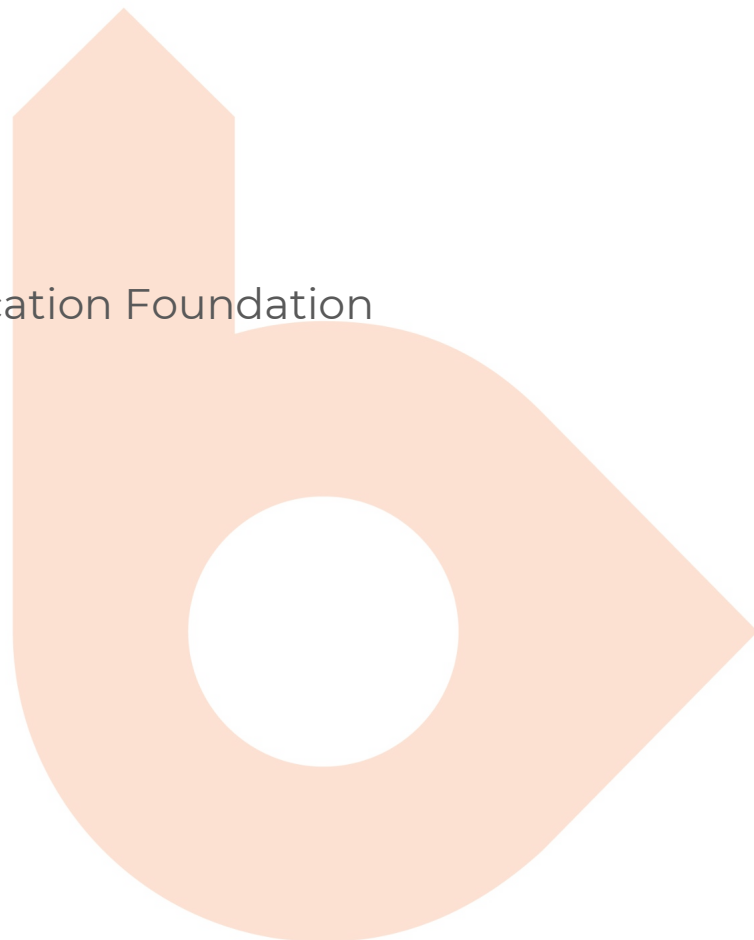


**Statement of  
Environmental Effects  
for  
Junior School  
Building  
182-184 Salamander Way,  
Salamander Bay**

Prepared by Barr Planning

for St Philips Christian Education Foundation  
Limited

October 2021



## Document Control

Title: Junior School Building  
 Address: 182 -184 Salamander Way, Salamander Bay  
 Job No. 20NEW0138  
 Client: St Philips Christian Education Foundation Limited

## Document Issue

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<b>Final</b>	11/10/2021	K Somerville	R Johnston

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# 1 Introduction

This Statement of Environmental Effects (Statement) has been prepared by Barr Planning on behalf of St Philips Christian Education Foundation Limited. It accompanies a Development Application lodged to Port Stephens Council pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) for a junior school building and associated demolition and landscaping.

## 1.1 Purpose of this Statement of Environmental Effects

This Statement has been prepared in support of a development application for an educational establishment. This Statement has been prepared in accordance with the EP&A Act.

## 1.2 Ownership

The land is owned by St Philips Christian Education Foundation Limited.

## 1.3 Consent Authority

The consent authority is the Regional Planning Panel, as the development constitutes 'private infrastructure and community facilities over \$5 million' under Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011.

## 1.4 Supporting Documentation

This SEE is supported by the following documentation:

Document	Author	Date
Architectural Plans	SHAC	28 September 2021
Bush Fire Report	MJD Environmental	14 September 2021
Civil Engineering Plans	Northrop	8 October 2021
Cost Summary Report	Muller Partnership	9 September 2021
Design Statement	SHAC	27 September 2021
Hunter Water Stamped Plans	Hunter Water Corporation	22 September 2021
Landscape Plan	Moir Landscape Architecture	29 September 2021
MUSIC-Link Report	MUSIC-Link	7 October 2021
Survey Plan	Duggan Mather Surveyors	16 July 2021

This supporting documentation have been uploaded as separate documents to the NSW Planning Portal.

