



**BARR PROPERTY  
& PLANNING**  
Continual Progress

# Statement of Environmental Effects

## Medowie Christian School

### Senior Science and Technology Building

6B Waropara Road, Medowie



## Document Control

Title; Medowie Christian School - New School Building  
Address; 6B Waropara Road, Medowie NSW 2318  
Job No: 17NEW0124  
Client: Medowie Christian College

## Document Issue:

Issue	Date	Prepared by	Reviewed by
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Draft 2	25/10/2018	Emily Allen	Mathew Egan
Final	19/11/2018	Emily Allen	

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# 1 Introduction

The Medowie Christian School has commissioned Barr Property and Planning, to lodge a development application with Port Stephens Council to seek consent for a new school building to replace the existing S Block on Lot 22 DP1036306, 6B Waropara Road, Medowie. The approval for the demolition of S Block will be subject to a separate application.

The capital investment value (CIV) of this extension is over \$5 million, and therefore will need to be considered by the Joint Regional Planning Panel (JRPP).

## 1.1 Background

The Medowie Christian School commenced operations in 1995 as a primary school. In 2005 the high school was introduced, providing education from prep to year 12. The school has expanded in size over the years, starting as two demountable classrooms and growing to the current 28 classrooms, with multipurpose center and administration building.

## 1.2 Site and location

The subject land, Lot 22 DP 1036306, is commonly known as 6B Waropara Road, Medowie. The site is located within the Port Stephens Local Government Area (LGA). The site is approximately 4 hectares in size and has one frontage which is to Waropara Road. The site borders Medowie Overflow Church to the south, cleared farmland to the east and is bordered by a vacant bushland block to the north. The western section of the site is mainly cleared and contains the educational buildings and recreation areas for Medowie Christian School. The eastern section of the site contains remnant bushland. The land within the site slopes gradually from the south-west to the north-east. The site is located approximately 35km (by road) north of Newcastle and is located approximately 1km east from the Grahamstown Dam, South of the Medowie State Conservation Area and north of the Tilligerry State Conservation Area.







Figure 1: Aerial of the existing school at 6B Waropara Road, Medowie (Sixmaps, 2018).



Figure 2: The site within its local context (Sixmaps, 2018).

## 2 Proposed Development

### 2.1 Summary

The proposed development is for a new senior science and technology building containing modern and well equipped classrooms. The new building will replace the existing S Block classrooms that currently exist in that location.



Figure 3: Site plan with proposed building shown in blue (SHAC, 2018).

The proposed building will consist of the areas outlined below.

The Ground Floor contains:

- One large TAS workshop
- One Art room
- Outdoor learning area
- Sub-ground storage for timber, withdrawal and art
- Stairs, lift and circulation space

The First Floor/Entry Level contains:

- One large STEM area
- STEM Printing
- Three General learning Areas (GLA)
- Amenities
- One Open Learning Area (OLA)
- Stairs lift and circulation space

The Second Floor contains:

- Two science labs
- Two GLA
- Preparation lab
- Storage
- One OLA
- Stairs, lift and circulation space



## **2.2 Access, traffic and parking**

### **2.2.1 Access to the building**

Access to the new building will be from two main entry points on the ground floor. The first on the north-east and the second on the north-west. There is a stair case to the north-east which provides access to the first and second floors along with an elevator.

### **2.2.2 Access to the site**

A Traffic and Transport Impact Assessment has been prepared by Transport and Traffic Planning Associates (TTPA) which is contained within Appendix C. As the development is for a new classroom building which will replace the existing S Block classrooms, there will be no increase in students or traffic generated by the development. The student and staff numbers will remain the same. The development provides a more modern flexible classroom building rather than generating an increase in student numbers. The assessment by TTPA concluded that the building does not present unsatisfactory safety or environmental related traffic implications, incorporates suitable parking provisions and retains satisfactory vehicle access into and around the site.

## **2.3 Landscaping**

A landscape plan has been prepared by SHAC Architects. The landscaping around the building will be simple and comprise of mainly small shrubs with some tall (2.5m in height) trees. There is an existing garden bed around the existing S Block which will be removed. Any plants that can be salvaged and replanted will be by the students around the new building when it is finished.

