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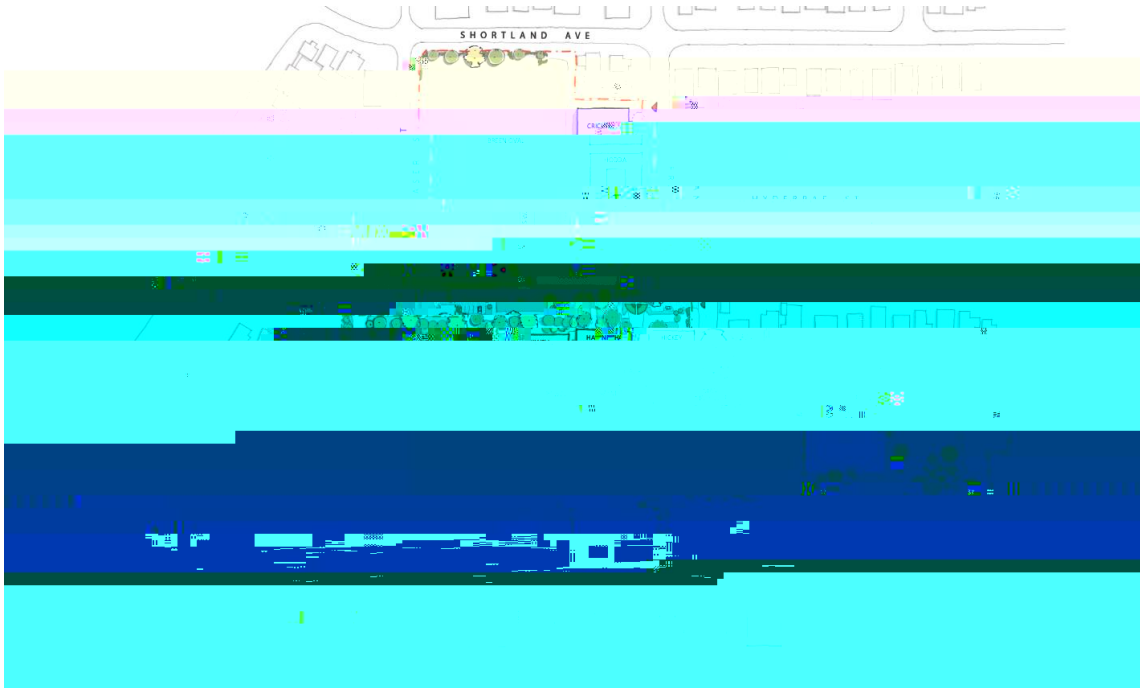

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1

1 Introduction

1.2 Certification

This REF provides a true and fair review of the Proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment

1 Introduction

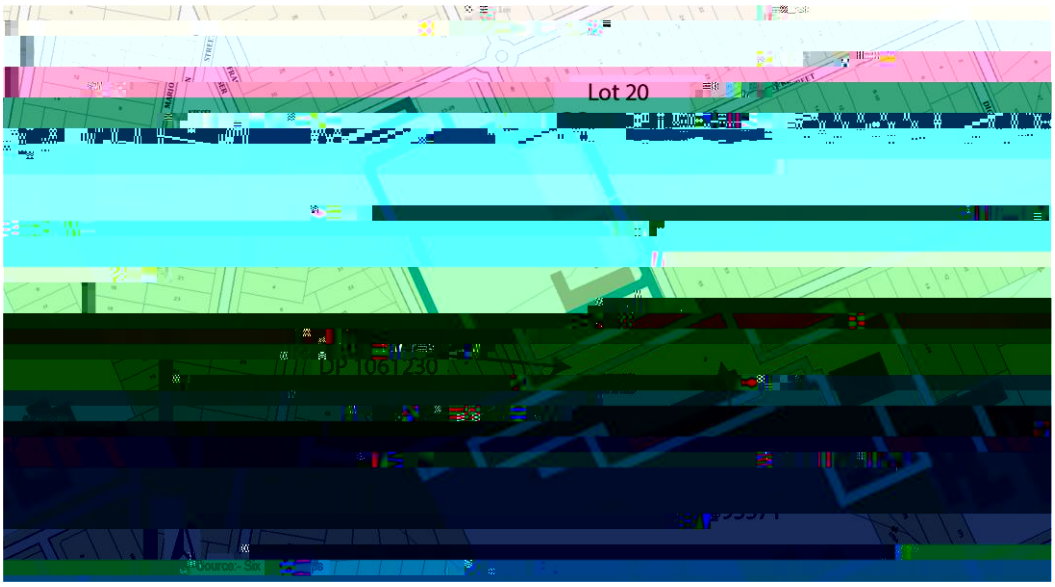

Figure 1 Site Location

Figure 2 is an aerial photograph of the site and its surrounds.

