

STATEMENT OF ENVIRONMENTAL EFFECTS & HERITAGE IMPACT STATEMENT

Issue 01 – 6th May 2024

Project: St Mary's Primary School Casino – proposed demolition of existing toilets and Alterations & Additions to construct new toilets

Address: 116 Centre Street Casino, Lot 1 DP1145157

Land Zoning: R1 – General Residential

1. Background

St Mary's Primary School has been operating since 1884, initially led by a lay teacher. In 1887 the Sisters of Mercy commenced providing Catholic education to 40 students at the request of Bishop Doyle.

The most recent significant additions to the school were blessed by Most Reverend Geoffrey Jarrett, Bishop of Lismore in 2012.

The school has continued to grow since then and the need for improved facilities is ongoing, including toilets.

The current toilets are outdated and do not meet the current needs of the school in terms of privacy, supervision and anti-social behaviour. Additionally the current toilet block, proposed for demolition, while conveniently quite central are actually poorly positioned for the growing need of open space and ease of playground supervision.

St Mary's Convent, currently utilised as the Administration and entry to the school is classified in the Richmond Valley Local Environmental Plan 2012 as an item of Local significance. No work is being done to this building as part of this Application.

2. Development Description

The development consists of a number of different elements that are clearly illustrated on the drawings submitted with the Development Application.

- a) Demolition of the existing toilet block that is in the middle of the school. The toilet block is quite old and despite relatively recent refurbishment is of an antiquated design that does not discourage bullying and anti-social behaviour. The toilet block is central but is taking up valuable open space and provides a physical barrier to easy supervision during recess and lunch.
- b) Demolition of the internal walls of part of the existing building in Block B. The rooms within this part of the current building, despite being quite central are underutilised. Converting the ground floor into toilets, to replace the toilet block being demolished provides toilet facilities that are central without interfering with open space and

causing sight line and supervisory issues. Importantly, a new, fully compliant access toilet will be constructed adjacent to this alteration.

- c) Demolition of the existing toilets in the existing Block E (refer drawings). The existing toilets are difficult to supervise because of their location. Demolition of these toilets provides an opportunity to create a generous open undercover area that affords a connection with the College next door. St Mary's Primary School currently share the recently constructed College canteen, however the access and physical connection is quite poor. Opening up the covered area creates an important connection between the primary school and college. A generous purpose-built access toilet, shower and change area will be built in this area to cater for the needs of students that require the most care and special needs in a centrally accessible but discreet location.
- d) The construction of a new toilet block in an existing covered area immediately adjacent to the Playing for Sheep Stations bespoke playground. The design will be fun with materials replicating the old fashioned backyard 'dunny', while providing modern and contemporary finishes for low maintenance, durability and ease of passive supervision to eliminate bullying behaviour that is often prevalent around toilet facilities in all schools.

3. Environmental Impacts

The following documents have been referred to during the design of the development:

- Richmond Valley Development Control Plan 2021
- Richmond Valley Local Environment Plan 2012
- National Construction Code– Volume One
- AS1428.1-2009 Design for access and mobility. Part 1: General requirements for access – New building work

Additionally, St Mary's Convent, currently utilised as the Administration and entry to the school, is classified in the Richmond Valley Local Environmental Plan 2012 as an item of Local significance. No work is being done to this building as part of this Application.

4. Design Characteristics

The new toilets are designed to be both private for child protection but with open common areas for easier passive supervision. The current toilet block is a traditional arrangement whereby the students disappear into an enclosed space through a door that does not provide passive supervision. The new toilets are designed to minimise bullying while providing the students with the utmost privacy.

Materials are intended to be contemporary and selected for durability and ease of cleaning and low maintenance.

The toilets adjacent to the Playing for Sheepstations playground will include materials that complement the bespoke rustic design of the playground through materials such as

recycled/'rusty' corrugated iron cladding to external walls, polished concrete flooring, recycled hardwood panelling to toilet doors to evoke the imagery of the classic Australian backyard dunny. Handwashing is proposed in old fashioned concrete laundry tubs; another recycled/upcycled component of the design.

5. Statement of Heritage Impact

St Mary's Convent, currently utilised as the Administration and entry to the school, is classified in the Richmond Valley Local Environmental Plan 2012 as an item of Local significance. No work is being done to this building as part of this Application.