## **2.4 Flora and fauna**

A Flora and Fauna assessment has been prepared by Cumberland Ecology and is contained in Appendix F. The assessment is an addendum as previously a flora and fauna assessment (15121RP1) was prepared on site in February 2016 for the administration building and covered this area as well. The proposal will only remove a small amount of exotic grassland that lies within the development footprint. There were no threatened ecological communities or threatened flora recorded in the study area. The previous study suggested there was potential habitat for Koalas and the Little Lorikeet, but it was considered that they would not have habitat in the development footprint as it did not contain eucalypt trees. The assessment concluded that the proposed development will have no significant impact of the viability of species or population within the locality.

## **2.5 Bushfire**

The site is mapped as bushfire prone and as it is a school, it triggers the provisions of Special Fire protection Purposes (SFPP) as infill outlined in Planning for Bushfire Protection 2006 (PBP 2006). A Bushfire Threat Assessment (BTA) has been prepared by MJD Environmental dated October 2018 to address these provisions. The main recommendations of the report are:

- The proposed building is built to BAL-29





- The area between the proposed building and the northern site boundary is to be maintained as an APZ of 10m to 36m variable width to an IPA standard.

For the full assessment please refer to the BTA in Appendix G.

### 3 Statutory Assessment

The following sections provide an assessment of the matters for consideration required under section 4.15 'Evaluation' of the Environmental Planning and Assessment Act 1979 ('the Act').

#### 3.1 Integrated Development

Due to the site being classed as SFPP under PBP 2006, SFPP triggers the provisions of integrated development under Section 4.46 of the EP&A Act. This then requires that an approval is issued by a Bushfire Safety Authority, being the NSW RFS, under 100B of the Rural Fires Act 1997.

#### 3.2 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) deal with matters that are considered of State or regional environmental planning significance. The following is an assessment of the SEPPs that apply to this development application.

##### 3.2.1 State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017

As the development needs to be referred to Rural Fire Services (RFS) under 100B of the Rural Fires Act 1997, the development cannot be considered complying development. The proposed works are not permitted under exempt development either. Therefore, a development application to Council is required for approval.

Clause 57 Traffic-generating development, applies to an educational establishment:

- (a) that will result in the educational establishment being able to accommodate 50 or more additional students, and*
- (b) that involves:*
  - (i) an enlargement or extension of existing premises, or*
  - (ii) new premises,*
- on a site that has direct vehicular or pedestrian access to any road.*

The proposed development will only replace the existing facilities for the existing student population, thus no increase or capability to accommodate 50 or more additional students. This application does not meet the requirements of traffic generating developing and does not require a referral to RMS.

##### 3.2.2 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 provides the legislative planning framework for State and regionally significant development. The SEPP requires development listed in Schedule 7 'Regionally significant development' to



be referred to the Joint Regional Planning Panel (JRPP) if it meets certain criteria. Item 5 of Schedule 7, 'Private infrastructure and community facilities over \$5 million', lists the following:

*Development that has a capital investment value of more than \$5 million for any of the following purposes:*

*(a) air transport facilities, electricity generating works, port facilities, rail infrastructure facilities, road infrastructure facilities, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, or wharf or boating facilities,*

*(b) affordable housing, child care centres, community facilities, correctional centres, **educational establishments**, group homes, health services facilities or places of public worship.*

If the Capital Investment Value (CIV) is more than \$5 million for the development it must be referred to the JRPP. As the development is over \$5 million, it does need to be referred to the JRPP. Please refer to attached Cost Summary Report prepared by Muller Partnership in Appendix B for details.

### **3.2.3 State Environmental Planning Policy No 44—Koala Habitat Protection**

In a previous development application on site (16-2015-837-1) a Flora and Fauna Assessment prepared by Cumberland Ecology dated February 2016 was prepared to assess the flora and fauna on site. The report identified that the eastern remnant vegetation was the preferred habitat for Koalas. The Port Stephens Council Koala Habitat Planning Map shows the rear north-eastern corner of the site being preferred Koala habitat also. The proposed development is contained to the western portion of the site, with no works to impact upon the eastern section. Therefore, there will be no impact upon potential Koalas living in that portion of the site.

### **3.2.4 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007**

The site is mapped as a Future Residential Growth Area (FRGA) on Map Sheet RGA\_047. Coal seam gas development under Clause 9A of this SEPP, is prohibited on land that is a coal seam gas exclusion zone or a buffer zone. FRGA's are included in the definition of a buffer zone as outlined within Clause 9A(5). The development will not be impacted upon by this SEPP.

