as moderate significance (this was graded in a previous HIS prepared by Paul Davies in 2013).

Urbis has had regard to these assessments in the discussion of potential heritage impact to the Administration Building. However, it is noted that since these assessments were undertaken, many works have been undertaken to the campus, including the existing administrative building and the assessments of significance for both the overall campus and the Administration Building may require an update to ensure that they reflect the existing development across the site.

Urbis notes that the Administration Building is no longer an intact example of Peddle Thorp & Walkers works from 1954, in consideration of the works to the building which converted it from a Gymnasium to Administration Building in the mid-2010s. This involved both internal and external changes to the building including the removal of all internal original fabric (including the original sprung floor) and the creation of two levels connected by a new staircase, with through connections to the Sports Centre to the south. External changes were also made, with new openings placed across all facades and some original openings were enlarged or modified. The lower portion of the building's façade was also rendered and the upper portions of the former red brick painted in the existing cream colour. All windows, which previously were only limited to sets of three high-level windows across the north and south façade, were replaced with new windows in aluminium frames. These works to the Administration Building were approved by Strathfield Municipal Council under DA 2014/023.

Given the extent of changes to the Administration building, these works may have reduced the identified heritage significance of the building. Re-assessment of the significance of the Administration Building would be subject to a re-assessment of the whole campus, which is outside the scope of this **SSDA**. Despite this, the existing statements of significance is considered to be sufficient to be able to assess the impact of the current proposed works.

The key aspects of the proposal assessment are summarised below:

- The proposed demolition of the existing DaCA buildings is acceptable given that the buildings were constructed between 1982 and 1992 and do not contribute to the heritage significance of the site.
- The proposed alterations and additions to the existing Administration Building will result in changes to openings on the north and south facades to enable connections through the building to the new Social Sciences buildings, however, these modifications are considered to be acceptable given that the original openings to the building have previously been modified (via Local DA) and the new connections will ensure that Administration Building will continue to be an intrinsic part of the Meriden School Campus. The overall built form and views to and from the Administration Building will be retained both within the campus and to and from the public domain at Redmyre Road. The removal of existing vegetation at the west façade will allow additional views to the façade.
- The proposed new Social Science and DaCA building have been designed to respect the heritage significance of the campus and have been designed to relate to the overall height, scale and materiality

located across the campus. The material palette of both buildings have drawn upon this traditional palette, with the addition of bronze, timber and concrete accents.

- The overall form of the buildings differs from the rectilinear expression of the other buildings located across the campus, however, the more curvilinear forms of the new buildings have been shaped through references in datum lines to floor levels and windows and door proportions seen across the site, particularly in reference to the Wallis Building. The new architectural expression of the building, while different the existing development across the campus, signify a new age for the campus which reflects respects the Meriden's history.
- The proposed new landscaping will retain and enhance the landscape setting of the site. While some trees are proposed to be removed to accommodate the proposed new buildings, new trees, along with substantial other plantings will ensure that the landscape character of the site is retained and enhanced.
- The proposed development across the site will not impact any vicinity heritage items, given the vicinity heritage items are located on Margaret Street to the south and within the Strathfield Town Centre to the north-east. The location of the proposed new Social Science and DaCA building at the Redmyre Road frontage, as well as their overall scale and height, will ensure that there is not impact to these items.
- The proposed DaCA building will respect the Redmyre Road Conservation Area that is located directly adjacent to the western portion of the Meriden Senior School campus. The proposed overall scale, form and height of the building are in keeping with the scale of the Meriden School development and the late twentieth century apartment building at the west of the campus, however the materiality and landscaping of the DaCA building directly references that of the Conservation Area and early development of the school campus.

Overall, the proposed development at the Meriden Senior School campus will respect the heritage significance of the campus, the Redmyre Road Conservation Area and the surrounding vicinity heritage items.

The following recommendation is made to ensure conservation of the heritage significance of the site:

Prior to the issue of a Construction Certificate a Photographic Archival Recording should be undertaken in the area of the proposed works and must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.

### 6.14.1. Historical Archaeological Assessment

The Historical Archaeological Impact Assessment (HAIA) has been prepared by Urbis Heritage and is attached at **Appendix Z**.

The purpose of this report is to investigate the likelihood for impact to historical archaeological relics of Local or State significance relating to the proposed works within the Meriden School Senior Campus.

In general, there is low potential for historical archaeological resources to occur in conjunction with the earliest phases of occupation at the subject site (Wilshire's Grant phase, 1810-1866). This determination is based on subsequent disturbances as well as the nature of the use of the site, evidence of which would be ephemeral or constructed from materials with high susceptibility to degradation.

There is low potential associated with the Subdivisions phase (1866-1909) for the eastern area of the subject site. Archaeological resources include structural remains of the demolished 1893 building known as Wariora as well as associated outbuildings, however heavy disturbance levels in the area are considered to have greatly reduced the likelihood of such remains surviving.

There is moderate-high potential associated with the Subdivisions phase (1866-1909) for the western area of the subject site. Archaeological resources include structural remains of the demolished 1902 building known as Selbourne as well as associated outbuildings, rubbish dumps and artefactual deposits. These archaeological resources are likely to be retained in fill deposits.

The subject site has low-moderate potential for archaeological resources associated with the early and later school campus phases (1909-present). These relics have moderate potential to occur at the proposed DaCA site where the use of the site as a field provides greater depositional opportunity.

Archaeological resources associated with the early and later school campus phases (1909-present), including general discard items, rubbish dumps and artefactual deposits are anticipated to meet the threshold for significance on a Local level, specifically for their social significance and research potential.

In conclusion, the proposed works will result in an impact to identified potential resources of local significance through bulk excavation across the majority of the subject site.

Urbis recommends the following be undertaken prior to the commencement of construction:

An Archaeological Research Design (ARD) should be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potential locally significant relics across the subject site. This should include methodologies for monitoring of excavation activities in areas of identified archaeological potential across the site and for an archaeological testing program if required.

## 6.15. SOCIAL IMPACT

A Social Impact Assessment has been undertaken by Urbis (**Appendix AA**) to assess the potential social impacts arising from the proposal.

The proposal includes the raising of the senior school's student enrolment cap from 1,080 to 1,224, an increase of 144 places. The proposal will therefore contribute towards meeting the growing need for school places in the Eastern City District and will accommodate these places within high quality, fit for purpose spaces and facilities.

The proposed new DaCA and Social Science Buildings will be used by all students. The new buildings will increase the total amount of teaching space on the site, creating capacity for the additional enrolment numbers. The DaCA building and a new Social Science Building will provide new, high quality and innovative facilities and spaces for the teaching, learning and practice of a variety of creative arts, design and social science subjects.

Though there is a demonstrated need for more enrolment places across the Eastern City District, the operation of the school by a non-government operator means financial barriers are likely to restrict access by many households. Based on the above assessment, increasing the student enrolment cap is likely to generate a medium positive impact on future students accessing the senior school.

The proposal will include the development of the new DaCA building on Selbourne Lawn, the campus' most substantial area of open space. This area of open space is proposed to be relocated to west of the new Social Sciences building and will be known as 'The Green'. Additional open spaces will also be provided in the form of a rooftop terrace on the new Social Sciences building. With the inclusion of The Green and rooftop terrace, total open space onsite will be maintained at 6.4m<sup>2</sup> per student.

Council documents indicated that population growth in Strathfield, particularly new apartments in the town centre, is placing pressure on infrastructure and services. This includes adequate access to open space, and community and recreational facilities. Strathfield Council is seeking to enter into arrangements with local schools to enable access to school facilities by the wider community. The Eastern City District Plan has also recognised the importance of sharing school space and facilities in meeting the growing demand for access to open space.

With the proposed increase in student numbers, it is expected Meriden Senior School will increase use of offsite facilities and spaces to meet the recreational needs of students.

Currently, 155 of Meriden Senior School's 1,043 students (15%) use Strathfield Park for cross country, football, hockey and touch football. If a similar proportion of the proposed additional 144 students under the increased cap participate in these sports, an additional 22 students will be likely to use Strathfield Park. This additional use over a five day school week is unlikely to place significant additional strain on public open space.

The new Social Science Building is proposed to be located on the site of the Meriden School's existing outdoor swimming pool. The School advises that demolition of the existing swimming pool will not occur until a new on-campus pool is constructed, understood to be a part of Meriden's development pipeline.

Based on the above assessment, it is expected the development of new buildings, and the growth in enrolment numbers will generate a low negative impact on existing public open space and recreation facilities available in Strathfield LGA.

The increase in student numbers and staff will mean an increase in travel movements to and from the site across all transport modes. Based on findings of the TAIA, traffic and parking impact associated with the increase in student numbers is minimal and can be managed by implementing the recommendations of the TAIA, including developing and implementing a Construction Traffic Management Plan, OTAMP and GTP.