## 2 Site and Context

### 2.1 The Site

The site comprises Lot 143 and Lot 144, DP 715013, being No. 182 and 184 Salamander Way, and Lot 1, DP 847022, being No. 176 Salamander Way, Salamander Bay. Figure 1

Lot 143 and Lot 144, together with Lot 1 DP 847022, form the existing St Philip's Christian College (SPCC) Port Stephens campus, providing a range of primary, and secondary educational uses. Lot 1 DP 734433 contains Narnia Christian Preschool and Early Childhood Centre Port Stephens which provides early childcare services for the school and the community.

The existing educational establishment is bordered by low density residential land, Tomaree Public School, and Tomaree High School to the north, bushland and wetlands to the east, south, and west, a church directly adjacent to the north and west, and the Salamander Bay Square shopping centre to the northwest. The opposite side of Salamander Way is fenced with no residential properties fronting the road.

Salamander Way is a collector road providing a link from arterial Nelson Bay Road to Salamander Bay, Corlette, and Soldiers Point. The site has existing safety and traffic calming devices located on Salamander Way, including a traffic island, kerb extensions, and temporary crossing facilities for use during school zone hours.



Figure 1 Locality Plan (SixMaps 2021)

The site's existing junior school buildings are located on Lot 143, and comprise one L-shaped, one rectangular and one square building framing a courtyard. The buildings are single level and are arranged to frame a courtyard. The L-shaped classroom consists of brick and tile and is residential in character. The square and rectangular classrooms are demountable buildings comprising lightweight metal cladding. Simple landscaping is evident throughout the site and a mature liquid amber tree is



located on the street elevation. The frontage to Salamander Way has a circular driveway with two crossovers that is not currently in use.

Lot 144 is bisected by palisade fencing at a depth of approximately 30 metres from the boundary. The lot is clear of vegetation. A demountable building is present at the south of the lot. Figure 2 illustrates the lots that form the school site.



Figure 2 Site Plan (SixMaps 2021)

## 2.2 Background

St Philips Christian College Port Stephens, is an independent school servicing students ranging from pre-school to year 12. The school gained approval to operate an Educational Establishment on Lot 142, DP 715013 via Development Consent E1062-94. The move to the current site on Lot 1, DP 847022 occurred via Development Consent No. 894/96, issued by Port Stephens Council on 13 August 1997.

Additional educational establishment facilities have since been approved on Lot 143, DP 715013, by way of Development Consent No. 16-2012-362-1, issued by Council on 1 March 2013.

The current footprint of the school is contained within Lot 1, DP 847022 and Lot, 143 DP 715013.

The proposed development seeks to replace part of the existing junior school facilities in order maintain the school's high quality service offering to local families. Through open learning spaces and connection to nature, the new facility will support teachers in delivering best practice pedagogies. The development represents the school's continuing commitment to investment in educational infrastructure.

The last major development consent issued for the site was Development Consent No. 16 - 2017 - 647 – 1 for demolition, alterations and additions and construction of a new three storey educational establishment building, issued by Council on 18 April 2018. This application was prepared and approved on the basis of a total of 1200 of students (Junior, Middle and Senior school), and 120 Full



Time Equivalent (FTE) staff. The proposed alterations and additions to the school will not increase this overall student or staff number.

A pre-DA meeting was held between Port Stephens Council, St Philips Christian Education Foundation Limited, and Barr Planning on 27 May 2021. Key issues were discussed including acid sulfate soils, drainage, bush fire, and parking.

