

DA SUBMISSION

Medowie Christian School

A new Senior Science and Technology Building on an existing school site.

REVISION D



SITE

Waropara Road, Medowie
NSW

CLIENT

Medowie Christian School

DATE

15.11.18

PROJECT NO.

3846



QUALITY ASSURANCE

Summary of Revisions



Checked By: JP / JH

Author: JeH

Ref: 3846.520.12 Medowie Christian.pln

Schreiber Hamilton Architecture Pty Ltd trading as "SHAC"

Nominated Architect Justin Hamilton

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ID	Drn	Chk	Date	Content
A	JeH	JP	22.02.18	Client Meeting
D	JeH	JP / JH	10.07.18	Pre-DA
Q	JeH	JP / JH	13.11.18	DA Submission - for review
R	JeH	JP / JH	15.11.18	DA Submission

Note: Some images used for this presentation are sourced from the internet & are precedent only, not necessarily the work of SHAC.

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No	Drn	Chk	Date	Content
A			10.07.18	Pre-DA
B			13.11.18	DA Submission - for review
C			15.11.18	DA Submission

LOCALITY

The original custodians of this land at the Worimi language group of the Worimi people, native to the Port Stephens and Great Lakes region of NSW, although as far reaching as Forster/Tuncurry and Gloucester. Sites such as the Worimi Conservation Lands of the Stockton Bight and the canoe trees of Little Beach are of deep cultural significance to the Port Stephens area and the large amount of middens indicates the substantial native population.

The first European encounter in the region was in 1790 when a group of escaped Second Fleet convicts spent almost five years living amongst the Worimi people. It was then in 1795 that Captain W.R. Broughton chanced upon the region on his way to Port Jackson and subsequently recaptured the convicts. At the time of white settlement, there were thought to be approximately 400 Worimi people but by the 1900's, only very few remained.

The Worimi language lives on today through the preservation work by the Worimi Local Aboriginal Land Group, the Karuah Local Aboriginal Land Group, and the Worimi Conservation Lands Board.

Today, Port Stephens remains a popular residential area with its close proximity to Newcastle and the Mid North Coast. Medowie is approximately 34km from Newcastle and 10km north of the RAAF Base in Williamstown, of which many residents of Medowie are based.

The town of Medowie is comprised of both dense and sprawling residential developments, but large amounts of land is still dedicated to agricultural activities and facilities. West of the town is the Grahamstown Dam, the Hunter's largest drinking water supply dam.

Other schools in Medowie are Medowie Public School and Wirreanda Public School, with no current secondary schools in the direct vicinity although a new Catholic high school, Catherine McAuley Catholic College, is proposed for 2020. A small shopping strip also sits off the main road through Medowie and numerous parks are situated around the residential area.



REGIONAL CONTEXT



LOCAL CONTEXT

3846

DA1001

RevC 15.11.18

Location Context

Medowie Christian School

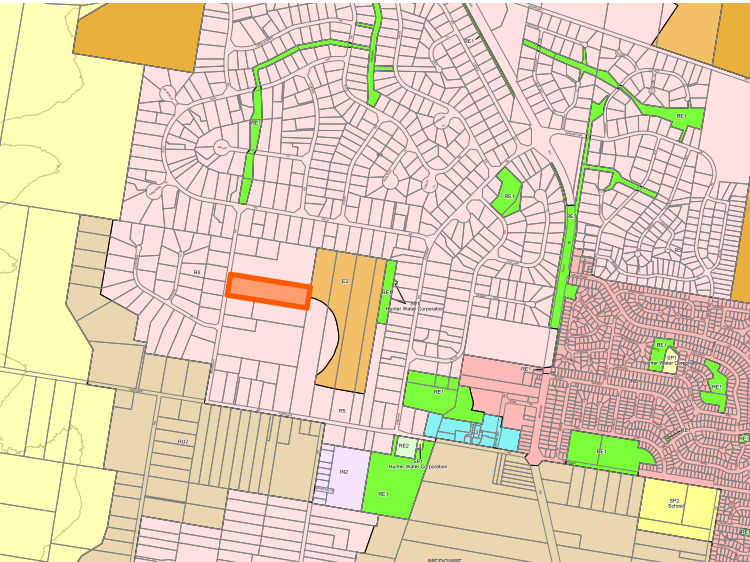
Waropara Road, Medowie

NTS

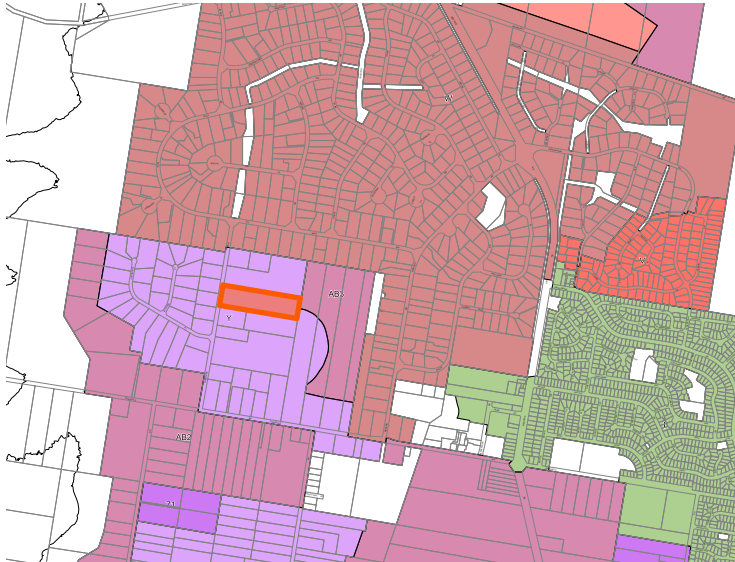
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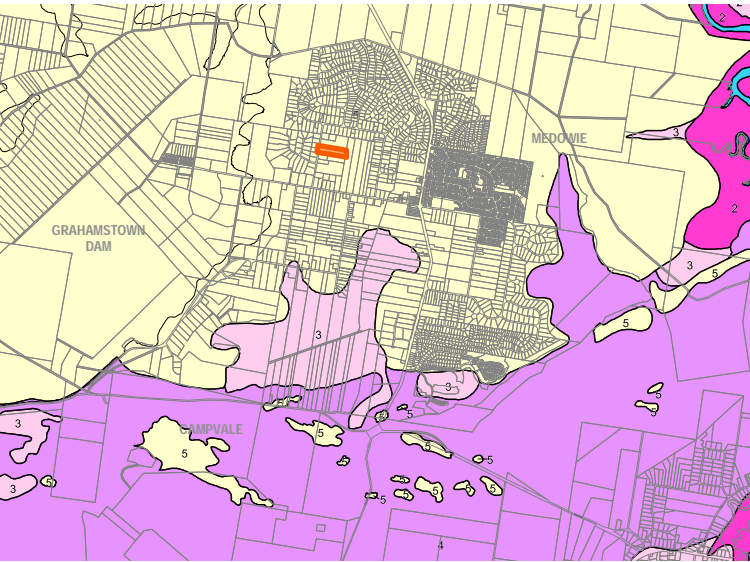
- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - B5 Business Development
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN4 Working Waterfront
 - R1 General Residential
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU3 Forestry
 - RU6 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - W2 Recreational Waterways



- Minimum Lot Size (sq m)**
- B 200
 - F 400
 - G 450
 - I 500
 - M 600
 - Q 700
 - T 900
 - U 1000
 - V 2000
 - W 4000
 - Y 1 ha
 - Z1 2 ha
 - Z2 4 ha
 - AB1 10 ha
 - AB2 20 ha
 - AB3 40 ha



- Acid Sulfate Soils**
- 1 Class 1
 - 2 Class 2
 - 3 Class 3
 - 4 Class 4
 - 5 Class 5



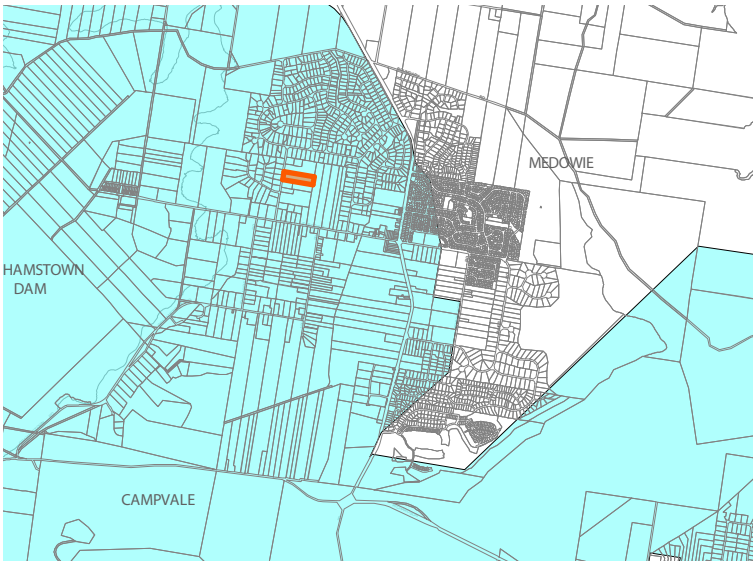
- Maximum Building Height (m)**
- I 8
 - J 9
 - M 12
 - O 15
 - Q 19



- Flood Planning Land**
- Flood Planning Area



- Drinking Water Catchment



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A	JeH	JP	10.07.18	Pre-DA
B	JeH	JP	13.11.18	DA Submission - for review
C	JeH	JP	15.11.18	DA Submission

Land Zoning

The subject site is identified as being within a R5 Large Lot Residential.