Based on the assessment, the key social impacts of this proposal are:

- Targeted access to high quality education facilities
- Pressure on open space and recreation facilities
- Reduced access to the local area.

The following recommendations are provided to further manage the potential impacts from the proposal:

- Implement the all the recommendations of the TAIA including:
  - Development of a Construction Traffic Management Plan prior to the construction of the school
  - Development a GTP and OTAMP prior to the operation of the proposal.
- Continue to communicate with stakeholders and the community about the implementation of measures to
  reduce the negative impacts of traffic and parking around the school.

Based on this assessment and the recommendations provided, it is likely the proposal will have a neutral social impact.

### 6.16. INFRASTRUCTURE

#### **Electricity and Communications**

Shelmerdines Consulting Engineer confirmed the electricity and communication requirements of the new buildings in a statement attached at **Appendix CC**.

The Senior School campus is currently supplied by Ausgrid's 1200 amp rated underground service kiosk substation no. 35764. An enquiry has been made with Ausgrid to determine whether there is sufficient capacity to serve the new buildings. Ausgrid confirmed that there is 600 amps per phase spare capacity which is sufficient to serve the estimated additional load of 434 amps from the two proposed buildings.

All communications services for the new buildings will be provided by the existing School data network. No additional incoming services will be required.

#### Hydraulic Services Infrastructure

This Hydraulic Services Infrastructure Report has been prepared by Harris Page and Associates (attached at **Appendix BB**). The report was prepared to outline the service needs of the following utilises:

- Sewer Drainage
- Potable Cold Water
- Gas (Natural)
- Wet Fire Services

The potable cold-water supply will be taken from school internal water main and make connection to the new buildings in accordance with the relevant Australian Standards.

Fire hydrants system will be taken from school internal fire services main and make connection to the new buildings in accordance with the relevant Australian Standards.

The fire services extension to the new buildings may require an upgrade of the existing fire service pumps, subject to the further system friction loss calculation during the detailed design development stage.

Sewer system will require a new connection to the school's private sewer service located inside the school property in accordance with the relevant Australian Standard and Sydney Water Guidelines.

Sydney Water representative confirmed that the existing sewer and water mains connections can be maintained and used for the new development.

Post approval of the SSD, an application can be made to Sydney Water for a Section 73 Certificate to confirm the Authority Sewer Main has sufficient capacity to cope with sanitary drainage flow requirements from the development.

The gas extension to the new DaCA building may require an upgrade of the existing authority gas meter, subject to the further gas load calculation during the detailed design development stage.

Jemena confirmed that the existing gas main connection can be maintained and used for the new development.

The gas system is not required for the Social Science Building to serve fixture and appliances.

Overall, the existing potable cold water and fire services internal water mains have sufficient capacity to meet the proposed development demands.

# 7. JUSTIFICATION OF THE PROJECT

This section of the report provides a comprehensive evaluation of the project having regard to its economic, environmental and social impacts, including the principles of ecologically sustainable development.

It assesses the potential benefits and impacts of the proposed development, considering the interaction between the findings in the detailed assessments and the compliance of the proposal within the relevant controls and policies.

## 7.1. PROJECT DESIGN

The proposal will result in the development of a high-quality educational environment for staff and students that:

- Enables an excellent academic programme;
- Supports a fulfilling and diverse extra-curricular experience;
- Provides efficient and environmentally sustainable facilities.

The design of the proposal respects the heritage significance of the Senior Campus and response to the streetscape character and landscape context, which represents a positive urban design outcome for the site.

## 7.2. STRATEGIC CONTEXT

Strategic context and policy have been assessed in **Section 2** of this EIS. The proposal will contribute to the achievement of planning objectives of the Region Plan, District Plan and Strathfield LSPS.

## 7.3. STATUTORY CONTEXT

The relevant State and local environmental planning instruments are listed in **Section 4** and assessed in **Appendix C**. The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments as summarised below:

- The proposed development has been assessed and designed in respect to the relevant objectives of the EP&A Act as defined in Section 1.3 the Act and addressed in Appendix C.
- This EIS has been prepared in accordance with the SEARs as required by Schedule 2 of the EP&A Regulations.
- Consideration is given to the relevant matters for consideration as required under the BC Act and the SSD is not likely to have any significant impact on biodiversity values, and therefore the SSD DA is not required to be accompanied by a Biodiversity Development Assessment Report (BDAR).
- This SSDA pathway has been undertaken in accordance with the Planning System SEPP as the proposed development is classified as SSD.
- The land is zoned 'R3 Medium Density' under the Strathfield LEP, which is a prescribed zone for the purposes of the Transport and Infrastructure SEPP. The proposed development is permissible with consent and consistent with the land use objectives of R1 zoning. The proposal generally complies with the relevant provisions under the Strathfield LEP 2012 as detailed in **Appendix C**, including overall site FSR.
- The proposal exceeds the height development standards, and the area of non-compliance relates to portion of the top floor, rooftop terrace, rooftop plant and lift overrun. Whilst technically not required, a detailed Clause 4.6 variation justification is provided. The encroachment would result in minimal environmental and amenity impact, including privacy, visual amenity, overshadowing and minimal impact on the surrounding heritage items.
- The proposed development is consistent with the objectives of the R3 zone.
- The proposed development has been assessed in accordance with Resilience and Hazards SEPP. The proposed development complies with the relevant clauses of these SEPPs.

The proposal generally accords with the relevant provisions of the SDCP 2005 as outlined in Appendix C.

## 7.4. COMMUNITY VIEWS

Limited public submission were received as part of the pre-lodgement engagement process. Public submissions will be considered following exhibition of the application.

Meriden School will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process
- Further updates in school newsletters
- Providing information on how the community's views have been addressed on the school website
- Enabling the community to seek clarification about the project through the two-way communication channels.

### 7.5. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- Natural Environment: the proposal addresses the principles of ecologically sustainable development (ESD) in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) and as outlined below:
  - <u>Precautionary principle</u>: through the implementation of environmental management and building maintainability, the proposal will apply industry best practice ESD initiatives, implement climate change adaptation principles, and increase vegetation planting.
  - <u>Intergenerational equity</u>: the needs of future school generations are considered in design brief and decision making and that environmental values are maintained for the benefit of future generations.
  - <u>Conservation of biological diversity and ecological integrity</u>: through the planting of additional vegetation, increasing tree canopy coverage, improvement of stormwater runoff and use of integrated landscaping, the proposal will improve, conserve and support the local biological diversity and integrity.
  - Improved valuation, pricing and incentive mechanisms: the proposal has involved input from the Quantity Surveyor, who will be involved throughout the entire design process to ensure the project remains on budget and effectively considers environmental factors in the valuation of assets and services. Furthermore, the project has considered the economic cost benefits that will stem from the project both short and long term. Extensive cost modelling has been completed to consider both capital and operational costs over the expected lifetime of the project.
- Built Environment: The proposal has been designed to respond to the heritage, design principles, landscaping and the existing campus character. The proposal is sympathetic to the heritage significance of site and the streetscape character of Redmyre Road.
- Social: The proposal continues the educational use of the site and provides upgraded educational facilities which for the benefit of the current and future students. The proposed new DaCA and Social Science Building will provide improved teaching facility, therefore contributing to long term positive social impact
- **Economic**: The proposal will generate 175 full-time construction jobs and 23 additional school staff/teacher, therefore contributing to the employment opportunities.

The potential impacts can be mitigated, minimised or managed through the measures discussed in detail within **Section 6** and as summarised in **Appendix D** to this EIS.

## 7.6. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The site is entirely suitable for the development of the proposal as it continues the use of the site as an educational establishment.
- Meriden School has a historical association with the site having been located in the Strathfield LGA since 1897. The proposal is therefore highly suitable for the site to maintain the ongoing presence of the School in the area.
- The site is capable of accommodating upgraded educational buildings with no undue impacts on surrounding residential properties
- Residential amenity and privacy to adjacent properties will be respected through proposed landscaping.
- The proposal has site specific merit as demonstrated by site analysis and various site investigations, including geotechnical, site contamination and flora and fauna.
- The site is well serviced by public transport.
- Additional staff parking and pick up and drop off infrastructure is proposed within the basement of the DaCA building. The traffic modelling indicate that the local road network could accommodate the additional post-development traffic volumes anticipated with the increase in senior school students and the additional pick up and drop off activities. The implementation of the Green Travel Plan and Operational Traffic and Access Management Plan will assist in reducing private vehicle volumes around the site.

Accordingly, the proposal is considered entirely suitable for education purpose and the Senior School can accommodate the proposed increase in senior students.