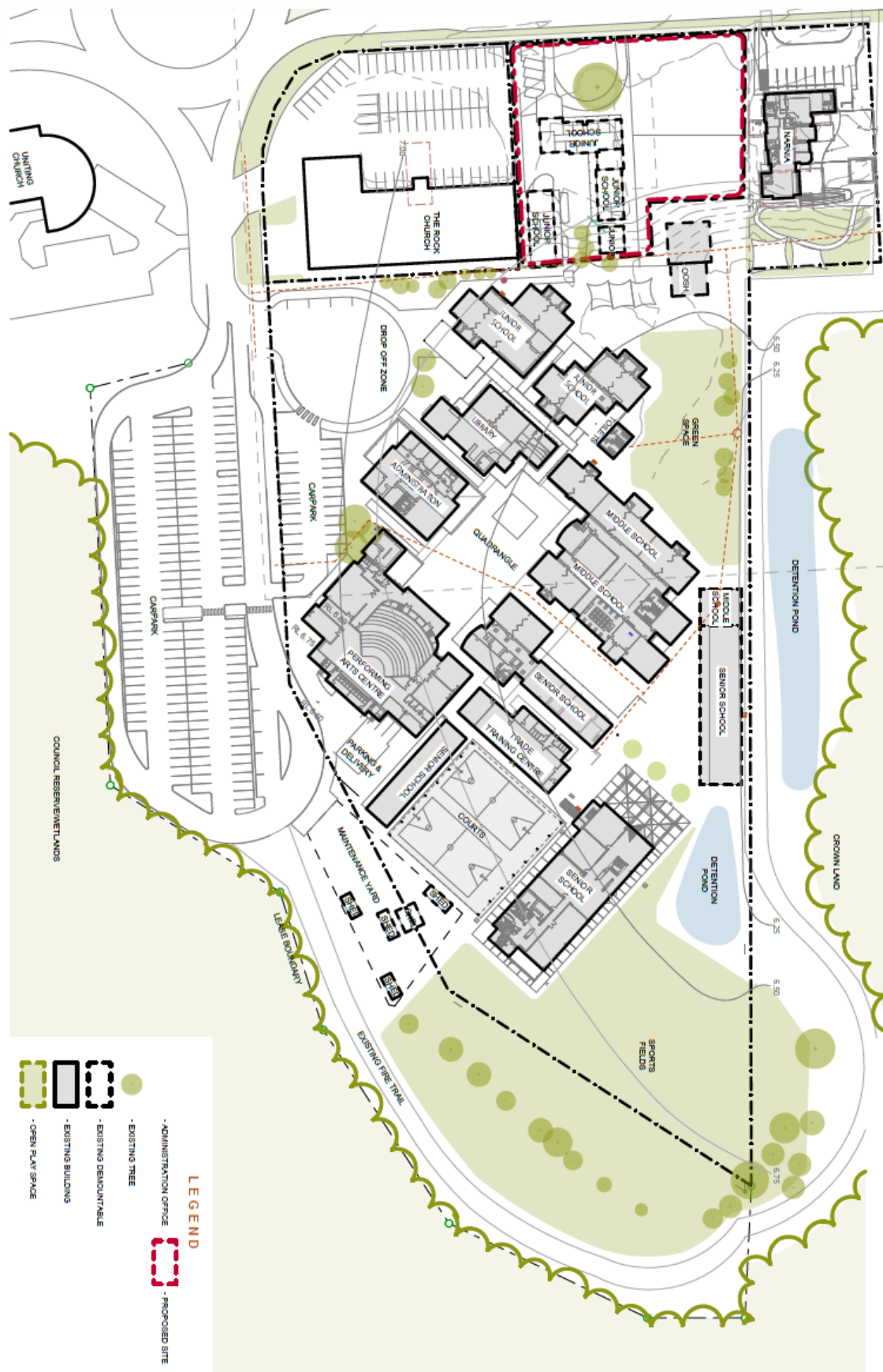


Figure 3 SPCC Port Stephens Educational Facility, with subject site outlined in red (SHAC 2021)

## 3 Proposed Development

### 3.1 Summary

The proposed development seeks consent for the following works:

- Demolition of three existing junior school buildings and existing OOSH demountable building located on Lot 143, DP 715013
- Construction of new two-storey junior school building including classrooms and associated support rooms, administration area, staff room, and multipurpose lab
- Associated earthworks and landscaping
- Use of land at Lot 144 DP 715013 as an educational establishment