The objectives of a R5 Large Lot Residential Zone are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality;
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future;
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities; and,
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Minimum Lot Size

The subject site is identified as having a lot size restriction of 1,000m². The objectives of this zone are:

- (a) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and that is consistent with relevant development controls; and,
- (b) to prevent the fragmentation of rural areas.

Acid Sulfate Soils

The subject site is in a Class 5 region of land, which specifies that:

- (a) development consent is required for works within 500m of adjacent Class 1 to 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1m AHD on adjacent Class 1 to 4 land; and
- (b) development consent shall not be granted unless an acid sulfate soils management plan has been prepared in accordance with the Acid Sulfate Soils Manual.

Maximum Building Height

There is no Maximum Building Height for the subject site identified in the Port Stephens LEP.

Flood Planning Land

The subject site identifies as being within a Flood Planning Zone, although only affecting the very north-eastern side of the site where thick bushland will not be cleared.

The objectives of this clause are:

- (a) to minimise the flood risk to life and property associated with the use of land;
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change;
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

Drinking Water Catchment

The subject site is identified to be within a Drinking Water Catchment Zone in which drinking water catchments are protected to minimise the adverse impacts from developments on the quality and quantity of drinking water storages.

Before determining a development application, consent authority must consider whether the development is likely to have any adverse impact on water entering drinking water storages, regarding:

- (a) the distance between developments and storage waterways;
- (b) the on-site use, storage and disposal of any chemicals; and
- (c) the treatment, storage and disposal of waste water and solid waste generated by the development.

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SCHOOL CONTEXT

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Medowie Christian School, Medowie is a K-12 campus set on the western side of 6A Waropara Road, Medowie. The campus has one main vehicular entrance point, with bus bays and car parking at the front of the school. School parking is allowed to the south of the site in the Overflow Church carpark and pedestrian access is available from the south boundary to the new Administration building.

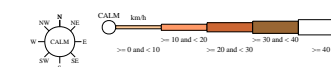
The north boundary and east side of the site are bound by trees, and almost half of the east side is uncleared, due to rigorous APZ and BAL 29 / 40 / Flame Zone restrictions. Endangered Ecological Community Zones also affect the sites as the eucalypts have been seen to be home to a number of local fauna.

On the other side of Waropara Road are large residential blocks amongst tall eucalypts. Overflow Church is directly south of the site, with Medowie Medical Centre sharing the site north of the church. Other businesses and local facilities are in close proximity, approximately 2km south-west of the site.

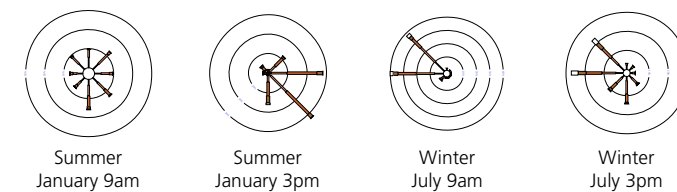
The school has recently added an 800 seat multipurpose hall to its campus, fully equipped with a full-sized basketball court and performance stage. In 2017, Medowie Christian School finished construction on its new Administration building, with modern and functional spaces for ready for staff occupation in October 2017. This masterplan will provide options for the expansion of the secondary facilities, as well as open outdoor play space for the school.

Sources: Cumberland Ecology - Ecological Services (Dec 2015/App 2018)
MJD Environmental P/L - Bushfire Assessment (Oct 2018)

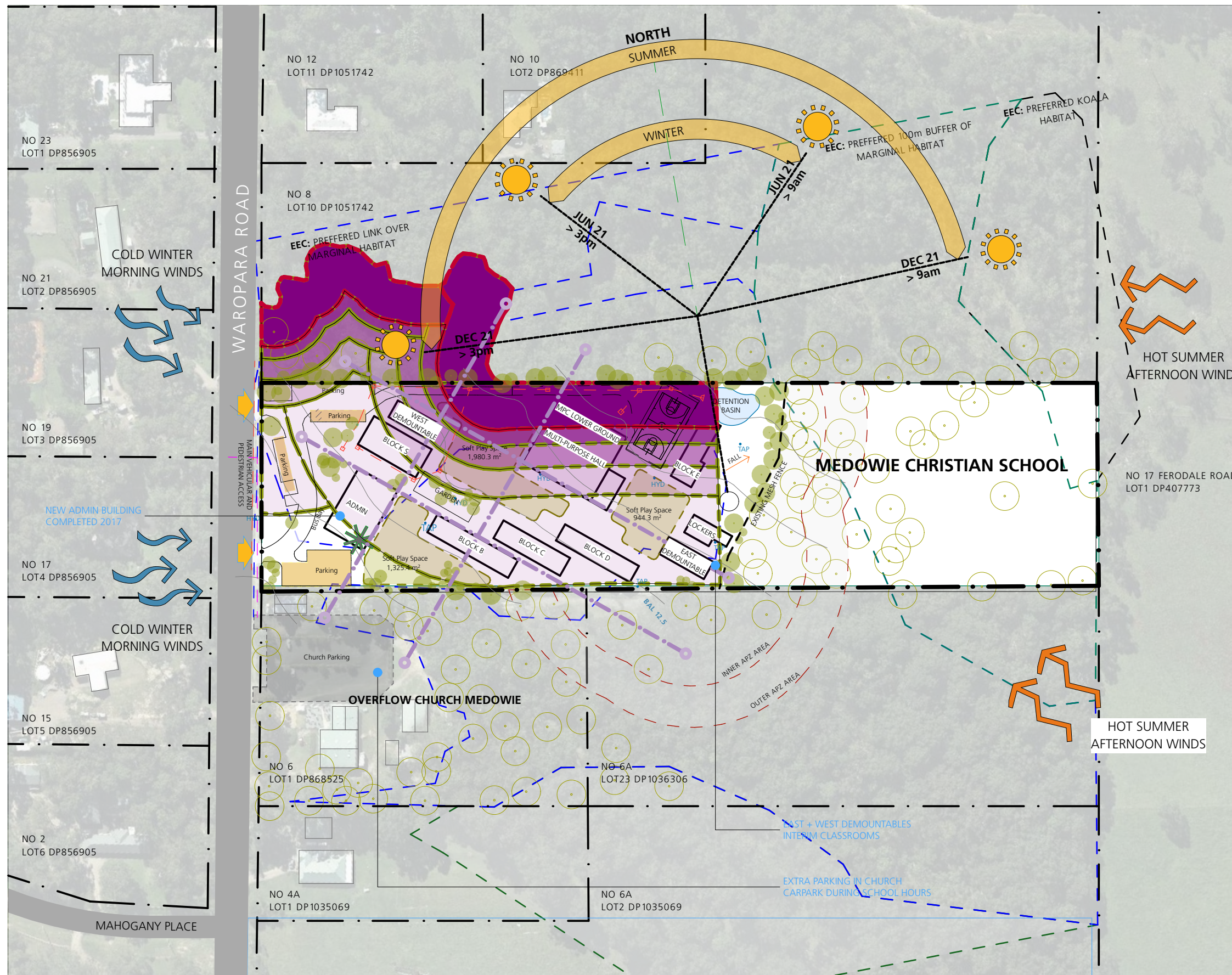
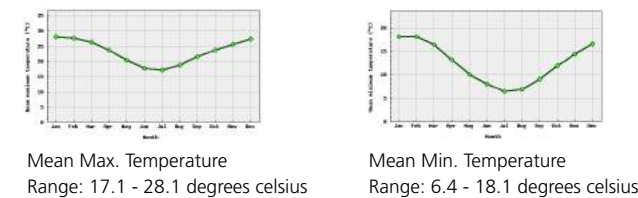
CLIMATE ANALYSIS



Wind Speed and Direction Roses - Williamtown RAAF



Climate Statistics - Williamtown RAAF



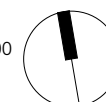
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Site Analysis Plan