## 7.7. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposal has been prepared having regard to Council's planning policies and generally complies with the aims and objectives of the controls for the site.
- Subject to the various mitigation measures recommended by the specialist consultants as summarised in Appendix D of this EIS, the proposal does not have any unreasonable environmental or social impacts on adjoining properties or the public domain.
- The proposal will provide additional staff parking and improve consolidated onsite drop-off/pick-up to reduce traffic impact.
- The proposal will result in the development of a high-quality educational environment for staff and students that:
  - Supports a fulfilling and diverse extra-curricular experience;
  - Retains the amount of open space per student and increase tree canopy coverage onsite; and
  - Provides efficient and environmentally sustainable facilities.
- The proposal has been designed to make a positive contribution to the overall built form of the site, having regard to the streetscape, the landscaping setting and the heritage significance of the campus. The proposal is sympathetic to the character of the surrounding neighbourhood and respects visual privacy from neighbouring residential dwellings.
- The proposal will contribute positively to energy efficiency and environmental sustainability. The design has incorporated many ESD features to reduce energy consumption during the life of the proposed development.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

# 8. **DISCLAIMER**

This report is dated 1 July 2022 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 MERIDEN SCHOOL **(Instructing Party)** for the purpose of State Significant Development **(SSD)** Application **(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 whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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 ASEARS TABLE
## 8.1. SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
<ul> <li>Statutory Context</li> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li> <li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</li> <li>Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.</li> </ul>	Section 4 of the EIS and Appendix C
<ul> <li>Capital Investment Value and Employment</li> <li>Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor.</li> <li>Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</li> </ul>	Cost Summary Report, including estimated jobs is attached at <b>Appendix E</b> .
<ul> <li>Design Quality</li> <li>Demonstrate how the development will achieve: <ul> <li>design excellence in accordance with any applicable EPI provisions.</li> <li>good design in accordance with the seven objectives for good design in <i>Better Placed</i>.</li> </ul> </li> <li>Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design</li> </ul>	Good design in accordance with the seven objectives for good design in Better Placed is addressed in the Design Report attached at <b>Appendix F</b> . The proposal has been reviewed by the SDRP and responses are provided in the Design Report attached at <b>Appendix F</b> .

lte	em / Description	Document Reference
•	Excellence Strategy. Recommendations (from the jury and Design Integrity Panel) are to be addressed prior to lodgement.	The is not subject to concept approval or design excellence
•	In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.	strategy.
В	uilt Form and Urban Design	Refer to the Design Report
•	Demonstrate how design quality will be achieved in accordance with the Education SEPP Design Quality Principles and the Design Guide for Schools, including:	CPTED have been addressed in
	<ul> <li>how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation)</li> </ul>	Appendix II.
	addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.	Accessibility statement is contained within <b>Appendix I</b> .
	<ul> <li>how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage, integration of services, and the principles of Crime Prevention through Environmental Design.</li> </ul>	
•	Assess how the development complies with the relevant accessibility requirements.	
Er	nvironmental Amenity	Shadow Diagrams and
•	Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.	environmental amenity are contained within the Design Report attached at <b>Appendix F</b>
•	Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts (including the preparation of a wind assessment where the development has a height above four storeys). A high level of environmental amenity for any surrounding	Amenity impact is addressed in <b>Section 6.4</b> of the EIS.
	residential or other sensitive land uses must be demonstrated.	The development is less than four
•	Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).	storey, Pedestrian Wind Environment Assessment is not required.

Item / Description	Document Reference
<ul> <li>Visual Impact</li> <li>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</li> </ul>	Visual Analysis is contained within the Design Report attached at <b>Appendix F</b> and addressed in <b>Section 6.4.1</b> of the EIS. Visual Impact Assessment
<ul> <li>Trees and Landscaping</li> <li>Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.</li> <li>Provide a detailed site-wide landscape plan, that: <ul> <li>details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.</li> <li>provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> <li>considers equity and amenity of outdoor play spaces.</li> <li>demonstrates how the proposed development would: <ul> <li>contribute to long term landscape setting in respect of the site and streetscape.</li> <li>mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> <li>contribute to the objective of increased urban tree canopy cover.</li> <li>maximise opportunities for green infrastructure, consistent with Greener Places.</li> </ul> </li> </ul></li></ul>	Arboricultural Impact Assessment is contained in <b>Appendix J</b> Landscape Plan and report is contained in <b>Appendix K</b> .
<b>Ecologically Sustainable Development (ESD)</b> Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are be incorporated in the design and ongoing operation of the development.	ESD Report is contained within <b>Appendix L</b> .

Item / Description	Document Reference
Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, and integrate environmental design strategies in accordance with the <i>Environmental Design in Schools Manual</i> .	
Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design <b>(WSUD)</b> ) and material resources.	
Traffic, Transport and Accessibility	Transport and Accessibility Impact
<ul> <li>Provide a transport and accessibility impact assessment, which includes:</li> </ul>	Assessment is contained within Appendix M, which includes
<ul> <li>an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.</li> </ul>	Construction Traffic Management Plan Green Travel Plan.
<ul> <li>details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> </ul>	
<ul> <li>analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), potential queuing in drop-off/pick-up zones and bus bays during peak periods, identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict), and any cumulative impact from surrounding approved developments.</li> </ul>	
<ul> <li>measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms (including proposed arrangements with local councils or government agencies) of delivery of any infrastructure improvements in accordance with relevant standards.</li> </ul>	

Item / Description			Document Reference
	_	measures to promote sustainable travel choices for employees, students and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.	
	-	a preliminary operational traffic and access management plan for the development, including drop-off/pick-up zones, bus bays and their operations.	
•	Provide a and park traffic, pe	a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access ing arrangements, coordination with other construction occurring in the area, and how impacts on existing edestrian and bicycle networks would be managed and mitigated.	
Bi	<ul> <li>Biodiversity</li> <li>Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act</i> 2016 and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted or the site is on biodiversity certified land.</li> <li>If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> </ul>		The NSW Department of Planning and Environment ( <b>DPE</b> ) confirmed in a letter dated 21 June 2022 (refer <b>Appendix O</b> ) that the development is not likely to have any significant impact on biodiversity values, and therefore the SSD DA is not required to be accompanied by a Biodiversity Development Assessment Report ( <b>BDAR</b> ).
<ul> <li>Noise and Vibration</li> <li>Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise (including any public- address system, events, and out of hours use of school facilities) and vibration impacts on nearby sensitive receivers and structures, considers noise intrusion, and outline the proposed management and mitigation measures that would be implemented.</li> </ul>		<b>Tibration</b> a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection (EPA) guidelines. The assessment must detail construction and operational noise (including any public- system, events, and out of hours use of school facilities) and vibration impacts on nearby sensitive receivers ctures, considers noise intrusion, and outline the proposed management and mitigation measures that would be nted.	Noise and Vibration Impact Assessment is contained in <b>Appendix P</b> .

lte	m / Description	Document Reference
Gr	Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.	Geotechnical Assessment is contained within <b>Appendix Q</b> .
St	ormwater and Wastewater Provide an Integrated Water Management Plan for the development that:	Civil engineering report is contained with <b>Appendix R</b> .
	<ul> <li>is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality measures, and the nominated discharge points.</li> <li>demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.</li> <li>Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.</li> </ul>	
F14	boding Risk         Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.         Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.	Flood risk is assessed in the Civil Engineering Report is contained within <b>Appendix R.</b> The site is not considered to be flood affected.

Item / Description	Document Reference
<ul> <li>Hazards and Risks</li> <li>Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021.</li> <li>Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i>.</li> <li>If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis.</li> </ul>	There are no dangerous goods and hazardous materials associated/stored with the development.
<ul> <li>Contamination and Remediation</li> <li>In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>	Detailed Site Investigation is contained within <b>Appendix S</b> Remedial Action Plan is contained within <b>Appendix T</b>
<ul> <li>Waste Management</li> <li>Identify, quantify and classify the likely waste streams to be generated during construction and operation.</li> <li>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> <li>Identify appropriate servicing arrangements for the site.</li> <li>If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</li> </ul>	Operational Waste Management Plan ( <b>WMP</b> ) is contained within <b>Appendix U</b> Construction Waste Management Plan ( <b>WMP</b> ) is contained within <b>Appendix V</b> Hazardous Material Survey is contained within <b>Appendix W</b>
<ul> <li>Aboriginal Cultural Heritage</li> <li>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</li> </ul>	Aboriginal Cultural Heritage Assessment Report is contained within <b>Appendix X</b> .

Item / Description	Document Reference
<ul> <li>Environmental Heritage</li> <li>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul>	Statement of Heritage Impact is contained within <b>Appendix Y</b> Archaeological Assessment is contained within <b>Appendix Z</b>
<ul> <li>Social Impact</li> <li>Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.</li> </ul>	Social Impact Assessment is contained within <b>Appendix AA</b>
<ul> <li>Infrastructure Requirements and Utilities</li> <li>In consultation with relevant service providers: <ul> <li>assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li> </ul> </li> </ul>	Hydraulic Services and Electrical Services Statements are contained whiten <b>Appendix BB</b> and <b>Appendix CC</b>
<ul> <li>Bush Fire Risk</li> <li>If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.</li> </ul>	The site is not bushfire affected
<ul> <li>Aviation</li> <li>If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS.</li> </ul>	The development does not proposes a helicopter landing site and is not adjacent to a HLS.