The development is consistent with the following types of development under Section 1.5 of the EP&A Act:

- (a) *The use of land as an educational facility (Lot 144 DP 715013 only)*
- (c) *The erection of a building being the junior school building*
- (e) *The demolition of a building or work being the existing buildings*



Figure 4 View of proposed development from Salamander Way (SHAC 2021)

### 3.2 Demolition

The following demolition works as shown on Existing/Demolition Plan (sheet DA1007) are proposed:

- Demolition of three existing junior school buildings
- Demolition of existing OOSH building
- Demolition of four car spaces and driveway

- Removal of fencing
- Removal of one liquid amber tree

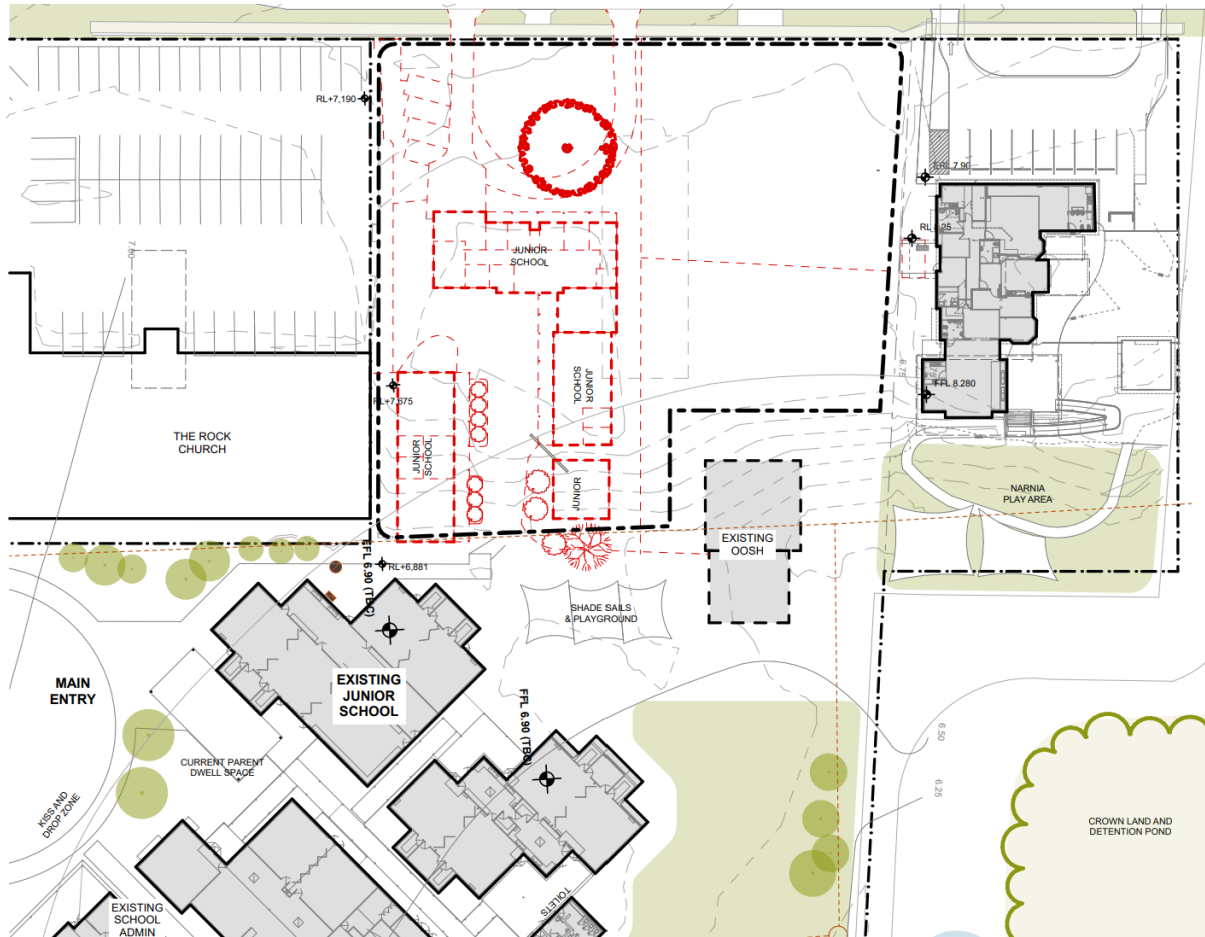


Figure 5 Existing/Demolition Plan DA1007 (SHAC 2021)

### 3.3 Construction

The following construction works are proposed:

- Construction of new two-storey junior school building including classrooms and associated support rooms, administration area, staff room, and multipurpose lab
- Associated earthworks and landscaping

### 3.4 Subdivision

Construction is proposed for land at Lot 143 and Lot 144 DP 715013. To avoid building over multiple lots, the two lots will be consolidated, together with Lot 1 DP 734433 and Lot 1 DP 847022 to form a single whole containing the entire school site.

### **3.5 Operation**

The development will be integrated with the existing educational facility and will continue to operate within approved standard hours. The development will serve as a replacement of the existing on-site junior school facilities and will not increase the approved student or teacher numbers.

Operation is only proposed to change insofar as the existing operating arrangements will be extended to Lot 144 DP 715013.

### **3.6 Building Design**

The new building is a two storey building measuring 56 metres wide by 24 metres deep. The building has a maximum height of 6 metres at the ridge of the Colorbond fly roof, which extends from the street entry upward to its peak facing the school.

The building comprises a range of building materials including coloured glazed brick, lightweight cladding at the upper level, Colorbond roofing, and timber batten fencing.

The ground floor comprises classrooms and learning support rooms, open learning spaces, bathroom amenities, storage, and staff and administration rooms. The ground floor is ringed by timber decking accessible by ramps at the north elevation and steps at the south elevation. The street-facing entry is via a covered atrium including a yarning circle, seating, and undercover trees.