Medowie Christian School
Waropara Road, Medowie

0m 20 40 60 80 100 1:2000 @A3



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Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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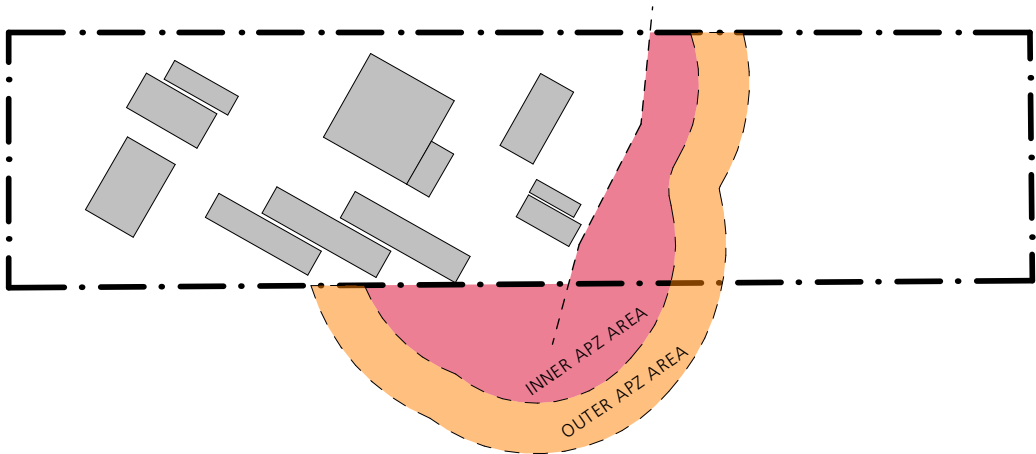
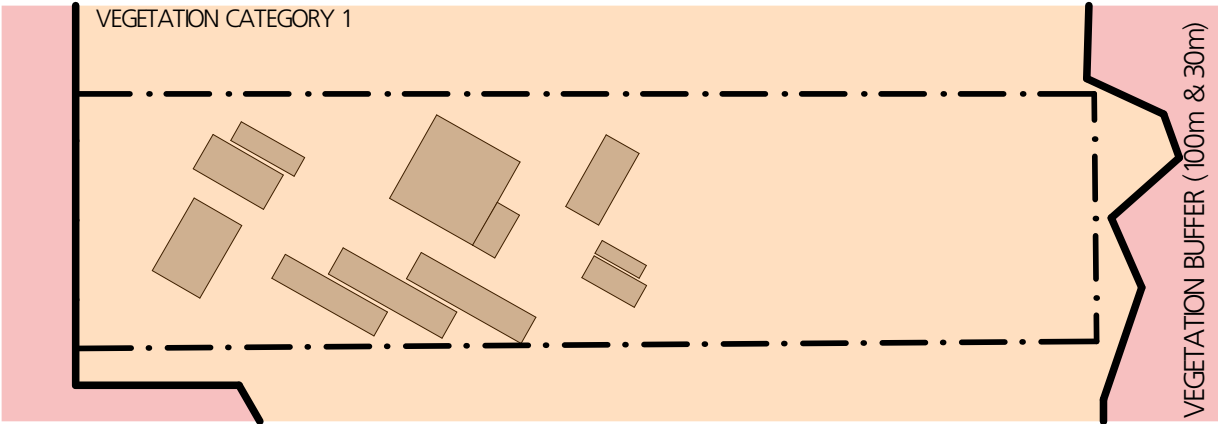


Bushfire Prone Land

The Medowie Christian School site exists within Vegetation Category 1 zone and is surrounded by a Vegetation Buffer zone. In the 'Guide for Bush Fire Prone Land Mapping' 2015 by the NSW Rural Fire Service, Vegetation Category 1 is considered to be the highest risk for bush fire. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production.

Asset Protection Areas - 2015

This diagram shows the Asset Protection Zones determined in 2015 by Eco Logical Consultants for the Administration Building project. These Zones are buffers between a bushfire hazard and buildings which are managed to minimise fuel loads.



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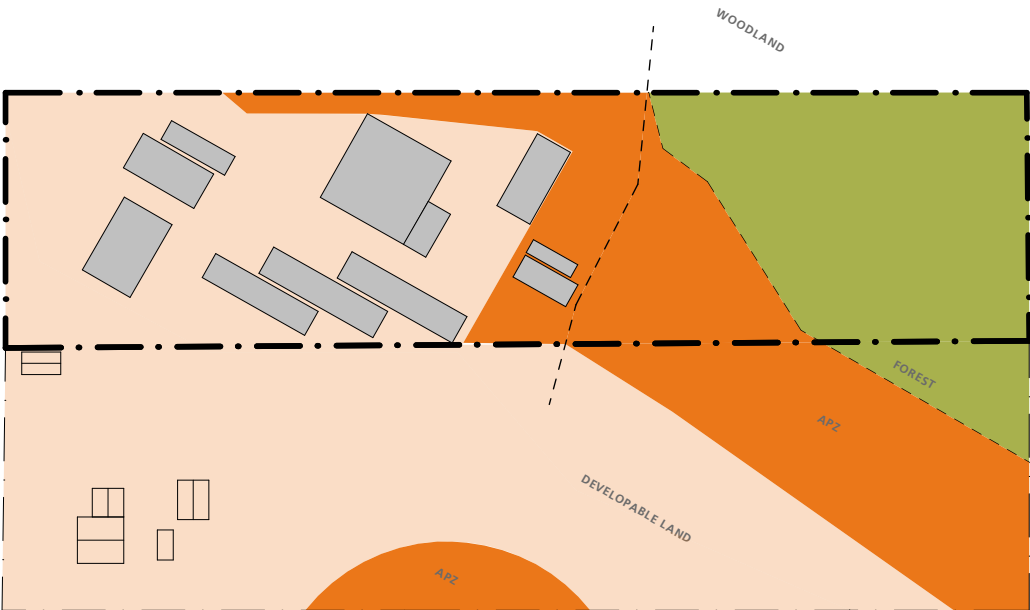
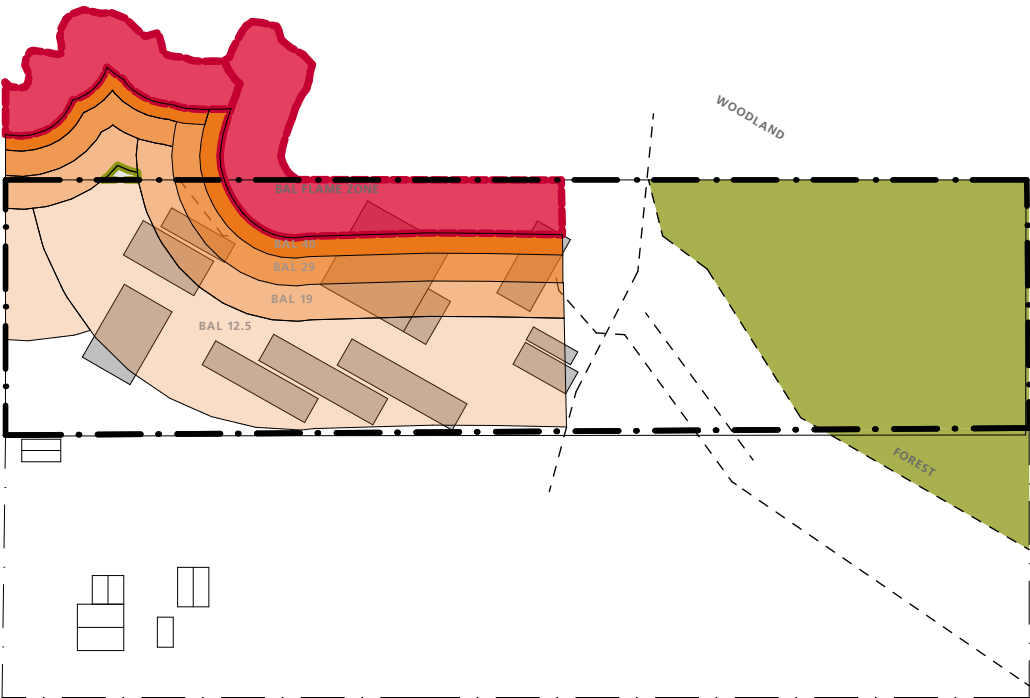
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Bushfire Attack Levels (BAL) - best case scenario July 2014

Bushfire Assessment undertaken by Eco Logical Consultants in order to establish opportunities and constraints on the School and Church sites.

Developable Area - best case scenario July 2014

Areas assessed by Eco Logical as being developable based on Bushfire Attack Levels.