Item / Description	Document Reference
<ul> <li>If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS.</li> </ul>	
<ul> <li>Construction, Operation and Staging</li> <li>Provide details of existing (if relevant) and proposed operations, including staff and student numbers, any before/after school care services and/or community use of school facilities.</li> <li>If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</li> </ul>	Operational details are contained within <b>Section 3.1</b> of the EIS. Construction and staging is contained within Preliminary Construction Management Plan attached at <b>Appendix FF</b> .
<ul> <li>Contributions and Public Benefit</li> <li>Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> </ul>	Contribution is addressed in <b>Section 3.2.6</b> of the EIS.
<ul> <li>Engagement</li> <li>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul> <li>the relevant Department assessment team.</li> <li>any relevant local councils.</li> <li>any relevant agencies, including: <ul> <li>Transport for NSW</li> <li>for development within the Western Parkland City, the Western Parkland City Authority.</li> </ul> </li> </ul></li></ul>	Engagement Report is contained within <b>Appendix EE</b> .

Item / Description	Document Reference
<ul> <li>the community.</li> </ul>	
<ul> <li>if the development would have required an approval or authorisation under</li> </ul>	

## APPENDIX B ARCHITECTURAL PLANS

## APPENDIX C STATUTORY COMPLIANCE TABLE

## STATUTORY COMPLIANCE TABLE

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
Environmental Planning and Assessment Act 1979			
Section 1.3 Objects of Act	To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	<ul> <li>The proposal will provide state of art educational facilities which will promote the social welfare of the community.</li> <li>The proposal has been designed to conserve heritage significance of the site and will not adversely impact on the state's natural resources, including flora and fauna values.</li> <li>Subject to the various mitigation measures recommended by the specialist consultants as summarised in this EIS, the proposal does not have any unreasonable environmental or social impacts on adjoining properties or the public domain.</li> </ul>	The proposal is consistent with the objectives of the Act.
	To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision- making about environmental planning and assessment,	The proposal has been carefully assessed in accordance with relevant economic, environmental and social considerations as discussed in <b>Section 6</b> of the EIS.	
	To promote the orderly and economic use and development of land	The proposal represents the optimisation of the Senior School campus to allow for orderly renewal of the campus and more economical use of the land.	
	To protect the environment, including the conservation of threatened and other species of native animals and plants,	BDAR wavier was granted by <b>DPE</b> on the 21 June 2022 (attached at <b>Appendix O</b> ), which confirmed that the development is not likely to have any significant impact on biodiversity values of the site, including species of native animals and plants, ecological communities and their habitats.	

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	ecological communities and their habitats		
Section 4.15	Relevant environmental planning instruments:	See detail below under State Environmental Planning Policies (SEPPs).	
	<ul> <li>SEPP (Resilience and Hazards) 2021</li> </ul>		
	<ul> <li>SEPP (Planning Systems) 2021</li> </ul>		
	<ul> <li>SEPP (Transport and Infrastructure) 2021</li> </ul>		
	<ul> <li>SEPP (Industry and Employment) 2021</li> </ul>		
	<ul> <li>SEPP (Biodiversity and Conservation) 2021</li> </ul>		
	<ul> <li>Strathfield LEP 2012</li> </ul>		
	Environmental Planning and Assessment Regulation 2021 – Part 8 Division 2	This EIS has been prepared in accordance with Part 8 Division 2 of the Environmental Planni Assessment Regulation 2021.	ng and
	Development control plans:	Clause 2.10 of the Planning Systems SEPP states that development control plans ( <b>DCP</b> ) (wh before or after the commencement of this Policy) do not apply to SSD.	ether made
	<ul> <li>Strathfield Development Control Plan 2005 (SDCP 2005)</li> </ul>	As such, there is no requirement for assessment of the proposal against the Strathfield Devel Plan ( <b>SDCP</b> 2005) for this <b>SSDA</b> . Notwithstanding this, consideration has been given to the for of the <b>DCP</b> :	lopment Control ollowing chapter

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
		Part M Educational Establishments	1
		See detail below for the assessment of the proposal under the development control plan (DC	<b>P</b> ).
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social and economic impact on the locality are assessed in detail within the EIS.	Detailed impact assessment is contained in <b>Section 6</b>
	The suitability of the site for the development	The suitability of the site for the development is discussed in <b>Section 7.6</b> . The site is entirely suitable for the development of the proposal as it continues the use of the Strathfield Meriden School as an educational establishment. Strathfield Meriden has a historical association with the site having been located on the site since 1897. The proposal is therefore highly suitable for the site to maintain the ongoing presence of the School in the area. Accordingly, the proposal is considered entirely suitable for the development for education purpose and can accommodate the proposed increase in students.	The site is suitable for the proposed development
	Any submissions made	Submissions will be considered following exhibition of the application.	
	The public interest	The public interest of the development is discussed in Section 7.7.	
Environmental Planning and Assessment Regulation 2021			
Part 8 Division 2	Part 8 Division 2 of the EP&A Reg provides that environmental assessment requirements will be issued by	This EIS has been prepared to address the requirements of Part 8 Division 2 of the EP&A Regulations and SEARs.	The proposal satisfies and is consistent with SEARs

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance	
	the Secretary with respect to the proposed EIS.			
Biodiversity Co	nservation Act 2016			
Section 7.14	The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development Assessment Report (BDAR). The Minister for Planning may (but is not required to) further consider under that <b>BC Act</b> the likely impact of the proposed development on biodiversity values.	BDAR wavier was granted by <b>DPE</b> on the 21 June 2022 (attached at <b>Appendix O</b> ), which confirmed that the development is not likely to have any significant impact on biodiversity values of the site. The application, therefore, does not need to be accompanied by a BDAR. Detailed biodiversity assessment is contained in <b>Section 6.7</b> .	Yes	
State Environm	ental Planning Policies			
State Environm	ental Planning Policy (Planning	Systems) 2021 (Planning Systems SEPP)		
Clause 15(2) of Schedule 1 of the Planning Systems SEPP provides that development for the purpose of educational establishments that has a CIV of more than \$50 million is classified as SSD.		The proposed works have an estimated CIV of \$52,342,512 excluding GST and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.		
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)				

Statutory Relevant Consideration Reference	s Relevance/Assessment	Compliance
<ul> <li>Clause 2.121 applies to traffic generating developments as specified under schedule the SEPP and relates to:</li> <li>new premises of the relevant size or cap or</li> <li>an enlargement or extension of existing premises, being an alteration or addition the relevant size or capacity.</li> <li>The proposed development has direct vehic access to a local road – Redmyre Road that within 90m of a classified road and generate more than 50 trips in the AM peak hours.</li> <li>Therefore the development is considered to traffic generating development, and requires following:</li> <li>Before determining a development to which this section applies, the consent authority must— <ul> <li>(a) give written notice of the application to TfINSW within 7 after the application is made, a</li> <li>(b) take into consideration— <ul> <li>(i) any submission that RMS provides in response to that notice</li> </ul> </li> </ul></li></ul>	A ofTraffic impact along Redmyre Road is discussed in Section 6.6 of the EIS and assessed within the Traffic and Parking Assessment prepared by TTW attached at Appendix M.acity, acity, acity, 	Yes