The first floor is accessible via stairs at the southeast and southwest corners of the building, stairs at the centre of the north elevation, showpiece staircase near the centre of the southern elevation, and a lift at the southwest corner. The first floor comprises classrooms and learning support rooms, open learning spaces, bathroom amenities, and storage.

### **3.7 Access and Parking**

The school has existing sufficient parking facilities adjoining the site at 100 and 174A Salamander Way, Salamander Bay, on land leased from Port Stephens Council under a license agreement with a view to future reclassification and purchase. As the development will replace existing junior school facilities and does not propose an increase in the approved student or staff numbers, further car parking is not proposed.

The development will be accessible to pedestrians via the Salamander Way street frontage and from within the existing school.

The demolition of the existing junior school premises including the driveway and hardstand areas will remove vehicular access to the site via Salamander Way.

### **3.8 Stormwater and Drainage**

The development will be serviced by a Stormwater Management Strategy prepared by Northrop Consulting Engineers.

Onsite detention will be managed with an underground tank of a minimum 39m<sup>3</sup> volume to detain the roof catchment. An infiltration trench is proposed on the southern side of the site to infiltrate runoff including the 1% AEP event.

Stormwater treatment devices have been included to minimise impacts on water quality and downstream water quality. Roof runoff will be conveyed via pipe network to an underground reuse tank adjacent to the onsite detention tank. Landscaped swales, pit and pipe networks, and biofiltration basins will be employed to convey runoff to the public stormwater network. The water treatment network meets the stormwater treatment objectives outlined in Port Stephens Council's Water Sensitive Development Strategy Guidelines.

### **3.9 Services and Utilities**

The site is serviced by water, stormwater, sewer, electricity, and telecommunications.

#### **3.10 Landscaping**

Proposed landscape vegetation will involve the installation and maintenance of shrubs, mass planting, retention of an existing tree and planting of new trees. The street frontage will be framed by feature trees and broad canopy trees, with structures including brightly coloured concrete seating walls and the relocation of existing totem poles. Nine trees are proposed along the street frontage in place of one non-native liquid amber tree to be removed.