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Endangered Ecological Community

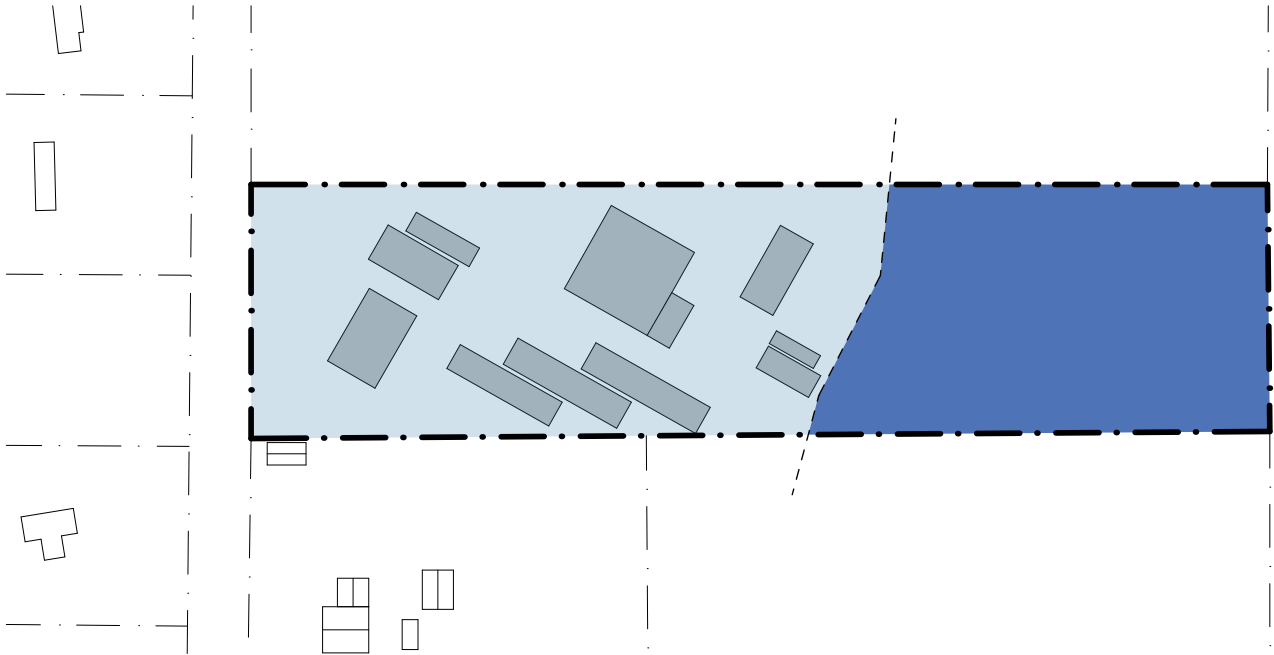
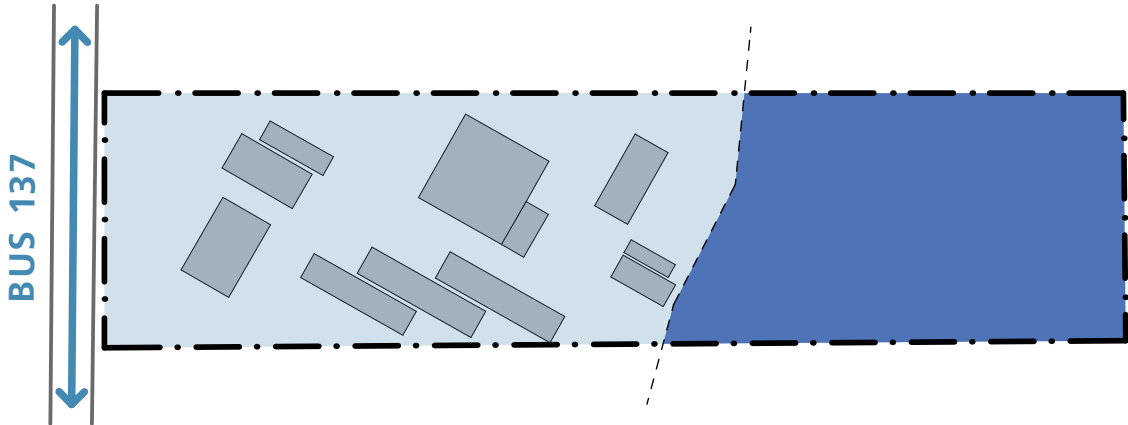
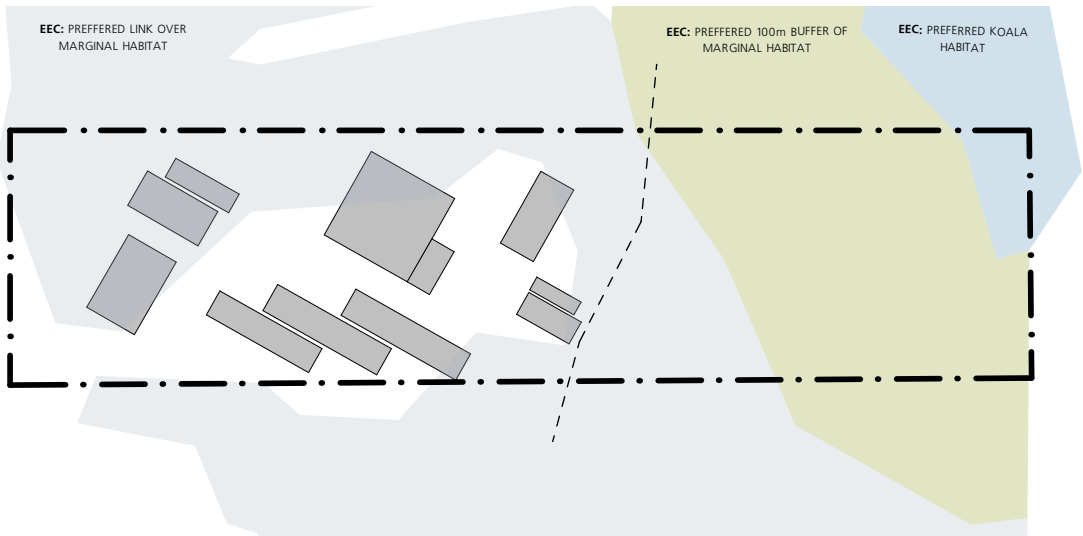
The site is partially located within Endangered Ecological Community zones, where eucalyptus trees have been seen to be home to a number of local fauna, and is preferred koala habitat. As a result, approximately 40% of the site area remains unviable to be utilised by the school for development. This vegetation will need to be maintained and protected during all masterplan strategies.

Transport

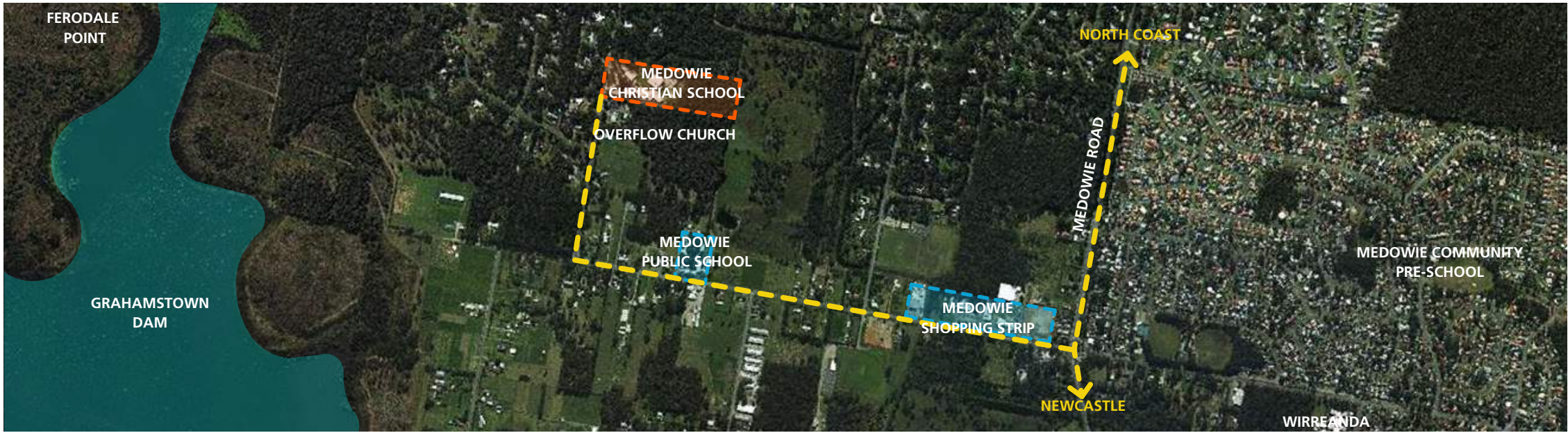
Public Bus 137 travelling between Lemon Tree Passage and Raymond Terrace passes the school along Waropara Road. Dedicated school buses also run before and after school commences.

Neighbours

The Overflow Church is directly adjacent the school to the south, with Medowie Medical Centre sharing the site within a temporary building. The site directly to the north is covered in bushland, with residential properties further along and across Waropara Road, mostly scattered with eucalyts and other vegetation. Medowie Public School is around the corner on Ferodale Road, and the local shops are approximately 2km away. Surrounding properties are seen to be an opportunity to be implemented into future masterplan strategies, however it is noted that some neighbours are not supportive of the school in general and this must be considered and managed.



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SCHOOL DETAILS

Site Address: 6B Waropara Road, Medowie, 2318
Lot / DP Address: Lot 2 DP1036306
Site Area: **Total - 40,500m² (4.05 h.a.)**
Developable - 24,000m² (2.4 h.a.)