Statutory Reference		Relevant Considerations	Relevance/Assessment	Compliance
(iii) any pote parking impli	with give have will and (ii) (A) peo site trips (B) nee max contial icatio	in 21 days after the notice was n (unless, before the 21 days e passed, TfNSW advises that it not be making a submission), the accessibility of the site cerned, including— the efficiency of movement of ole and freight to and from the and the extent of multi-purpose the potential to minimise the d for travel by car and to imise movement of freight in fainers or bulk freight by rail, and traffic safety, road congestion or ns of the development.		
Part 3.4 of the Transport and Infrastructure SEPP identifies school specific development controls, with clause 3.36 Schools – development permitted with consent containing the relevant controls. The proposal has been assessed against relevant provisions of Part 3.4 as follows: <i>Clause 3.36 Schools – development permitted</i> <i>with consent</i>		ansport and Infrastructure SEPP pecific development controls, Schools – development asent containing the relevant bosal has been assessed rovisions of Part 3.4 as follows: <b>bols – development permitted</b>	The proposed development is in the R3 Medium Density Residential zone, which is a prescribed zone for the purposes of the School under the Transport and Infrastructure SEPP. The development is therefore permitted with consent under part 3.4.	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.			
(2) Development for a purpose specified in section 3.40(1) or 3.41(2)(e) may be carried out by any person with development consent on land within the boundaries of an existing school.		Development consent is sought for the proposed works.	Yes
(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.		The community does not use the School facilities outside of school hours. This is not proposed to change. The School, however, does invite local residents to special exhibition and music performance nights.	N/A
<ul> <li>(6) Before determined of the section (1), (3) must take into control (a) the design quievaluated in according principles set out</li> <li>(b) whether the control (b) whether the control (c) (b) shared with the shared with the section (c) (c) (c) (c) (c) (c) (c) (c) (c) (c)</li></ul>	nining a development application of a kind referred to in ) or (5), the consent authority insideration— ality of the development when ordance with the design quality in Schedule 8, and levelopment enables the use of including recreational facilities) to e community.	The EIS addresses the design quality of the development. A formal response to the Schedule 8 School design quality principles is included in the Design Report prepared by Architectus and is attached at <b>Appendix F</b> . As stated, the community does not use any of the school facilities out of school hours and this is not proposed to change.	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
(7) Subject to subsection (8), the requirement in subsection (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.		The <i>Strathfield Local Environmental Plan (LEP) 2012</i> requires a competitive design process to be completed for land within Strathfield Town Centre and identified as 'Area 2' on the floor space ratio map. The subject site is not located within the Strathfield Town Centre or Area 2, and a competitive design process is not required for the site under the LEP.	N/A
(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subsection (6)(a) applies that has a capital investment value of less than \$50 million.			
(9) A provision of ( <b>DCP</b> ) that specific control in relation referred to in sub- effect, regardless control plan ( <b>DCF</b> )	f a development control plan ies a requirement, standard or to development of a kind section (1), (2), (3) or (5) is of no of when the development P) was made.	Noted. Notwithstanding this, consideration has been given to Part M Educational Establishments of the Strathfield <b>DCP</b> . See detail below for the assessment of the proposal under the development control plan.	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)			
Clause 4.6 states or developed unle considered and, v appropriately rem	that land must not be rezoned ess contamination has been where relevant, land has been rediated.	Detailed Site Investigation has been undertaken by Douglas Partners ( <b>Appendix S</b> ). The review of previous reports and results of the current investigation indicates that the site is likely to be impacted by contamination in fill notably as Polycyclic aromatic hydrocarbons (PAH), metals and potential asbestos containing materials in soil.	Yes Section 6.11 and Appendix S

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
		<ul> <li>Based on the nature of the contaminants it is considered unlikely that any significant contamination of groundwater is present and therefore does not require further assessment at this stage.</li> <li>Based on the results of the investigation, it is considered that the site can be made suitable for the proposed development subject to implementation of contamination recommendations and the Remediation Action Plan prepared by Douglas Partners (Appendix T).</li> </ul>	

State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)

Chapter 3 of the Industry and Employment SEPP provides the legislative framework for the erection of advertising and signage across the State. Chapter 3 aims to ensure that signage to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of high quality design and finish. The proposal has been assessed against the relevant provisions within Chapter 3 and against the Schedule 5 assessment criteria.

Chapter 3 Advertising and Signage

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
<ul> <li>3.4 Signage to which this Chapter applies</li> <li>(1) This Chapter applies to all signage that—</li> <li>(a) can be displayed with or without development consent under another environmental planning instrument that applies to the signage, and</li> <li>(b) is visible from any public place or public reserve, except as provided by this Chapter.</li> <li>(2) This Chapter does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it, or that is exempt development under this Chapter.</li> </ul>		Two signage zones are proposed on the western elevation of the Social Science building, onl attached to the north-western corner building is partially visible from Redmyre Road. Therefore chapter 3 of the Industry and Employment SEPP applies to this particular sign, and been assessed under Schedule 5 of the Industry and Employment SEPP. The sign is a site identification sign and comprise the Meriden logo and is minimal in size.	y the sign this sign has
3.6 Granting of o	consent to signage		
A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—			
<ul> <li>(a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and</li> </ul>			
(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.			
Schedule 5 Assessment Criteria			

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
<ul> <li>1. Character of the area</li> <li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>		The signage will provide clear identification of the Meriden School and is consistent with the character of the Senior campus. The proposed signage will not intrude or detract from the surrounding residential areas. The size of the signage is small and is located on the internal facing façade of the building which is only partially visible from the street.	Yes
2. Special areas Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?		The signage is minimal in size and has been designed to integrate with the elevation of the proposed building, which will not detrude or detract the heritage significance of the site.	Yes
3. Views and views and views? Does the propose reduce the propose reduce the quality Does the propose other advertisers?	i <b>stas</b> Il obscure or compromise Il dominate the skyline and v of vistas? Il respect the viewing rights of	<ul> <li>The proposed detailed signs will be affixed to the western façade and they will not protrude above any structure or obscure any views.</li> <li>The size and positioning of the signage will have no presence in the skyline.</li> <li>No other advertisers are located within the proximity of the proposed sign.</li> </ul>	Yes
<b>4.</b> Streetscape, Is the scale, prop appropriate for the landscape?	setting or landscape ortion and form of the proposal e streetscape, setting or	<ul> <li>The scale, proportion and form of the sign is appropriate considering the size of the building, and the streetscape character of the site. there is only one sign that is partially visible from Redmyre Road to avoid cluttering.</li> <li>The signage design will be the school logo identifying the site along Redmyre Road.</li> </ul>	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
Does the propose of the streetscape	I contribute to the visual interest e, setting or landscape?	<ul> <li>The signage has been minimised in size and designed in a coordinated manner to be integrated with the built form.</li> </ul>	
Does the proposal reduce clutter by rationalising and simplifying existing advertising?		<ul><li>The proposed signs will not screen any unsightly elements.</li><li>The proposed site identification signage will not protrude above the building and does</li></ul>	
Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?		not require ongoing vegetation management.	
Does the proposal require ongoing vegetation management?			
<ul> <li>5. Site and building</li> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>Does the proposal respect important features of the site or building, or both?</li> <li>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>		<ul> <li>The proposed signage respects the character of the site and identifies the site along Redmyre Road.</li> <li>The proposed signage is designed to be integrated in the architectural design of the building. Therefore, it responds to the size and proportioning of the Social Science Building which it will be located.</li> </ul>	Yes
<ol> <li>Associated of advertisement</li> <li>Have any safety of devices or logos b</li> </ol>	<i>levices and logos with nts and advertising structures</i> <i>levices, platforms, lighting</i> been designed as an integral	The signage are not proposed to be illuminated.	N/A

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance	
part of the signage or structure on which it is to be displayed?				
7. Illumination				
Would illumination	n result in unacceptable glare?			
Would illumination affect safety for pedestrians, vehicles or aircraft?				
Would illumination detract from the amenity of any residence or other form of accommodation?				
Can the intensity of the illumination be adjusted, if necessary?				
Is the illumination	subject to a curfew?			
8. Safety Would the propos public road? Would the propos	al reduce the safety for any	<ul> <li>The proposed signage will not distract motorists as it will not resemble a traffic sign nor contain a facsimile of a traffic sign.</li> <li>The proposal will not reduce safety for pedestrians of bicyclists.</li> <li>The proposed signage will not obscure any sightlines from public areas as it will be</li> </ul>	Yes	
pedestrians or bicyclists?		integrated into the building facade.		
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?				
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP)				

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
<ul> <li>The provisions are relevant for this project includes:</li> <li>Chapter 2 Vegetation in non-rural areas</li> <li>Chapter 3 Koala habitat protection 2020.</li> <li>Chapter 6 Bushland in urban areas</li> </ul>		The proposal will not impact on native vegetative. No remnant native vegetation was recorded during the site inspection undertaken by Eco Logical, and the vegetation present was confirmed to be planted native, planted exotic and exotic grass. The proposed development is not located within a Local Government Area to which the Biodiversity and Conservation SEPP applies in relation to Koalas. The site is not identified as bushfire prone area. Accordingly the Biodiversity and Conservation SEPP does not apply to this proposal.	N/A
Strathfield Local Environmental Plan (LEP) 2012			
Land use	The site is zoned R3 Medium Density Residential.	The site is zoned R3 Medium Density under the SLEP (refer to Figure 33). R3 Medium Density zone is identified as a 'prescribed zone' under clause 3.36 of Part 3.4 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. Clause 3.36 of the Transport and Infrastructure SEPP permits development for the purpose of a school to be development with consent within a prescribed zone. 3.36 Schools—development permitted with consent (1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. Accordingly, by way of clause 3.36 of the Transport and Infrastructure SEPP, the proposed development is permitted as 'development with consent' on the site. Figure 33 Land zoning map	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
		Bi Commercial Core Bi Mixed Use Bi Commercial Core Bi Mixed Use Charlen Information Bi Commercial Core Bi Mixed Use Bi Commercial Core Bi Mixed Use Charlen Information Bi Commercial Core Bi Mixed Use Bi Cor	
Zoning objectives	<ul> <li>R3 zone has the following objectives:</li> <li>To provide for the housing needs of the community within a medium density residential environment.</li> <li>To provide a variety of housing types within a</li> </ul>	<ul> <li>The proposal is generally consistent with the objectives of the zone given:</li> <li>The proposed new DaCA and ocial science building provides facilities for the growing day to day needs of the existing school community.</li> <li>The proposal enables high-quality teaching beyond what can currently be provided for the existing and future students of the School.</li> </ul>	Consistent with zoning control