The covered atrium central to the proposed building will feature indoor plants including blueberry ash, slender palm, and Davidson's plum trees. A green wall will include an assortment of climbing plants, ferns, and other greenery detailed in the landscape plan submitted as part of this application.

To the rear of the new building will be a broad canopy tree, feature trees, and a large deciduous tree to provide shade, as well as the retention of an existing tree. Planter boxes are also located at the rear of the site to delineate various spaces and thoroughfares.

Surfaces range from open lawn within the front and rear frontages to paved continuations of the existing school grounds at Lot 1, DP 847022. The ground level will connect to the elevated building through numerous ramps and stairs, as well as an accessible concrete path to the proposed play areas and existing school grounds. Garden steps with planting will connect the south of the site to the adjacent Narnia site



### **3.11 Fencing**

Existing fencing on the east, west, and south boundaries, and bisecting Lot 144, DP 715013 will be removed. Fencing will be constructed along the Salamander Way frontage and will be integrated with signage and landscaping.

### **3.12 Signage**

Business identification signage is proposed as shown in the Salamander Way Street Elevation (sheet DA3101). The signage will feature at the pedestrian entry point and will be incorporated within the proposed sandstone fencing.

### 3.13 Bush Fire

The southeast corner of the site is mapped as being Vegetation Buffer on the Port Stephens Bushfire Prone Land Map.

A Bushfire Assessment Report has been prepared in support of the proposed development. The report assesses the bushfire hazard and associated potential threats relevant to the proposed development, and outlines the minimum mitigative measures required in accordance with Planning for Bush Fire Protection 2019 (PBP 2019).

The proposal type triggers the criteria outlined within Chapter 6 Section 6.4 of PBP 2019 for infill Special Fire Protection Purposes (SFPP) as a school development type. As such SFPP activates the provisions of integrated development under Section 4.46 of the EP& A Act, thus requiring approval and issue of a Bush Fire Safety Authority from the NSW RFS under Section 100B of the Rural Fires Act 1997.

The assessment concluded that hazard vegetation types occur within 140 metres of the site. The primary risk is from the forest-class vegetation located to the east and southeast of the site. These vegetation hazards have been assessed as having the greatest effect on bushfire behaviour to determine required separation distances from the hazard. The slope under these areas of hazard vegetation varies from flat to upslope.

Mitigation measures are detailed in Section 6 of this Statement.



Figure 6 Bush fire prone land map (ePlanning Spatial Viewer 2021)

## 4 Strategic Context

### 4.1 Hunter Regional Plan

The Hunter Regional Plan (HRP) 2036 outlines a 20-year blueprint for development in the Hunter, and sets priorities for each local council.

The HRP includes 27 directions to deliver on the strategy. Key directions include:

- *Direction 20: Revitalise existing communities*

The proposed development will contribute to Direction 20 through the concentration of development within an existing educational establishment in an established suburb. The development will provide private social infrastructure to local families and communities and enhance the amenity and attractiveness of the existing neighbourhood in accordance with the direction and its actions.

- *Direction 26: Deliver infrastructure to support growth and communities*

The proposed development will contribute to Direction 26 by delivering educational infrastructure in support of the local community.

Within the Port Stephens LGA, Salamander Bay is listed as a centre of local significance under the HRP. The HRP priorities for Nelson Bay, the nearest strategic centre, is as follows:

- Maintain it as one of the primary tourist centres for the region and a hub for the Tomaree Peninsula.
- Maintain retail and professional services for the surrounding communities.
- Investigate opportunities for high-density development that maintains and enhances the tourist, recreational and residential appeal of the centre.
- Balance the mix of permanent residential and tourist accommodation to enhance the vibrancy and appeal of the centre and surrounds.