## **3.3 Local Environmental Plans**

The site is within the Port Stephens local government area (LGA). The Port Stephens Local Environmental Plan 2013 (LEP) applies to land within this LGA. The LEP outlines the statutory framework for planning within the Port Stephens area. The applicable provisions have been outlined below.



### 3.3.1 Land Zoning

The site is zoned R5 Large Lot Residential on LEP Map Sheet 004B. As the site is already approved as an educational establishment, the development is permissible under this zoning.

### 3.3.2 Acid Sulphate Soils

The Site is mapped Class 5 Acid Sulphate Soils on LEP Map Sheet 004B. The depth of excavation on site is unlikely to have an impact on this class.

### 3.3.3 Drinking Water Catchment

The Site is mapped as being within a Drinking Water Catchment on LEP Map Sheet 004B. The proposed development is not expected to impact upon the quality or quantity of water entering drinking water storages. The development footprint is not increasing by a large percentage and is not introducing any activities involving chemicals or changing the way waste water is disposed on the site.

### 3.3.4 Flood Planning

The site is shown as being partially flood affected on LEP Map Sheet 004B. The flood affected area is to the rear of the site and not within the development footprint.

### 3.3.5 Minimum Lot Size

The site is mapped with having a minimum lot size requirement of 1 hectare on LEP Map Sheet 004B.

## 3.4 Proposed environmental planning instruments

We are not aware of any proposed environmental planning instruments at this time.

## 3.5 Development Control Plans

The Port Stephens Development Control Plan 2014 (DCP) applies to land within the Port Stephens LGA and supports the Port Stephens LEP. The applicable sections of the DCP have been included below with an assessment of the developments compliance against the relevant controls.

B	General Provisions	Response
B1	Tree Management	The development does not propose the removal of any existing trees, nor will it impact upon existing trees within the site. Some of the existing exotic grassland will be removed as the new footprint will be larger than the existing however the Flora and Fauna Assessment contained in Appendix F has confirmed this is an acceptable impact.



<b>B</b>	<b>General Provisions</b>	<b>Response</b>
<b>B2</b>	<b>Natural Resources</b>	The land is identified as Koala Habitat to the east. The proposed development is located to the west of the site away from the vegetation that koalas have been found. The development is not considered to have any impact upon the area of koala habitat and the
<b>B3</b>	<b>Environmental Management</b>	This section applies to the site as it contains acid sulphate soils and the proposal involves earthworks. The site is mapped as class 5 acid sulphate soils. The amount of excavation involved is unlikely to impact upon the acid sulphate soil reducing any potential environmental impact. The excavation involved will have minimal environmental impact as the site in this area has already been disturbed by the existing classroom (to be demolished). The design of the building fits within the slope of the landform and is considered a suitable design.
<b>B4</b>	<b>Drainage and Water Quality</b>	The school currently has a detention basin located to along the northern boundary to the rear of the school buildings. The Stormwater Plan in Appendix D proposes new stormwater lines which will pick up water from around the proposed building through stormwater pits and direct it down slope along the northern boundary to the detention basin.
<b>B5</b>	<b>Flooding</b>	The site is mapped as being partially flood affected. The portion affected is located to east/rear of the site. The proposed development will not take place in any portion of the site that is flood affected.
<b>B6</b>	<b>Essential Services</b>	The site is currently serviced by all essential services including; water, electricity, sewerage and has vehicular access.
<b>B7</b>	<b>Williamstown RAAF Base – Aircraft Noise and Safety</b>	The site is mapped within the Bird Strike Zone, Group B. Certain development types are to be avoided within this area, outlined in Figure BN, to prevent food sources attracting wildlife within 8km of the airport runway. An educational establishment is not one of the development types discouraged in this area, and thus complies with this section.
<b>B8</b>	<b>Heritage</b>	The subject site does not contain any heritage items or is within a heritage conservation area. A heritage impact assessment is therefore not required.