Council: Port Stephens LGA
Zoning: R5 - Large Lot Residential

ANALYTICAL SUMMARY

Student Numbers: Primary 260
Secondary 200
Staff Number: 59
Existing Carparks: 50
Carparks on Church site: 47

LEGEND

-  SUBJECT SITE
-  MAJOR MEDOWIE AREAS
-  ROAD ACCESS
-  UNUSABLE SITE AREA
-  EXISTING BUILDING



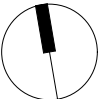
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Existing Site Plan

Medowie Christian School
Waropara Road, Medowie

0m 20 40 60 80 100 1:2000 @A3



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EXISTING BUILDING SUMMARY

- ADMIN

- ADMINSTRATION + STAFF + RECEPTION
- BLOCK B

- 4 x PRIMARY GLA'S + AMENITIES
- BLOCK C

- 4 x PRIMARY GLA'S
- BLOCK D (LOWER)

- 1 x SECONDARYGLA + FOOD TECH + MUSIC
- BLOCK D (UPPER)

- 2 x PRIMARY GLA'S + 2 x SECONDARY GLA'S
- BLOCK E

- 1 x SECONDARY GLA + ART + TAS
- BLOCK S

- 2 x SCIENCE CLASSROOMS + 1 x LABORATORY
- EAST BLOCK


- 3 x SECONDARY GLA'S
- WEST BLOCK


- 3 x SECONDARY GLA'S
- HALL (LOWER)


- 2 x SECONDARY GLA'S + LIBRARY + SERVICES STORE
- HALL (UPPER)


- COURTS + STAGE + AMENITIES + OOSH


LEGEND


- 


ADMINISTRATION OFFICE
- 


SCHOOL PEDESTRIAN / VEHICULAR ENTRY
- 


EXISTING TREE LINE
- 


EXISTING DEMOUNTABLE
- 


EXISTING BUILDING
- 

OUTDOOR PLAY SPACE
- 

FUNCTIONAL AREA
- 

CIRCULATION AREA
- 

WATER
- 

DRAINAGE PIPE
- 

TELSTRA LINE



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NB: ALL AREAS ARE SUBJECT TO STAGING OVER TIME AND FUNDING TRANCHES

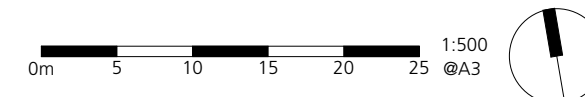


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Proposed Site Plan - updated BAL Zones

Medowie Christian School
Waropara Road, Medowie



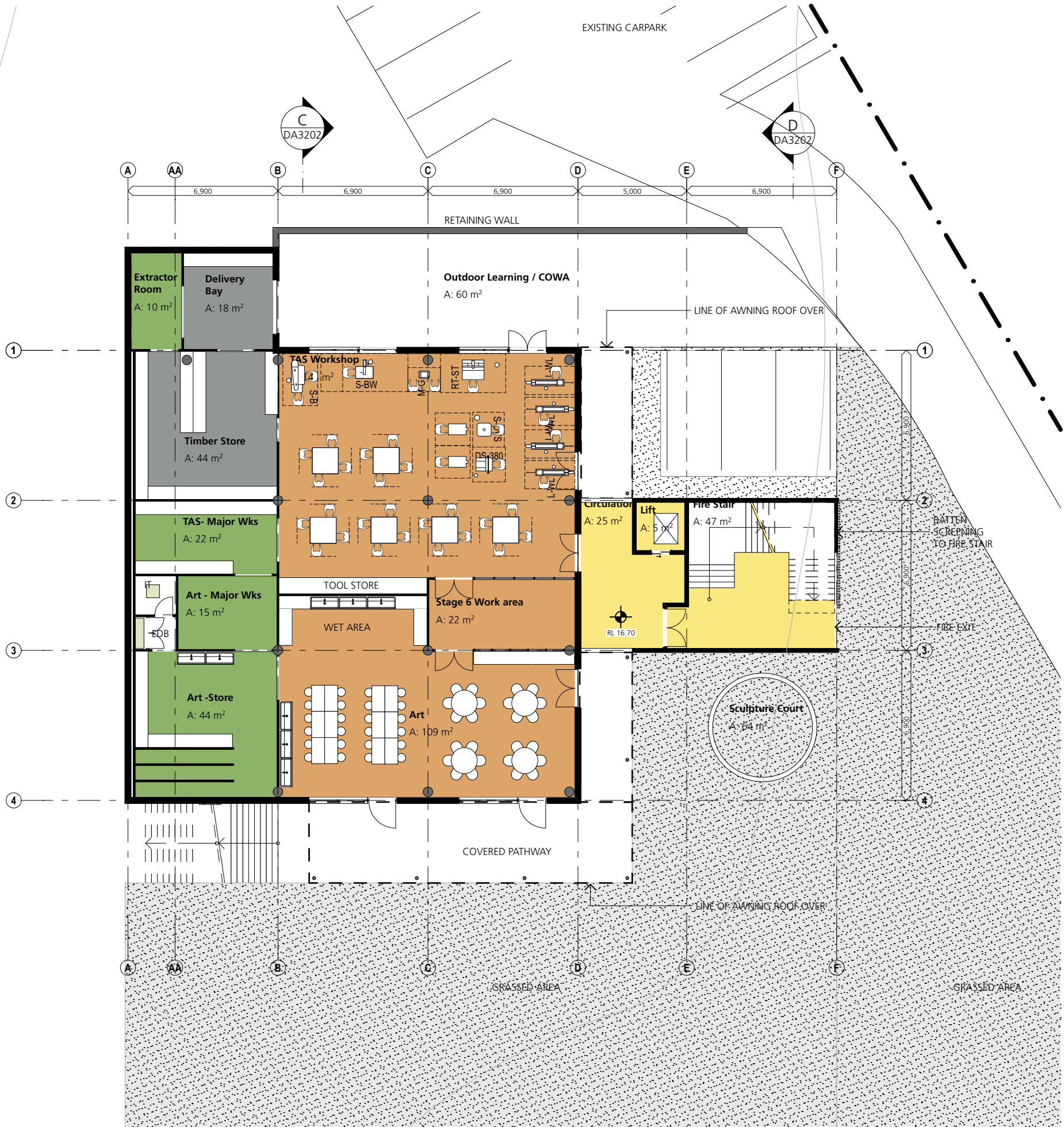
SHA3C

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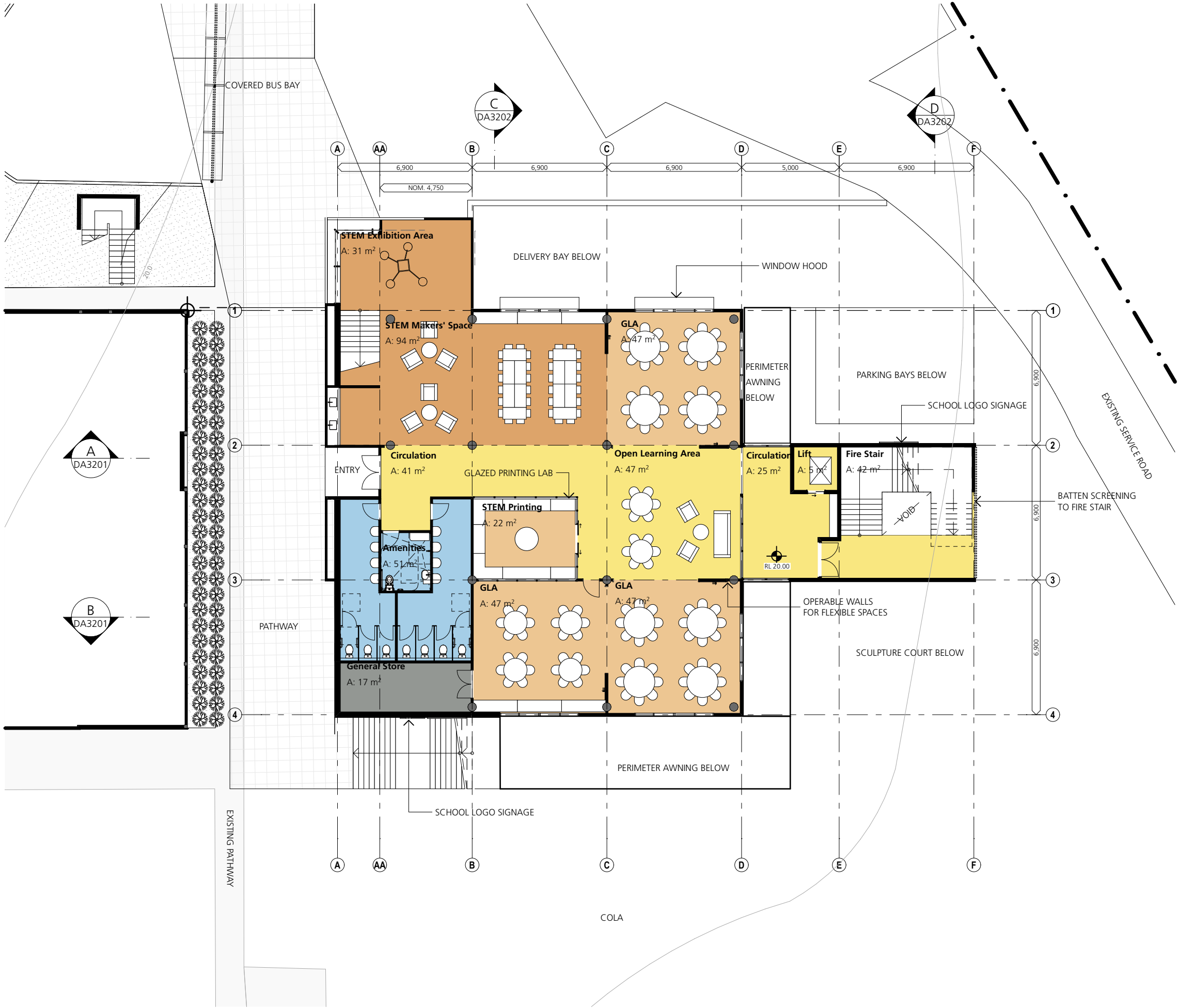
No	Drn	Chk	Date	Content
F	JeH	JP	20.09.18	Revised Design
G	JeH	JP	19.10.18	For Coordination
H	JeH	JP	09.11.18	Revised Ground Floor
I	JeH	JP	13.11.18	DA Submission - for review
J	JeH	JP	15.11.18	DA Submission