The development generally consistent with the priorities for Port Stephens and the HRP more broadly. The upgrading of SPCC facilities will ensure that local families have access to excellent local educational offerings, which will contribute to the retention of high quality retail and professional workers in the local community. Though not a tourist, recreational, or residential use, the development will contribute positively to the streetscape in a centre of local significance, contributing to aesthetic appeal and vibrancy of the local area.

### 4.2 Greater Newcastle Metropolitan Plan

Greater Newcastle Metropolitan Plan (GNMP) 2036 identifies strategies for sustainable growth across the Greater Newcastle area, being Cessnock, Lake Macquarie, Maitland, Newcastle, and Port Stephens LGAs. The GNMP vision is for Newcastle to be Australia's newest and emerging economic and lifestyle

city, acknowledged globally as offering great lifestyles minutes from beaches or bushland, the airport or universities, and from the port to the lake. Residents can easily access world-class education, national sporting teams, a range of entertainment options and higher-order health services in an urban area interspersed with beaches, bushland, waterways, and open space. The development is broadly consistent with the GNMP in that it will contribute to improved educational offerings in the local area.

The GNMP has a stated outcome of enhancing environment, amenity, and resilience for quality of life. The development is particularly consistent with Strategy 10 – *create better buildings and great places*. The development has been designed with local expertise and insight, and will contribute to the local character of Salamander Bay.

#### **4.3 Local Strategic Planning Statement – Port Stephens 2040**

Port Stephens Local Strategic Planning Statement (LSPS) outlines the vision for land use in Port Stephens for the 20 years. The LSPS has four key focus areas: economy, housing, environment, and transport. The LSPS includes actions for Council to deliver upon in the years to 2040.

The LSPS particularly prioritises the delivery of infrastructure and services that can meet changing needs. The desired liveable communities will have employment, housing and transport options that meet their needs and enjoy access to quality public spaces, community or sporting facilities, and services such as medical care or childcare. The proposed development will contribute to the private infrastructure delivery and will provide necessary upgrades to the established community infrastructure that is SPCC Port Stephens.

## 5 Statutory Assessment

### 5.1 Environmental Planning and Assessment Act 1979

This report assesses the proposal against the relevant statutory requirements of the EP&A Act, and other legislation, plans and policies as applicable. Section 4.15 of the EP&A Act outlines the relevant heads of consideration that must be considered when assessing a development proposal.

The following considerations have been made under Section 4.15(1) (a):

- Environmental planning instruments, proposed instruments and development control plans that are relevant to the site or development are considered below.
- There are no known planning agreements applicable to the site.
- The Environmental Planning and Assessment Regulation 2000 (the Regulation) has been considered below.

The remaining matters for consideration under Section 4.15(1)(b), (c), (d) and (e) are considered within sections 5, 6, 7 and 8 of this Statement.

### 5.2 Objects of the EP&A Act

The objects of the EP&A Act are as follows:

- (a) 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,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development supports the objects of the EP&A Act, in particular objects (a), (c), (g), and (h).

The development will promote the social welfare of the community through the provision of modern educational facilities for local students. The use of labour and materials during the construction phase will promote economic welfare of the broader area, as will the operation of the school as it will improve the quality of educational service offerings for local families, to support objective (a).

The development represents orderly use and development as it is located within the existing campus on cleared land. The site is serviced and within an existing urban area, to support objective (c).

The building will contribute to the public realm through quality architectural design. The development has been designed in accordance with the design quality principles under State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, to support objective (g).

The building will be constructed and maintained in accordance with the relevant code, regulations, and standards to support objective (h).

### **5.3 Integrated Development**

The proposed development is integrated development. The proposed development will require authorisation under Section 100B of the Rural Fires Act 1997 in respect of bush fire safety of development of land for special fire protection purposes (school), which meets the criteria of integrated development under Section 4.46 of the EP&A Act.

### **5.4 Environmental Planning and Assessment Regulations**

The proposed development will be assessed in accordance with the relevant requirements of Part 6 of the Regulation.