<b>B</b>	<b>General Provisions</b>	<b>Response</b>
<b>B9</b>	<b>Road Network and Parking</b>	A Traffic and Transport Impact Assessment has been prepared and accompanies this application. The report concludes that the proposed development does not present and unsatisfactory capacity, safety or environmental issues; suitable parking is available on site; and access to the site is satisfactory.
<b>B10</b>	<b>Social Impact</b>	The DCP outlines a social impact assessment is required for any development considered to have a significant social impact. The DCP outlines certain development which require a social impact assessment upon lodgement. The list does not include an educational establishment which is what the use of the proposed building will be for. Therefore, a social impact assessment will not be required. It is considered however that the development will provide a positive social impact. It will provide a modern educational facility which will positively affect the students and teachers who get to use this new facility.
<b>C</b>	<b>Development Types</b>	<b>Response</b>
<b>C8</b>	<b>Signage</b>	The new building will have a sign located on both the eastern and western elevations. The sign is the school emblem which helps to identify the school and create a connection between the new building and the existing school buildings on site. The design of the sign can be seen on the elevations within the architectural plans set in Appendix A.

## 4 Likely Impacts of the Development

This section addresses the likely impacts of the development in the locality, including impacts arising from the development, and impacts on the development.

### 4.1 Environmental Impacts

#### 4.1.1 Public Domain

The new building is expected to have a positive impact upon the public domain. The building will not be highly visible though will be larger than what currently exists on site. The building will be higher than the existing administration building which is to the south of the new building. The new building does mimic along the half of the front facade facing the entrance of the school a similar roof profile, with the section of the front façade which is stepped back having a flat roof. Due to its setback, it will not overlook into neighbouring properties on the opposite side of Waropara Road.

The colours used provide a modern colour palette by combining neutral tones in the blacks and greys which make it appropriate as a school building.

#### **4.1.2 Bushfire**

Bushfire has been discussed earlier in the document. Please refer to section 2.7.

#### **4.1.3 Flora and Fauna**

Flora and fauna has been discussed earlier in the document. Please refer to section 2.5.

#### **4.1.4 Visual impact**

The building will provide a modern and more aesthetically interesting building within the school grounds. The building will be the first of its kind on the school grounds to use this colour palette and design, and will lead the way for any potential future buildings on the school grounds in terms of design.

The impact visually will not be overpowering as it is of a similar scale to the existing administration building when viewed from the front of the site. The building has also been thoughtfully designed to sit in the natural slope of the existing landform to ensure it fits sympathetically into its surrounding context.

### **4.2 Social Impacts**

The proposal is expected to have a positive social impact. The purpose of the development is to replace the existing classrooms on site with better equipped, more modern facilities and not increase the amount of students or teachers currently on site.

### **4.3 Economic Impacts**

The development is expected to have a positive economic impact. The development will primarily provide construction jobs during the build and has provided jobs to the consultants involved in the initial development of the building design and approval process.

## **5 Suitability of the Site**

The site is currently used as an educational establishment. The proposed building is suitable for the site as it will provide modern classroom facilities for the existing students which can have a positive impact on their learning.

## **6 Submissions**

There have been no submissions currently made to the proposal. We welcome the opportunity to address any submissions received during the notification period.

## **7 Public Interest**

The development is considered to be in the public interest, particularly of the Medowie community. Modern school facilities will likely increase the awareness and attractiveness of the school potentially attracting more families into the area.



## 8 Conclusion

The proposed development of a new school building is permissible on site. This document has demonstrated that it is consistent with the provisions of the relevant legislation and plans. The development is expected to have a positive social and economic impact within the locality of Medowie. It is not considered to have any significant adverse impacts on the natural or built environment. It is considered that this development application can be considered favorably for approval.



## Appendices





## **Appendix A: Architectural Plans, SHAC dated 15/11/2018**



## **Appendix B: Detailed Cost Report, Muller Partnership dated 06/09/2018**



**Appendix C: Traffic and transport Impact Assessment, Transport  
and traffic Planning Associates, dated October 2018 Rev A**



**Appendix D: Stormwater and Erosion and Sediment Control  
Plan, MPC Consulting Engineers dated 04/10/2018**





## **Appendix E: Survey, Parker Scanlon dated 18/07/2018**



**Appendix F: Flora and Fauna Assessment, Cumberland Ecology  
dated 04/10/2018**



**Appendix G: Bushfire Threat Assessment, MJD Environmental,  
dated October 2018**



## **Appendix H: Section J Report, SHAC, dated November 2018**



## **Appendix I: Geotechnical Report, Douglas Partners, dated July 2018**