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E	JeH	JP	03.09.18	Reduced design
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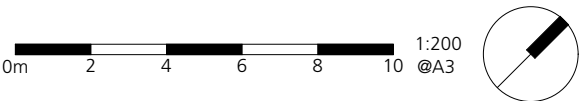


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First Floor Plan - Entry Level

Medowie Christian School
Waropara Road, Medowie



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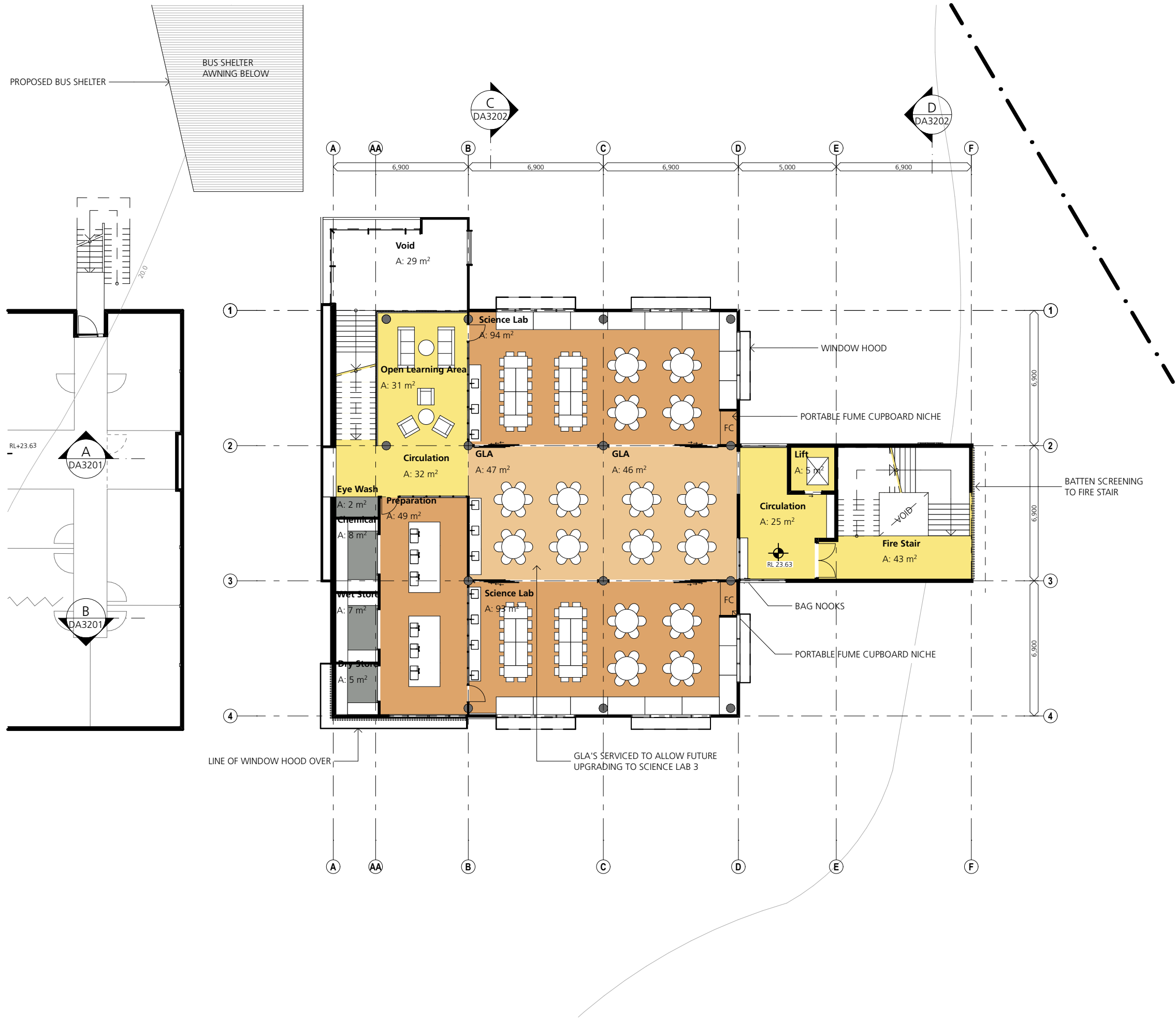
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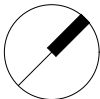
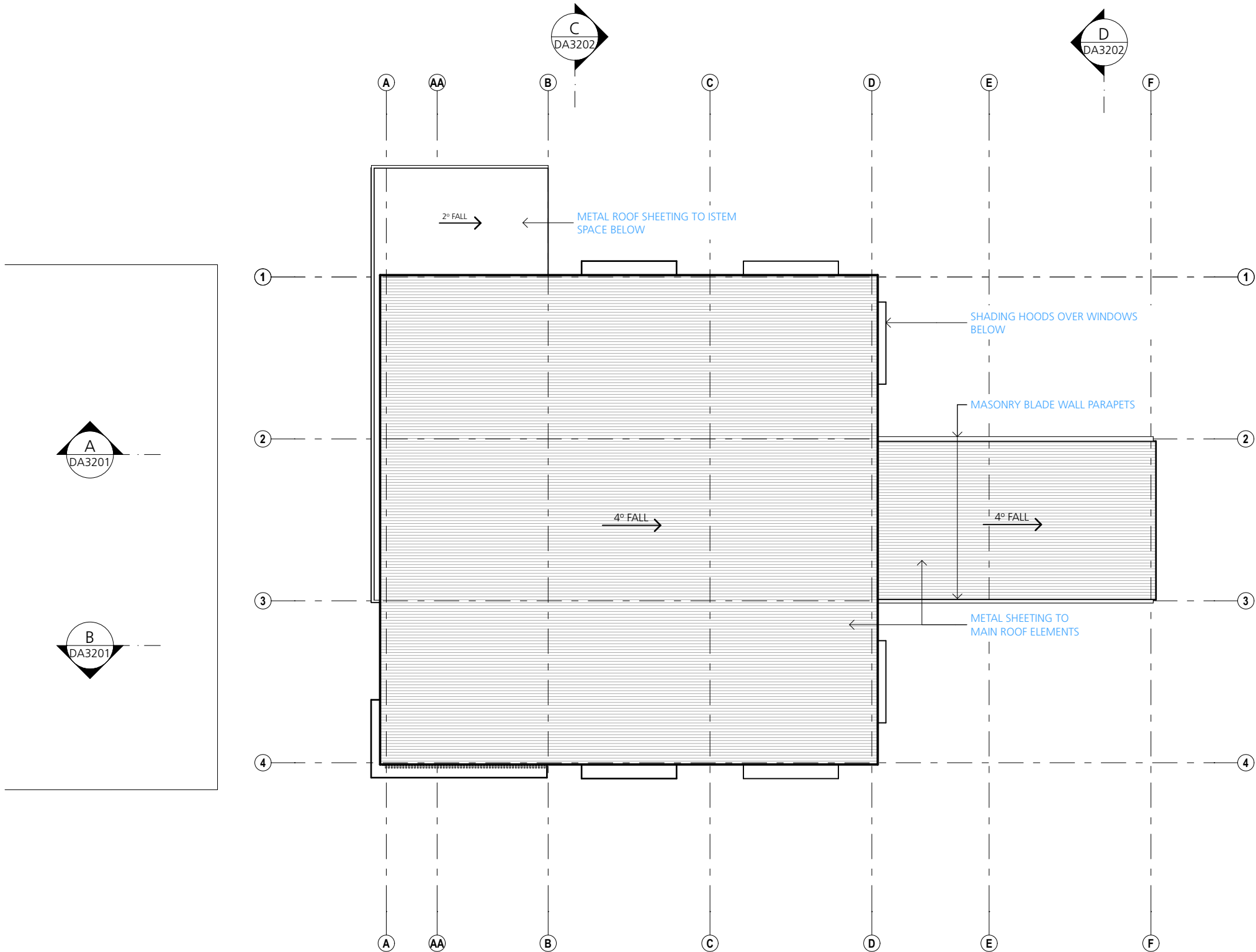
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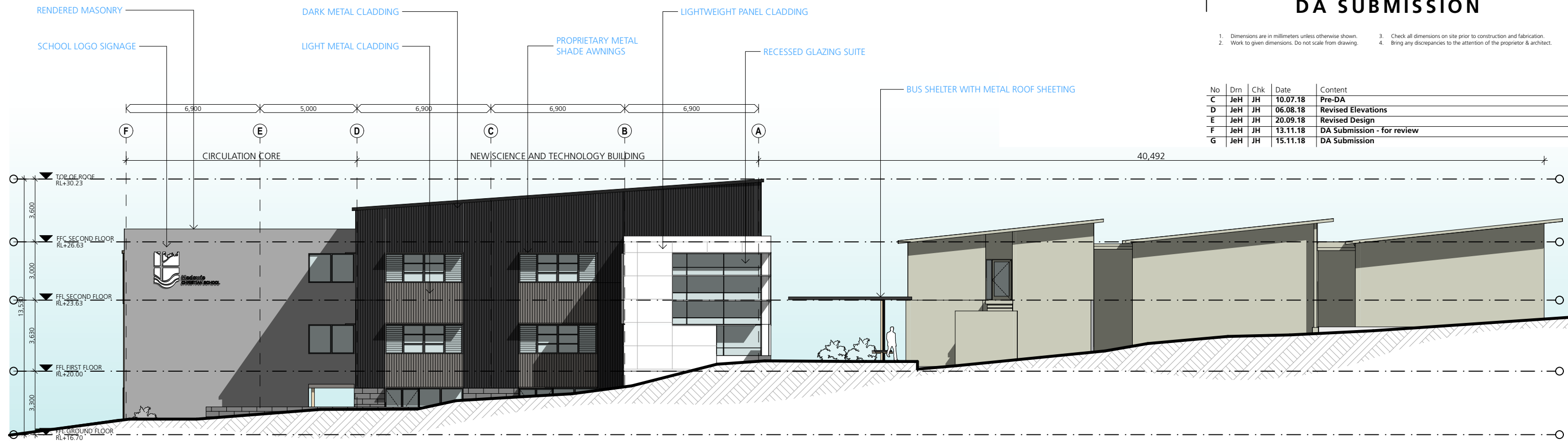
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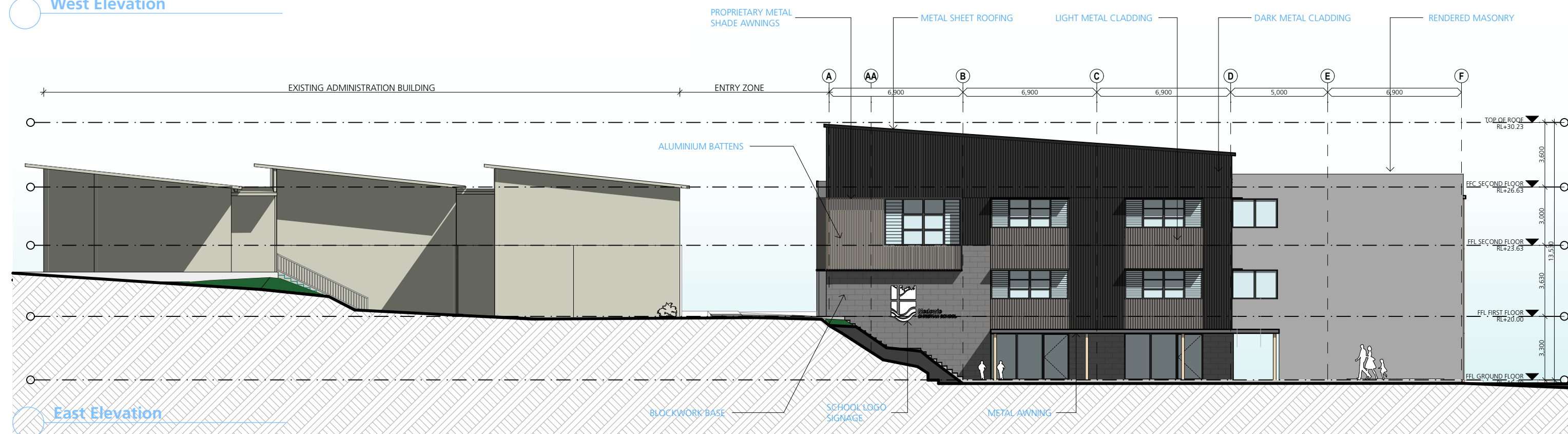
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E	JeH	JH	20.09.18	Revised Design
F	JeH	JH	13.11.18	DA Submission - for review
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West Elevation