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	<ul> <li>medium density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> </ul>	<ul> <li>The existing school is an established and compatible land use within the zone that provides educational facilities for the residents in the area and the broader LGA.</li> </ul>	
4.3 Height of Buildings	11m	DaCA: 16.3 measured to the top of the rooftop plant at RL31.88, which exceeds the height by 5.3m. The area of non-compliance relates to a portion of the upper level, the rooftop plant and lift overrun.	Non- compliance Refer to
		Social Science Building: 13.7m measured to the top of the rooftop plant at RL28.7, which exceeds the height by 2.7m. The area of non-compliance relates to a portion of the upper level, the rooftop plant, the lift overrun and the canopy of the rooftop terrace.	clause 4.6 height variation
		The area of non-compliance for both buildings relate to portion of the top floor level, the lift overrun, the rooftop plant and the canopy of the rooftop terrace for the Social Science building.	statement attached at <b>Appendix JJ</b>
		The area of non-compliance is assessed and justified in the clause 4.6 height variation statement, which conclude that height variation can be supported given the following considerations:	
		<ul> <li>The proposal complies with overall Senior campus site FSR, therefore the area of non- compliance is not the result of overdevelopment of the site.</li> </ul>	
		<ul> <li>The desired outcome of the development will not be achieved if strict height compliance was to be applied, because:</li> </ul>	
		<ul> <li>The 11m height control would typically apply to residential developments in the R3 zone. However the proposal is for a school development, which requires more significant floor to ceiling height to achieve a good level of</li> </ul>	

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
		teaching amenity internally. The area of non-compliance relates to portion of the top floor level and is the direct result of achieving a higher floor to ceiling height to provide for adequate light and ventilation into the buildings.	
		<ul> <li>The area of non-compliance also relates to lift overrun, which is required to provide accessible access to the rooftop terrace areas of both buildings.</li> </ul>	
		<ul> <li>The area of non-compliance relates to rooftop plant, which is required for building servicing requirements, such as air conditioning etc.</li> </ul>	
		<ul> <li>The area of non-compliance for the Social Science building also relates to the canopy of the rooftop terrace. The canopy is to provide weather protection for the terrace and good outdoor play area amenity for the students. The rooftop terrace is required to retain the existing outdoor space/student ratio within the Senior Campus.</li> </ul>	
		<ul> <li>Both buildings are generally compliant with the height control along Redmyre Road. The areas of non-compliance are further setback from the street (further than the required 9m front setback) and will be screened by street trees and screening devices. Therefore the area of non-compliance will not be perceived from the public domain and will not create adverse visual impact.</li> </ul>	
		<ul> <li>The area of non-compliance will not create adverse view, privacy or solar impact to surrounding developments.</li> </ul>	
		<ul> <li>No significant view is identified onsite, therefore the area of non-compliance will not impact on any view across the campus.</li> </ul>	
		<ul> <li>The areas of non-compliance are setback from surrounding residents from the east, west and rear of the site, therefore privacy is protected via compliant setback and building design.</li> </ul>	
		<ul> <li>The areas of non-compliance will maintain minimum 2 hours solar access to habitable rooms and private open space of residential developments located at 6-8 Redmyre Riad, 30-32 Redmyre Road, 17 Margaret Street. The area of non-compliance will not</li> </ul>	

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
		<ul> <li>impact on the habitable rooms of 15 Margaret Street, but will create similar level of shadow to a height compliant scheme to the rear garden of 15 Margaret Street from 11am onwards, whilst maintaining 2 hour solar in the morning periods (without considering the existing trees). It is important to note, that in reality the rear garden is already been shadowed by dense trees located along the common site boundary throughout the day. Therefore the level of shadow from the area of noncompliance is acceptable given the impact by the existing trees.</li> <li>Overall, the area of non-compliance has been adequately assessed and can be supported based on the reasoned outlined above.</li> </ul>	
4.4 Floor Space Ratio	1.2:1	<ul><li>Existing site FSR: 11,625sqm (0.77:1)</li><li>Proposed site FSR: 15,726.29sqm (1.05:1), including additional 4,104.29sqm as the result of the proposal.</li><li>The proposal will have an overall site FSR of 1.05:1, which complies with the site FSR control.</li></ul>	Compliance
5.10 Heritage Conservation	Development consent is required to (a) demolish or move any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance) (i) a heritage item, (ii) an Aboriginal object,	The entire Senior School Campus is listed as a local heritage item (Item 187) under the Strathfield Local environmental Plan (LEP) 2012. There are a range of buildings across the site from various periods, including modern and late twentieth century. The Senior School is also located in close proximately to Vernon Street Conservation Area and heritage listed Prep school campus. The heritage listing describes the property as Item 176, "Lingwood"—Victorian house and garden (formerly Branxton)' at 16 Margaret Street, Strathfield. The extent of the heritage listing covers the whole of the Lingwood allotment. Urbis Heritage undertook heritage assessment and concluded that the proposed development at the Meriden Senior School campus will respect the heritage significance of the campus, the Redmyre Road Conservation Area and the surrounding vicinity heritage items.	Section 6.14 and Appendix Y

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	(iii) a building, work, relic or tree within a heritage conservation area,		
6.1 Acid Sulfate Soils	Class 5	No further assessment on acid sulfate soil is required.	
6.2 Earthworks	Earthworks must not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	TTW has provided structural concept design review and input for the proposed new buildings. In summary the structural design of the new works will be undertaken in accordance with relevant codes and Australian Standards, and it's construction will not adversely impact on the adjoining buildings/assets through selection of appropriate shoring systems and limiting movements of walls where the adjoining building/assets are within the zone of influence of the excavation (including the Sydney Water Sewer adjacent to the DaCA building basement and the existing Admin Building adjacent to the Social Sciences building basement).	Refer to Appendix DD.
6.6 Erection or display of signage	Before granting development consent for development that involves the erection or display of signage, the consent authority must be satisfied that the signage— (a) is compatible with the desired amenity and visual character of the area, and (b) provides effective communication in suitable locations, and	<ul> <li>Two signage zones are proposed on the western elevation of the Social Science building, only the sign attached to the north-western corner building is partially visible from Redmyre Road.</li> <li>The signage will provide clear identification of the Meriden School along Redmyre Road and is consistent with the character of the Senior campus.</li> <li>The proposed signage will not intrude or detract from the surrounding residential areas. The size of the signage is small and is located on the internal facing façade of the building and has been designed to integrate with the elevation of the proposed building, which will not detrude or detract the character of the area.</li> </ul>	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	(c) is of a high quality design and finish.		
Strathfield Cons	olidated Development Control F	Plan 2005	
Part M Educatio	nal Establishments		
1.4 Zones where educational establishments are permissible	Permissible in Residential Zones	The site is zoned R3 Medium Density under the SLEP. R3 Medium Density zone is identified as a 'prescribed zone' under clause 3.36 of Part 3.4 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. Clause 3.36 of the Transport and Infrastructure SEPP permits development for the purpose of a school to be development with consent within a prescribed zone. Accordingly, by way of clause 3.36 of the Transport and Infrastructure SEPP, the proposed development is permitted as 'development with consent' on the site.	Yes
4.1 Design principles	Development should satisfy all relevant design principles listed in the <b>DCP</b>	Design principles have been addressed in the Design Report	Yes
4.2 Site analysis	All applications shall include a Site Analysis Drawing	A Site Analysis Drawing has been prepared and is included as part of the Architectural Plan package (attached at <b>Appendix B</b> ).	Yes
4.3 Site requirements	1. To ensure that the relationship between an educational establishment and adjoining land uses is favourable and the amenity of surrounding development is not adversely affected; and	<ul> <li>The proposal will have minimal amenity impact to adjoining residential uses. Detailed amenity assessment is provided in Section 6.4 of the EIS.</li> <li>Pedestrian and vehicular safety and traffic impact is addressed in the Traffic and Transport Report attached at Appendix M and discussed in Section 6.60 of the EIS. The assessment concluded that local road network can accommodate the additional post-development traffic volumes and the implementation of the Green Travel Plan and Operational Traffic and Access Management Plan, can assist in reducing private vehicle volumes around the site.</li> </ul>	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	2. To ensure that an educational establishment is located where it can operate satisfactorily in terms of pedestrian and vehicular safety and traffic impact on the surrounding road network and other land uses in the vicinity."	No change is proposed to the pedestrian infrastructure or access points. The existing footpath and crossing infrastructure as well as the existing pedestrian entries will be retained and will allow for continued servicing of the school. The existing vehicle access point along Redmyre Road is proposed to b widened and has been designed and managed to ensure pedestrian and vehicular safety.	
4.4 Building design and envelope	Development should be compatible with height, bulk, scale, sitting and character of adjoining and nearby residential zone. Ensure protection of neighbouring properties from excessive noise generated by an educational establishment.	The proposal is consistent with the streetscape character and nearby residential zone. This is addressed in <b>Section 6.1</b> of the report. Acoustic impact and mitigation measures are addressed in <b>Section 6.8</b> of the report.	Yes
4.5 Bulk scale and site coverage	<ol> <li>Façade treatments must integrate the visual components of the building into and enhance streetscape.</li> <li>Where sites are within or adjoining Residential 2A or 2B zoned areas maximum site coverage is 60%.</li> </ol>	<ul> <li>Façade treatments is integrated with the visual components of the buildings to enhance the streetscape. Façade treatment and streetscape presentation is addressed in the Design Report.</li> <li>The proposal will result in minor increase to the existing site coverage of the site, from 75% to 78% (by 50sqm). It is important to note that the proposal is below the maximum FSR control of the site, and the same amount of outdoor space is provided for existing and future student capacity (at 6.4sqm/student). Therefore the minor increase will not adversely impact on the bulk and scale character of the site.</li> </ul>	Generally consistent with existing site coverage.