Figure 2 Aerial Photograph

The school site comprises three (3) land parcels which are legally described as:

- Lot 12 DP 1095571 (location of proposed works);
- Lot 10 DP 1061230; and
- Lot 20 DP 1203221.

The site and subject allotment are irregularly shaped. Development in the immediate vicinity of the site consists of predominantly low density residential development which is accessed by local roads to the north, east and west.

The land directly to the east of the site at 16-22 Merley Road, Strathfield is owned by the school site. To the south of the site is the Strathfield campus of the Australian Catholic University.

SPC contains a range of educational, recreational and ancillary buildings that have been constructed at various stages since 1928. Built form includes classrooms, administration/staff facilities, multi-purpose hall, and recreation facilities.

1 Introduction

1 Introduction

2 Description of Proposed Works

2.1

2 Description of Proposed Works

2.4 Tree Removal

Tree removal does not form part of this application. However, as the works towards the rear of the gymnasium are located proximate to existing established trees, tree protection measures have been included as part of the recommended mitigation measures.

2.5 Construction Management

A Construction Management Plan (CMP) has been prepared by Carmichael Tompkins Property Group (CTPG) and is included as part of this assessment (**Appendix 4**). The CMP provides guidelines for managing health, safety, environmental and traffic considerations in accordance with Clause 36 of the Education SEPP. The CMP has also considered the hours and operations of SPC, so as to minimise potential conflicts between the school, nearby residents and construction activities.

A Construction Traffic Management Plan (CTMP) (**Appendix 5**) details the proposed traffic management and vehicular movements throughout the construction phase. The CTMP addresses matters such as traffic and pedestrian management, implementation of traffic control procedures, worker induction and clear vehicular access routes to be implemented during the construction phase.

A Construction Noise and Vibration Management Plan (CNVMP) has also been prepared by Acoustic Logic (**Appendix 6**) which identifies the potential noise and vibration sources of the construction activities and provides an assessment of the potential noise and vibration impacts. The CNVMP also recommends mitigation measures to be implemented for controlling construction noise and vibration, as well as site specific recommendations to minimise potential adverse impacts from noise and vibration.

The CNVMP concludes by stating that should the recommendations in the CNVMP be implemented, compliance with the relevant Construction Noise Objectives can be achieved.

3 Statutory Framework

This section describes the statutory framework under which the Proposal has been assessed.

3.1 General Planning Context

LEP Name	Strathfield LEP 2012
LEP Zoning	R2 ±Low Density Residential
Prescribed Zoning of Land Subject to Works	R2 ±Low Density Residential
Is the existing zone a prescribed zone under the Education SEPP?	Yes ±the area of the works is in the R2 zone Refer clause 33 of the Education SEPP
Permissibility	Development for the purpose of educational establishments is permissible with consent within the R2 zone under the Education SEPP
, V W K H V L W H ³ H Q Y L U R Q P H under any environmental planning instrument?	No
Does the site comprise bushfire prone land?	No
List any environmental constraints identified in the Section 10.7 Certificate	Acid Sulfate Soils ±Class 5
Is the site listed as a Heritage Item or within a Heritage Conservation Area?	Yes ±Heritage Item: St Patricks College ±Brother Hickey Building (I132)

3.2 Development Control Plans

Strathfield Consolidated Development Control Plan 2005 (SCDCP) provides a broad range of development and precinct planning controls across the Strathfield LGA. Part M of the SCDCP relates to Educational Establishments and includes controls relating to building design, traffic management, design, visual and acoustic privacy, landscaping, safety and security, facilities and services.