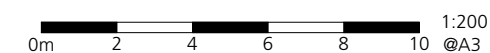


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RevG 15.11.18

Elevations 01

Medowie Christian School
Waropara Road, Medowie



SHA3C

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

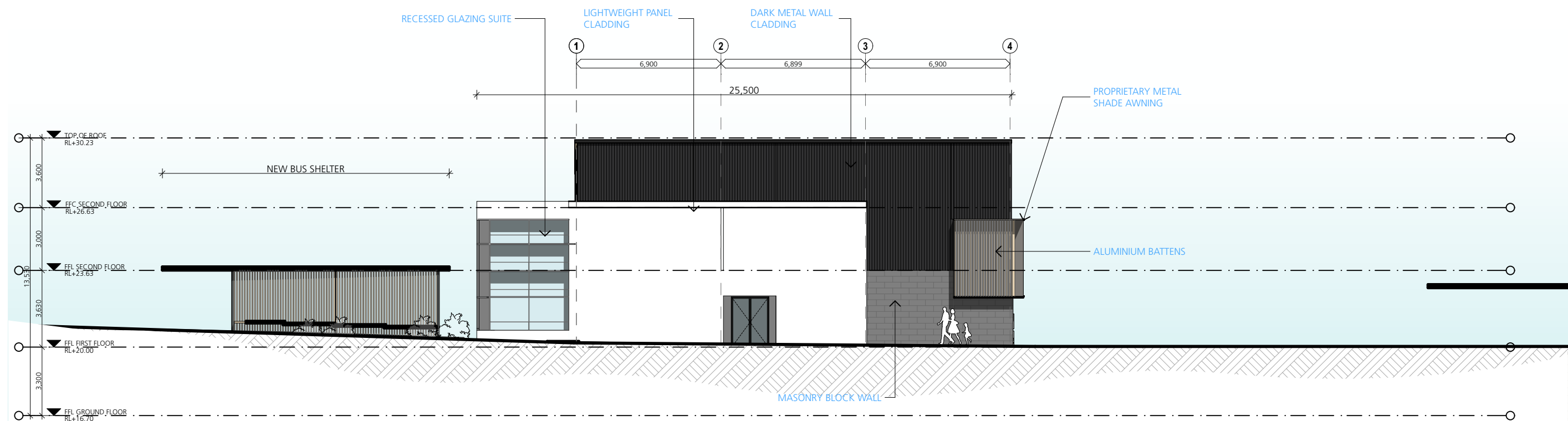
DA SUBMISSION

1. Dimensions are in millimeters unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

No	Drn	Chk	Date	Content
A	JeH	JH	10.07.18	Pre-DA
B	JeH	JH	06.08.18	Revised Elevations
C	JeH	JH	20.09.18	Revised Design
D	JeH	JH	13.11.18	DA Submission - for review



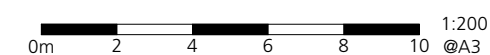
North Elevation



3846
DA3102
RevE 15.11.18

Elevations 02

Medowie Christian School
Waropara Road, Medowie



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No	Drn	Chk	Date	Content
A	TG	JH	10.07.18	Pre-DA
B	TG	JH	03.09.18	Reduced Des
C	TG	JH	20.09.18	Revised Des
D	TG	JH	13.11.18	DA Submissi
E	TG	IH	15.11.18	DA Submissi

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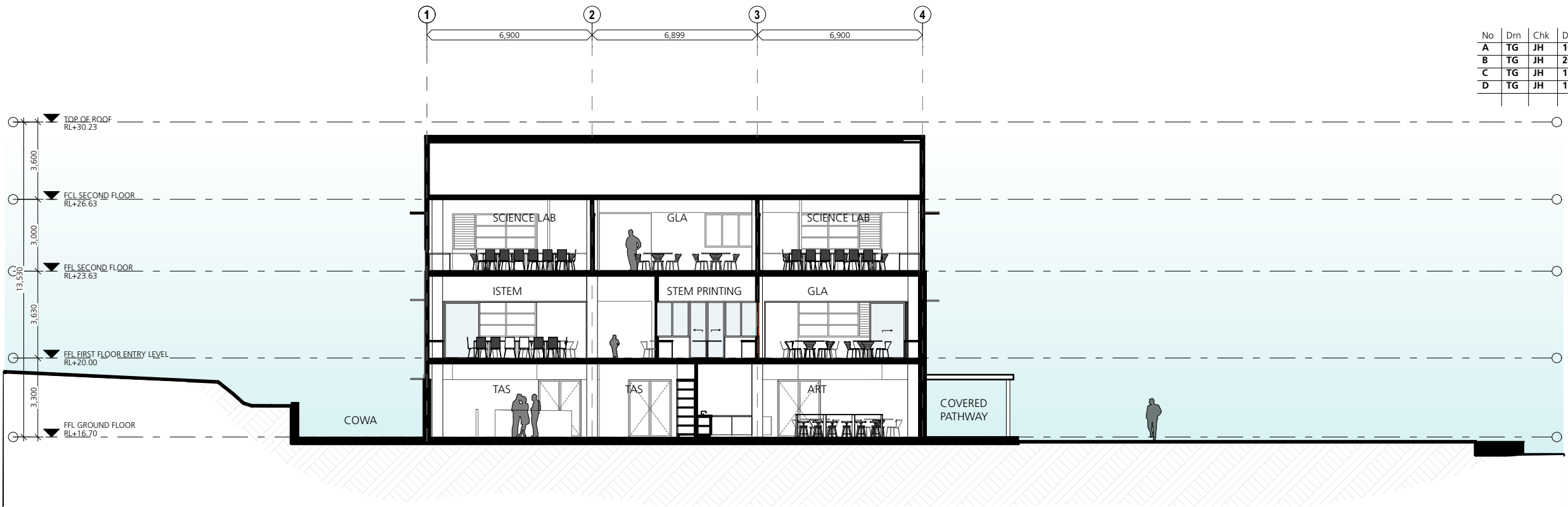
DA SUBMISSION