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
4.6 Height	1. The maximum height for an educational establishment in or adjoining a residential land use zone is:	The area of height non-compliance is assessed and justified in the clause 4.6 height variation statement, which conclude that height variation can be supported subject to detailed assessment.	Refer to Clause 4.6 height variation
	a) 2 storeys, and		statement attached at
	b) 9.5 metres above natural ground level.		Appendix JJ
	2. On large sites in or adjoining a residential land use zone, applications seeking a variation of maximum height will be considered on merit.		
4.7 Setbacks	Minimum Front Setbacks in or adjoining residential zones Minimum front wall setbacks in or adjoining residential zones apply as follows: Main Frontage – 9m Secondary Frontage – 5m	<ul> <li>DaCA building:</li> <li>9m setback from the main frontage to Redmyre Road (within minor encroachment of the façade blades)</li> <li>4m setback from the western side boundary to 30-32 Redmyre Road ((within minor encroachment of the façade blades)</li> <li>4m setback from the rear boundary to 17 Margaret Street.</li> <li>The basement is setback 4.5m to the front boundary and nil setback to the western</li> </ul>	Minor building articulation encroachment into the front and side setback.
	Where existing front setbacks	boundary.	
	in nearby residential properties	Social Science building:	
	are greater than the minimum setbacks, greater setbacks consistent with adjoining	<ul> <li>9m setback from the main frontage to Redmyre Road (within minor encroachment of the façade blades)</li> </ul>	

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	residential properties shall be provided. Minimum Side and Rear Boundary Setbacks	<ul> <li>4m setback from the eastern side boundary to 6-8 Redmyre Road. The exiting admin building is setback 1.8m from the eastern boundary, the proposal will retain this setback.</li> <li>The basement is setback 2.6m to the eastern boundary and 7.6m to the front boundary.</li> </ul>	
	Side and rear boundary wall setbacks in or adjoining residential zones should be consistent with the side and rear setbacks in the nearby vicinity. However, the following minimums apply: Single Storey – 3m Two Storey – 4m <b>Minimum Setbacks for</b>	The building blade encroachment is the result of building articulation and does not comprise any flood space, therefore will not contribute to the scale of the building. The basement will not be visible from the public domain. Therefore the proposed setbacks is generally consistent with nearby residential properties, and the character of the area.	
	Occupiable Open Space Setbacks to people gathering areas of open space such as playgrounds and active sports courts and the like that are potential sources of noise in or adjoining residential zones must include a landscape buffer area a minimum of 3m wide to facilitate dense landscaping.		

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
4.8 Visual privacy and views	<ol> <li>Educational establishment windows, doors, balconies, terraces, external elevated areas shall not overlook into internal rooms and external living areas within adjoining properties and properties in the vicinity.</li> <li>Educational Establishments shall have minimal impact on the existing outlook and views of adjoining properties and properties in the vicinity.</li> </ol>	Visual privacy and view impacts are addressed in Section 6.2 of the report.	Yes
4.9 Acoustic privacy	All applications must be supported by a Noise Impact Assessment.	Noise Impact Assessment is attached at <b>Appendix P</b> and addressed in <b>Section 6.8</b> of the report.	Yes
4.10 Overshadowing and solar access	Development must not overshadow adjoining and nearby existing dwellings so that less than 4 hours of solar access is received to the windows of habitable rooms and to the majority of private open space, and solar collectors between the hours of 9am and 3pm at the winter solstice.	Analysis on the potential additional overshadowing impacts resulting from the proposal have been included in the Architectural Set. The proposal will maintain minimum 2 hours solar access to residential developments located at 6-8 Redmyre Riad, 30-32 Redmyre Road, 17 Margaret Street. The proposal will will cast similar level of shadow to a height compliant scheme to the rear garden of 15 Margaret Street, which is already been shadowed by dense trees located along the common site boundary. Therefore the level of shadow the proposal is acceptable.	The proposal will result in similar level of shadow as a height compliant scheme.
Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
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4.11 Environmentally sustainable development	Development should incorporate principles of passive solar design, the use of energy efficient materials and technology and utilization as far as possible of renewable energy.	An ESD report has been prepared and is attached at <b>Appendix L</b> . The proposal incorporates a number of ESD initiatives.	Yes
4.14 Safety by design	Educational establishments shall satisfactorily incorporate principles of safety by design set out in the Guidelines.	A CPTED Assessment has been undertaken by Urbis (attached at <b>Appendix II</b> ). The CPTED Assessment concludes that the design incorporates a number of CPTED principles, including safe road procedures, access control and landscape maintenance which maximise student, road and pedestrian safety on site.	Yes
4.15 Traffic, parking and access	A Traffic and Parking Impact Assessment Report is recommended.	No parking provided for students. The School has a policy that restrict students driving to school. 53 parking spaces provided for staff (inclusive of DDA parking space), which complies with Council staff parking Reqruiments Traffic and Parking Impact Assessment is attached at <b>Appendix M</b> .	Yes.
4.16 External impacts management plan	Prepare an External Impacts Management Plan that details operational processes to fully address the objectives above.	The proposal does not seek to alter the existing school operation procedures.	Yes
4.18 Landscaping and vegetation	A 1 metre (for single storey buildings) or 1.5 metre wide (for double storey buildings) landscaping buffer strip shall be provided on all side boundaries to assist with noise	Landscaping is provided within the 9m front setback and the 4m side setback of both buildings, this includes retention of existing trees to protect the privacy of the nearby residents. Landscape Plan is attached at <b>Appendix K</b> .	Yes

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
	abatement and privacy and to be planted with dense evergreen screen planting. A Detailed Landscape Plan is to be provided.		
4.19 Fencing and gates	Where residential development adjoins, acoustically damping fencing shall be provided to all side and rear boundaries and installed in accordance with the recommendations of the acoustic report. The fencing at the street alignment shall be compatible and sympathetic with the front fencing of the streetscape with height, design, materials etc to be assessed on merit. Car parking areas are to be secured and isolated by the use of appropriate fencing and gates.	Side boundary fence are retained along the western, eastern and rear boundaries of the site. The fencing at the street alignment will be compatible and sympathetic with the existing front fencing of the streetscape with height, design, materials etc. Car parking areas are to be secured and isolated by the use of a front gate.	
4.20 Stormwater drainage re-use	Stormwater Management Plan should be submitted.	Stormwater Management Plan is attached at <b>Appendix R</b> .	

Statutory Reference	Relevant Considerations	Relevance/Assessment	Compliance
4.22 Hours of operation	Standard hours of operation for educational establishments in residential areas should be limited to 7am to 9.30pm, Monday to Sunday.	No changes are proposed to the existing School's hours of operation.	