Development that is able to be undertaken without consent (under the Education SEPP) is not subject to local planning controls. Therefore assessment against the SCDCP is not a mandatory consideration. State Environmental Planning Policies

3.2.1 SEPP (Educational Establishments and Child Care Facilities) 2017

Clause 5 Interpretation

Clause 5 of the Education SEPP sets out the following in relation to interpretation of the provisions of the SEPP:

(1) A word or expression used in this Policy has the same meaning as it has in the Standard Instrument unless it is otherwise defined in this Policy

educational establishment means a building or place used for education (including teaching), being:
(a) a school, or
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

school means a government school or non-government school within the meaning of the Education Act 1990.

These definitions are relevant to the assessment of the proposed works as discussed below.

3

3 Statutory Framework

3 Statutory Framework

is development that can be undertaken as development without consent, pursuant to Clause 36(1)(b) of the Education SEPP. An assessment of the proposed works and their relationship with Clause 36 of the Education SEPP is provided in the table below.

Table 1 Description of proposed works and relationship to Clause 36 of the Education SEPP

Proposed Works	Related clause pursuant to the Education SEPP
Internal demolition works	(e)

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3 Statutory Framework

3.6 Consultation ±Council

& O D X V H R I W K H (G X F D W L R Q D O (Q Y L U R Q P H Q W D O 3 U R W H F W L R Q (I I H F W V 0 D Q D J H P H Q W 6 H W W L Q J V) U D P H Z R U N 2 U G L Q D Q F H 5 H T X L U H P H Q W V) R U 3 X E O L F $ X W K R U L W L H V) L Q D O) D F W V 6 K H H W

impacts on council related infrastructure or service ´ V W D W H V W K H I R O O R Z L Q J

(1) This clause applies to development carried out by or on behalf of a public authority that this Policy provides may be carried out without development consent if, in the opinion of the public authority, the development:

(a) will have a substantial impact on stormwater management services provided by a council, or

(b) is likely to generate traffic to an extent that will strain the capacity of the road system in a local government area, or

(c) involves connection to, and a substantial impact on the capacity of, any part of a sewerage system owned by a council, or

(d) involves connection to, and use of a substantial volume of water from, any part of a water supply system owned by a council, or

(e) involves the installation of a temporary structure on, or the enclosing of, a public S O D F H W K D W L V X Q G H U D F R X Q F L O ¶ V P D Q D J H P H Q likely to cause a disruption to pedestrian or vehicular traffic that is not minor or inconsequential, or

(f) involves excavation that is not minor or inconsequential of the surface of, or a footpath adjacent to, a road for which a council is the roads authority under the Roads Act 1993 (if the public authority that is carrying out the development, or on whose behalf it is being carried out, is not responsible for the maintenance of the road or footpath)

The proposed works are unlikely to adversely impact on Council owned infrastructure or

3 Statutory Framework

Accordingly, as the works have been assessed as having no impact on the heritage significance of an item or conservation area, consultation with Council in regard to heritage impacts is not required.

4 Environmental Risk Assessment

This section examines the environmental risks in relation to the proposed works.

4.1 Assessment Method

The methodology applied to the environmental risk assessment for the proposed works is as follows:

- Initial risk assessment for environmental constraints based upon:
  - Review of relevant planning controls and legislation;
  - Review of consultant reports; and
  - Examination of aerial photographs and site photos.
- Identifying potential environmental risks/impacts associated with the proposed works;
- Evaluating identified risks/impacts to determine the potential for occurrence and degree of severity; and
- Identifying and determining suitable environmental management/mitigation procedures and control measures appropriate for planned works.

Section 228 of the EP&A Regulation sets out which factors must be taken into account when assessing the impact of an activity on the environment. **Section 5.3**

Table 2 Site Constraints				
Constraint	**Factor**	**Yes**	**No**	**Action**
Contamination	Is the site affected by contamination as identified in Section 10.7 &HUWLILFDWH RU µ/LVW RI 16: FRQWDPLQD potentially affected by contamination?	…	4	

Table 2 Site Constraints				
Constraint	**Factor**	**Yes**	**No**	**Action**
	Is the Project Site adjacent to an area of bushland (including a National Park, State Forest, Council Reserve or area of unmanaged bushland) OR a natural watercourse (including a creek, river, estuary, lake or wetland)?	…	4	No action required.
Native Vegetation	Does the project involve the clearing of native vegetation?	…	4	No action required.
Aboriginal Cultural Significance	Has the Section 10.7 certificate and/or consultation undertaken with Council identified that the site has, or i1 139.58 3 0 0 1 455.59 44/or c the			

5 Environmental Impact Assessment

noise levels requirements, with the exception of predicted noise levels with windows open after 6:00pm. PWNA has recommended that the gymnasium should not be used outside the hours of 7:00am and 10:00pm. If the gymnasium is used between 6:00pm and 10.00pm, all windows and doors are to be closed.