1. Dimensions are in millimeters unless otherwise shown.

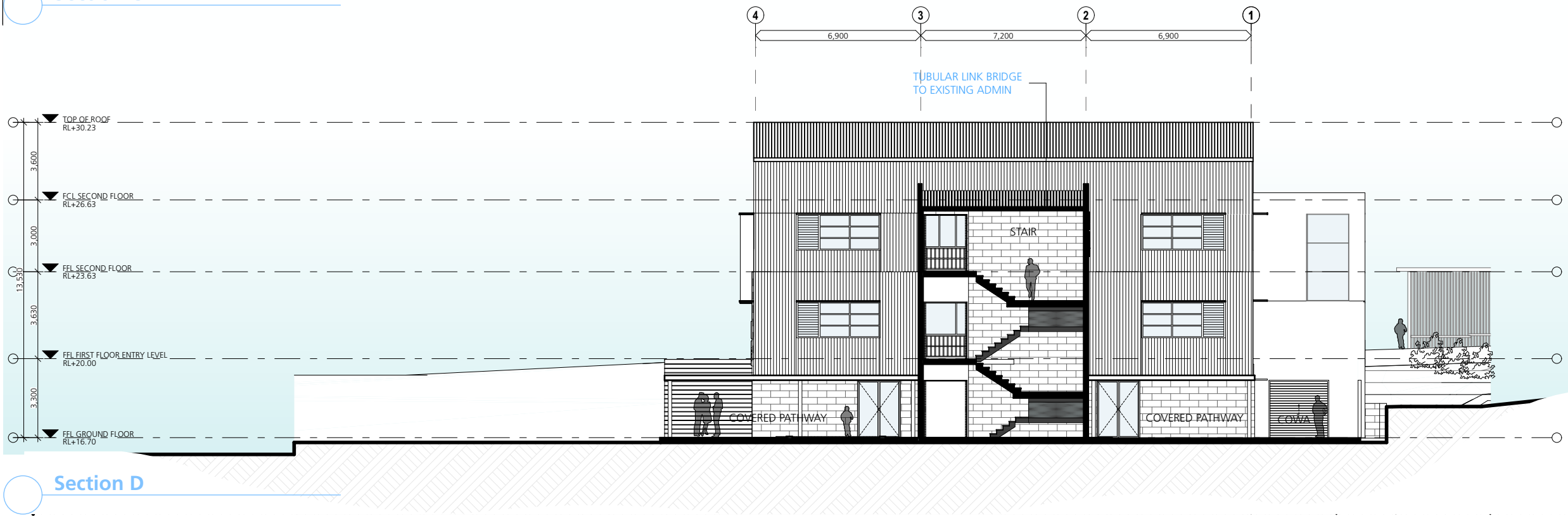
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

No	Drn	Chk	Date	Content
A	TG	JH	10.07.18	Pre-DA
B	TG	JH	20.09.18	Revised Design
C	TG	JH	13.11.18	DA Submission - for review
D	TG	JH	15.11.18	DA Submission



Section C



Section D



No	Drn	Chk	Date	Content
A			10.07.18	Pre-DA
B			05.10.18	Stage 2 For Information & Notification
C			13.11.18	DA Submission - for review
D			15.11.18	DA Submission

Site Address:	6B Waropara Road, Medowie, 2318
Lot / DP Address:	Lot 2 DP1036306
Site Area:	Total - 40,500m² (4.05 h.a.)
Council:	Port Stephens LGA
Zoning:	R5 - Large Lot Residential



Notification Plan

Medowie Christian School
Waropara Road, Medowie

NTS
@A3

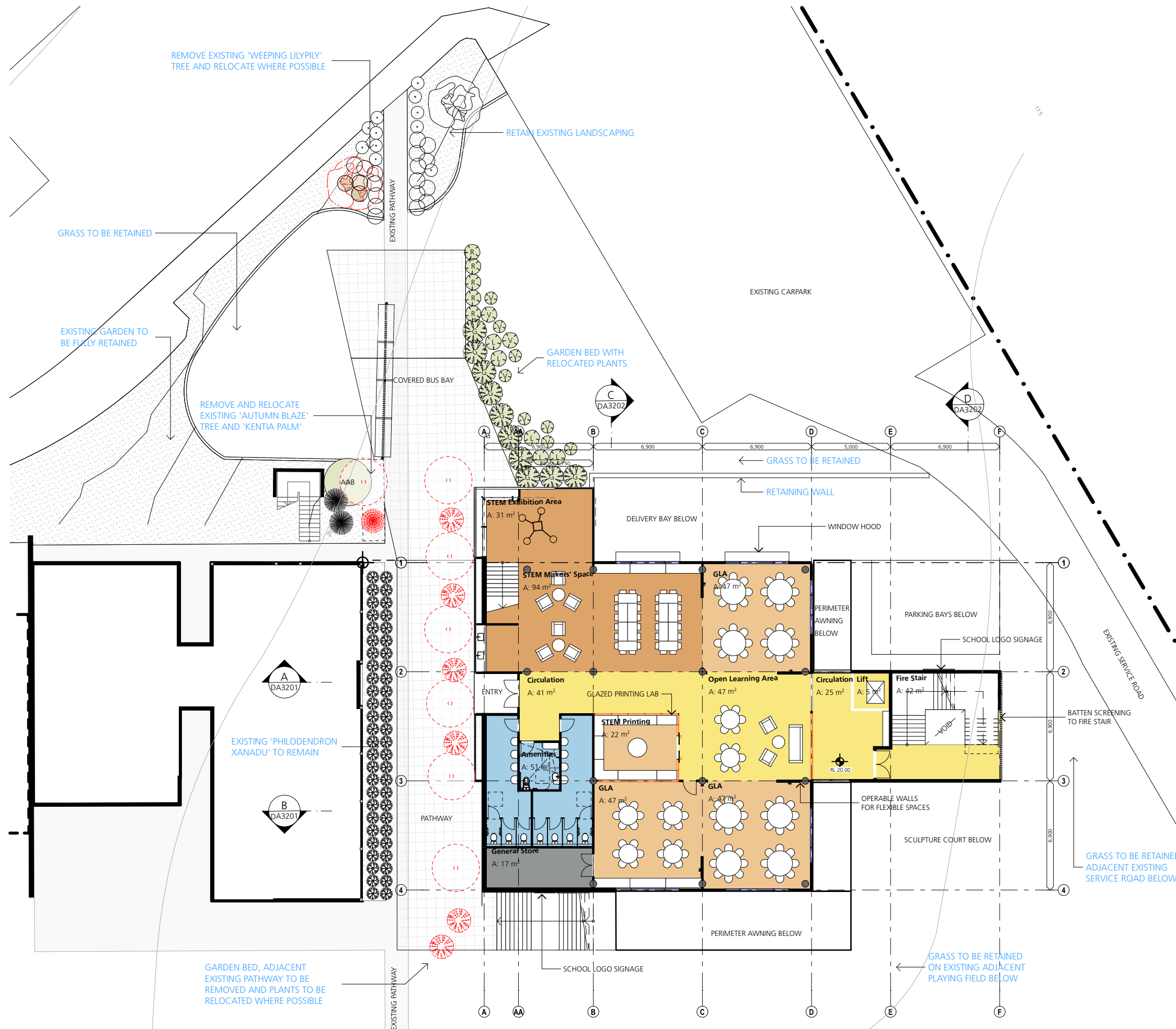
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DA SUBMISSION

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No	Drn	Chk	Date	Content
A			10.07.18	Pre-DA
B			06.11.18	Landscape Plan
C			15.11.18	DA Submission

Symbol	Botanical Name	Common Name	Pot Size	Min. height at planting
AAB	Acer Fremanii Autumn Blaze	Maple 'Autumn Blaze'	150L	2.5m
G	Doryanthes Excelsa	Gynea Lily	200mm	0.4m
R	Westringia Fruticosa 'Mundi'	Coast Rosemary	200mm	0.3m
L	Lomandra Tanika	Dwarf Mat Rush	140mm	0.2m
V	Viburnum Odoratisimum	Sweet Viburnum	300mm	1.3m



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DA8001

RevC 15.11.18

Proposed Landscape Plan

Medowie Christian School
Waropara Road, Medowie



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