# APPENDIX D MITIGATION MEASURES

# **ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES**

The following section provides recommendation for mitigation measures in response to potential impacts identified in **Section 6** of the EIS. The structure of mitigation measures is based on the **DPE's** hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released by **DPE** in June 2017, as:

- **Performance based measure** identify performance criteria that must be complied with to achieve an appropriate environmental outcome but do not specify how the outcome is to be achieved.
- Prescriptive measure require action to be taken or specify something that must not be done.
- Management based measure identify one or more management objectives that must be achieved through the implementation of a management plan.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment. The following table illustrates how the matters raised within the SEARs will be addressed.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk Management–Principles and Guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. In accordance with the SEARs, the Environmental Risk Assessment (ERA) addresses the following significant risk issues:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Likelihood			Consequence			
А	Almost certain	1	Widespread and/or irreversible impact			
В	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact			
С	Possible	3	Local, acceptable or reversible impact			
D	Unlikely	4	Local, reversible, short term (<3 months) impact			
E	Rare	5	Local, reversible, short term (<1 month) impact			

The risk levels for likely and potential impacts were derived using the following risk matrix.

#### LIKELIHOOD

		Α	В	С	D	Е
	1	High	High	Medium	Low	Very low
Щ	2	High	High	Medium	Low	Very low
NENC	3	Medium	Medium	Medium	Low	Very low
ISEQ	4	Low	Low	Low	Low	Very low
CO	5	Very low				

The results of the environmental risk assessment for the proposed development are presented in the below table and are based upon the range of technical and specialist consultant reports appended to the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

#### N.B. 'O' – Operational; 'C' – Construction

'Pe' – Performance based mitigation measure; 'Pr' – Prescriptive based mitigation measure 'Ma' – Management based mitigation measure

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Traffic and Transport	Impacts on road network from construction and operational phase.	C & O	D	4	Low	Implementation of a Green Travel Plan and Operational Transport and Access Management Plan prepared by TTW Finalise and implementation Preliminary Construction Traffic Management Plan prepared by TTW.	Ма	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
	Additional demand on car parking spaces.					Provision of 53 staff car parking within the basement of DaCA.		
Noise and Vibration	Noise generation during the construction and on-going operation	C & O	D	3	Low	Implementation of the recommendations contained within the Noise Impact Report prepared by RDWI.	PE and Ma	Low
Visual Impacts	Adverse visual impacts to surrounding developments	0	E	4	Very Iow	Compliance with the <b>SSDA</b> building height.	Pe	Very low
Privacy	Adverse impact on visual privacy of surrounding residential properties	0	E	5	Very low	Maintain proposed building setback and landscaping along the side boundaries.	Pe	Very low
Environmental Performance / ESD	Irreversible increase in energy usage.	C & O	E	5	Very low	Adhere to ESD measures within the ESD Report prepared by Northrop	Pe	Very low
Contamination	Exposure of contamination	C & O	D	4	Low	Adopt the recommendations of the Detailed Site Investigation prepared by Douglas Partners and	Ма	low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
	or hazardous materials during construction and operation.					implement the Remediation Action Plan prepared by Douglas Partners		
Heritage	Advise impact to the heritage significance of Meriden campus.	0	D	4	Low	Prior to the issue of a Construction Certificate a Photographic Archival Recording should be undertaken in the areas of the proposed works and must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.	Ма	Low
Tree removal	Impact on retained trees	С	D	4	•	Adhered to the Arborist Report recommendations prepared by TreeIQ,	Ма	Low
Aboriginal Heritage	Disturbance of previously unidentified items of aboriginal heritage	С	D	4	Low	Recommendation 1 – No further assessments are required No further archaeological assessment is required for the study area. Although general measures will need to be undertaken. If the changes are made to the proposed works and impacts occur beyond the defined assessment boundary (Figure 1), further investigations will be required and an addendum ACHA undertaken. An addendum <b>ACHAR</b> will require further consultation with RAPs.	Ма	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						Unexpected Finds: Aboriginal objects are protected under the NPW Act regardless of whether they are registered on AHIMS or not. If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease, and an archaeologist called in to assess the finds.		
						If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval must then be sought if Aboriginal objects are to be moved or harmed.		
						In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the Heritage NSW may also be contacted at this time to assist in determining appropriate management		
						Recommendation 2 – Submit ACHA to AHIMS In accordance with Chapter 3 of the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011) the ACHA should be submitted for registration on the AHIMS egister within three months of completion.		

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Archaeological Heritage	Found or disturbance of previously unidentified earlier structures, or associated occupational deposits that are of Archaeological significance.	С	Ε	5	Very Iow	An Archaeological Research Design (ARD) should be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potential locally significant relics across the subject site. This should include methodologies for monitoring of excavation activities in areas of identified archaeological potential across the site and for an archaeological testing program if required.	Ma	Very low
Waste	Excessive waste generation.	C & O	E	5	Very low	Construction waste The successful construction contractor will be responsible for finalising the detailed construction Waste Management Plan (WMP). Operation waste Implementation of the Operational Waste Management Plan (WMP) prepared by Elephant Foot Waste management within the proposed buildings will follow the existing waste management system at the Senior Campus	Ма	Very low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Stormwater Adverse impact on the quality of stormwater runoff (Operation).	Stormwater Adverse impact on the quality of stormwater runoff (Operation).	С	D	4	Low	Implementation of the Civil Engineering Report prepared by TTW as part of the detailed design process	Pe	Low
Social Impact	General disruption to community associated with construction and operation	C & O	D	4	Low	<ul> <li>Implement the all the recommendations of the TAIA including:         <ul> <li>Development of a Construction Traffic Management Plan prior to the construction of the school</li> <li>Development a GTP and OTAMP prior to the operation of the proposal.</li> </ul> </li> <li>Continue to communicate with stakeholders and the community about the implementation of measures to reduce the negative impacts of traffic and parking around the school.</li> </ul>	Ма	Low
Construction	Construction Impacts associated with public safety, visual amenity, noise, waste and traffic	С	D	3	Low	Finalisation and implementation of the draft Construction Environmental Management Plan prepared by Builtcop	Ма	None

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
	management in the locality during construction							
Soil and Water	Impact on water table	C & O	D	4	Low	Adhere to erosion and sediment control measures prepared by TTW and the Geotech report prepared by Douglas Partners.	Pe	Low
Infrastructure provision	Adequate connection to infrastructure and utilities and adequate infrastructure capacity.	0	E	5	Very low	Adhere to the required augmentation details outlined in the Hydraulic and Electric Service report.	Pe	Very Low

# APPENDIX E COST SUMMARY REPORT

# APPENDIX F DESIGN REPORT

# **APPENDIX G**

# **SURVEY PLAN**

## **APPENDIX H**

#### **BUILDING CODE OF AUSTRALIA COMPLIANCE REPORT**

# APPENDIX I ACCESSIBILITY REPORT

## **APPENDIX J**

#### ARBORICULTURAL IMPACT ASSESSMENT REPORT

#### **APPENDIX K**

# LANDSCAPE REPORT AND PLAN

# APPENDIX L ESD REPORT

#### **APPENDIX M**

#### TRANSPORT AND ACCESSIBILITY IMPACT ASSESSMENT REPORT (INCLUDING CONSTRUCTION TRAFFIC MANAGEMENT PLAN AND GREEN TRAVEL PLAN)

## **APPENDIX N**

#### FLORA AND FAUNA ASSESSMENT REPORT

# **APPENDIX O**

# **BDAR WAIVER**

## **APPENDIX P**

#### NOISE AND VIBRATION IMPACT ASSESSMENT REPORT

# **APPENDIX Q**

#### GEOTECHNICAL ASSESSMENT REPORT

## **APPENDIX R**

# **CIVIL ENGINEERING REPORT**

# APPENDIX S DETAILED SITE INVESTIGATION

# APPENDIX TREMEDIAL ACTION PLAN

## **APPENDIX U**

#### **OPERATION WASTE MANAGEMENT PLAN**

## **APPENDIX V**

## CONSTRUCTION WASTE MANAGEMENT PLAN

## **APPENDIX W**

# **HAZARDOUS MATERIAL SURVEY**

## **APPENDIX X**

#### ABORIGINAL CULTURAL HERITAGE ASSESSMENT REPORT

## **APPENDIX Y**

#### STATEMENT OF HERITAGE IMPACT REPORT

## **APPENDIX Z**

#### ARCHAEOLOGICAL ASSESSMENT REPORT

## **APPENDIX AA**

SOCIAL IMPACT ASSESSMENT REPORT

## **APPENDIX BB**

# **HYDRAULIC SERVICES REPORT**
## APPENDIX CC ELECTRICAL SERVICES REPORT

## APPENDIX DD STRUCTURAL REPORT

## APPENDIX EE ENGAGEMENT REPORT

### **APPENDIX FF**

#### PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

### **APPENDIX GG**

#### PRELIMINARY FEASIBILITY FIRE ENGINEERING REVIEW STATEMENT

## APPENDIX HH INTERIM AUDIT ADVICE LETTER

# APPENDIX II CPTED

# APPENDIX JJ CLAUSE 4.6 HEIGHT VARIATION

## APPENDIX KKSDRP MEETING MINUTES



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