5.2.4 Heritage Impacts

There is a heritage item located on Lot 12 DP 1095571, being St Patri F N ¶ V & R Brother H Hickey Building (I132). Whilst there is no readily available statement of significance for this heritage item, the Heritage Impact Statement prepared by Weir Phillips Heritage and Planning (**Appendix 8**) has provided the following statement with regard to the significance of the item:

> It is likely to have local historic, aesthetic and social significance as a site that has been associated with the Christian Brothers and the education of boys from the 1920s until today, which in turn makes it part of a state wide pattern of education by Catholic orders begun in the late nineteenth century.

The proposed works relate to internal fitout works and alterations to the southern external façade of the Dean Building (gymnasium). The Heritage Impact Statement concludes that:

> 7KH SURSRVHG ZRUNV WR WKH %URWKHU %UXFH & 'HDQ *\PQDVL

5 Environmental Impact Assessment

The proposed works will provide enhanced teaching and learning facilities for students and staff. The CMP (**Appendix**

5 Environmental Impact Assessment

Table 4 Factors for Consideration under Cl 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any environmental impacts on a community?	Community impacts are associated with the construction works, including traffic, noise, vibration, and potential for dust exposure. A positive impact to the school community is predicted post construction. As the works will enhance the useability of the Dean Building, to assist in improving the teaching, learning and assembly spaces of St Patricks College.	Appendix 4 ±Construction Management Plan Appendix 5 ±Traffic Impact Statement & Construction Traffic Management Plan Appendix 6 ±Construction Noise & Vibration Management Plan Appendix 7 ±Hazardous Materials Report Appendix 8 ±Heritage Impact Statement Appendix 12 ±Acoustic Impact Statement Appendix 13 ±Waste Management Plan
Any transformation of a locality?	The alterations proposed as part of this REF are predominantly internal and will therefore have minimal transformation impacts on the locality. Some external works are proposed to facilitate accessibility to the building via the southern façade. The scope of these works is minor and therefore has little opportunity to transform a locality.	Appendix 4 ±Construction Management Plan
Any environmental impact on the ecosystems of the locality?	The works do not propose any tree or vegetation removal. All trees proximate to the works area will be required to be protected during the demolition and construction phase.	Appendix 4 ±Construction Management Plan
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?	The proposal will not result in a reduction of the aesthetic, recreational, scientific value of the locality. The proposed works are part of an overall redevelopment of parts of the College which will provide a net improvement to these values of the locality. The allotment on which the works will occur also contained an identified heritage item. As provided in the Heritage Impact Statement (Appendix 9), the works do not impact on the heritage significance of the site, heritage items or conservation areas within the vicinity of the site.	Appendix 8 ±Heritage Impact Statement
Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?	The proposed works will not create any effects on the	

5 Environmental Impact Assessment

Table 4 Factors for Consideration under Cl 228 of Environmental Planning and Assessment Regulation 2000

Factor	Impact Assessment	Mitigation Action Reference
Any pollution of the environment?	Minor construction-related air pollution is anticipated during the demolition phase of the works. The CMP provides for construction management strategies to mitigate the effects of air pollution, and also includes strategies for waste management and managing unanticipated contamination.	Appendix 4 ±Construction Management Plan Appendix 6 ±Construction Noise & Vibration Management Plan Appendix 7 ±Hazardous Materials Report Appendix 13 ±Waste Management Plan
Any environmental problems associated with the disposal of waste?		

6 References and Relevant Guidelines

Australian Standard 1742.3 - 1996 Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads

Australian Standard 2601-2001 The Demolition of Structures

Australian Standard 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites

Department of Environment, Climate Change and Water (now Office of Environment and Heritage), 2009, Interim Construction Noise Guideline

Landcom, 2004, Managing Urban Stormwater: Soils and Construction, 4th Edition (The Blue Book)