Demolition of the existing toilet block provides a greater area of open space within the heart of the school which makes the back side of the Administration / Convent building more visible from the rest of the school. The impact is positive towards the appreciation of the heritage item.

The alterations within the ground floor of Block B result in minimal change externally and not within direct line of sight of the Convent building. The impact is negligible.

The demolition and alteration work in Block E to create a larger undercover area and a new access toilet, shower and change room are not visible from the heritage item. The impact is negligible.

The construction of the proposed toilet block adjacent to the Playing for Sheep Stations playground is approximately 65metres from the heritage item. The design is under an existing covered area roof and will blend in with the rustic bespoke design of the playground. The impact of this new construction is negligible.

In conclusion the development will have a positive impact towards the heritage item by demolishing a building in close proximity to open up views to the heritage item.

6. Traffic and Car-parking

There is no increase in staff numbers or students as a result of this development. The purpose of the development is to provide improved facilities for the current school population. Therefore no impact on traffic and car-parking.

7. Flora and Fauna

No flora or fauna is affected by this development.

8. Stormwater

There is no increase in roof area as a result of this development. Stormwater is unaffected by this development.

9. Soil Erosion and Sediment Control

Minimal excavation and earthworks associated with this development.

10. Hazards affecting the site

According to Richmond Valley Council Mapping, a portion of the site is affected by the 1:100 year (1 percent AEP) as a result of the 2023 Flood Study. The property may be affected by flooding in the most extreme event.

The work that is being undertaken will be constructed from flood compatible material, particularly as they are designed to be hosed out. Of all the buildings on the site the toilets will be least affected during a flood event.

11. Aboriginal or Cultural Heritage

There is no effect on any item of aboriginal or cultural heritage.

12. Land Contamination

It is not known if there is any land contamination.

13. Economic & Social Impacts

The alterations and additions of new toilets will provide the students with a safer design that allows passive staff supervision into the open common areas. Less incidents of bullying will have a positive social impact on students who will not suffer the anguish and stress of bullying and on staff who will not have to deal with the confrontation and discipline associated with incidents of bullying and can concentrate more on their core mission of educating the students.

14. Waste Management

1. Demolition will create waste that will be dealt with as follows:

- Metal will be recycled.
- Concrete and masonry will be recycled/crushed for reuse
- Timber will be recycled
- Aluminium framed windows will be removed and recycled, either for adaptive re-use or sent to the recycling depot
- Fittings and fixtures such as basins, toilets and tapware will be recycled if removed intact, otherwise sent to landfill
- Internal linings such as plasterboard or fibrous cement will be sent to landfill

2. Construction:

- Concrete slab and footing volume can be calculated prior to ordering so that the specific amount is delivered to site
- All toilet partitions can be ordered and are fabricated in a factory which minimises waste during fabrication and eliminates waste on site
- Frames and trusses are fabricated off site in a factory minimising waste
- Recycled items such as corrugated iron and recycled timber and recycled laundry tubs will be used in the design

3. Ongoing Operation:

- The ongoing waste management of the School will not change as a result of the new toilets.

The current buildings on site range in age from over 100 years old to less than 15 years old. The proposed toilets could conceivably have a life-span of another 50 years with modifications carried out as required to suit the changing needs of the school

15. National Construction Code (NCC) Compliance

The proposed alterations and additions will comply with the National Construction Code.

CONCLUSION AND RECOMMENDATION

The proposed toilets will provide much needed improved facilities and conditions for staff and students alike. The toilets will be safer by design, which minimises the opportunities for bullying and hygienic through the selection and use of low maintenance, easy to clean materials. Staff will have better passive supervision into the common areas providing a safer environment for the students.

The demolition of the existing toilet block that is in the middle of the school's central open space provides a larger play area for students and eliminates blind spots to improve supervision by staff.

Views of the Convent building are opened up within the school grounds providing a greater appreciation of the Locally significant item.

The design of the toilets at the Playing for Sheepstations playground is in keeping with the bespoke rustic nature of the playground and will be a complementary addition.

The alterations and additions to provide new and improved toilet facilities to St Mary's Primary School Casino is recommended for approval.



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