### **5.5 State Environmental Planning Policies**

State Environmental Planning Policies (SEPPs) are environmental planning instruments administered under the EP&A Act. SEPPs deal with issues considered to be of significance for the State and the people of NSW. In the determination of the development application, the consent authority will consider these matters pursuant to section 4.15(a)(i) of the EP&A Act. The SEPPs relevant to the proposed development, and the land on which the development is situated, are considered below.

#### **5.5.1 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017**

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP) seeks to facilitate the delivery of educational establishments and early education facilities across NSW.



Part 4 of the Education SEPP provides specific development controls for schools within prescribed zones, of which SP2 Infrastructure is one. The following relevant provisions are contained within Section 35:

- (1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.*
- (6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration—*
  - (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and*
  - (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

The construction of the school is therefore permissible under the Education SEPP, as SP2 Infrastructure is a prescribed zone under Part 4 of the Education SEPP.

The Design Quality Principles set out in Schedule 4 of the Education SEPP have been considered in all aspects of the design process. The Design Statement prepared by SHAC and submitted in support of the development outlines the proposed development's response to the design quality principles.

#### **5.5.2 State Environmental Planning Policy No. 55 Remediation of Land**

State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55) seeks to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health and the environment.

Section 7 of SEPP 55 states the following:

- (1) A consent authority must not consent to the carrying out of any development on land unless—*
  - (a) it has considered whether the land is contaminated, and*
  - (b) if the land is contaminated, it is 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, and*
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Lot 144 DP 715013 was previously occupied by a residential dwelling house and swimming pool. The demolition of the dwelling and filling in of the pool took place under DA-16-2014-451-1. The activity was carried out in accordance with the conditions of consent, which included a requirement required Virgin Excavated Natural Material (VENM) for the filling of the pool. The site is not known to have previous uses in addition to the former residential use. It is considered that the land is unlikely to be contaminated.

### **5.5.3 State Environmental Planning Policy (State and Regional Development) 2011**

The aim of State Environmental Planning Policy (State and Regional Development) 2011 is to identify development or infrastructure that is State or regionally significant.

Clause 15 of Schedule 1 nominates development for the purpose of a new school (regardless of the capital investment value) as State Significant Development (SSD). Alterations or additions to an existing school with a CIV of greater than \$20 million is also nominated as SSD. As the development is an expansion of an existing school and not a new school, and the CIV is less than \$20 million, it is not SSD.

Clause 5 of Schedule 7 nominates private infrastructure and community facilities with a capital investment value (CIV) over \$5 million, including educational establishments, as 'regionally significant development'. The proposed development has a CIV of \$9,800,000 excluding GST and is considered regionally significant development. The consent authority will therefore be the Regional Planning Panel.

### **5.5.4 State Environmental Planning Policy (Infrastructure) 2007**

The aim of State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) is to facilitate the effective delivery of infrastructure across the State.

The ISEPP includes provisions for development applications for development in proximity to electricity transmission infrastructure. The provisions apply to the following development under Section 45(1)(b):

- (b) development carried out—*
  - (i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
  - (ii) immediately adjacent to an electricity substation, or*
  - (iii) within 5m of an exposed overhead electricity power line.*

The provisions apply to the development, as exposed overhead electricity power lines are present on the public road verge within 5 metres of the proposed development.

The following provisions apply to the development application under Section 45(2) of the ISEPP:

- (2) *Before determining a development application (or an application for modification of a consent) for development to which this clause applies, the consent authority must—*
- (a) *give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and*
  - (b) *take into consideration any response to the notice that is received within 21 days after the notice is given.*

Accordingly, it is anticipated that Council will notify the local electricity supply authority of the lodgement of the development application.

#### **5.5.5 State Environmental Planning Policy (Koala Habitat Protection) 2021**

State Environmental Planning Policy (Koala Habitat Protection) 2021 (Koala SEPP) provides for the consideration of koalas and koala habitat in the development assessment process.

Section 10 of the Koala SEPP provides for development assessment relating to land with an approved koala plan of management:

- (1) *This clause applies to land to which this Policy applies and to which an approved koala plan of management applies.*
- (2) *The council's determination of the development application must be consistent with the approved koala plan of management that applies to the land.*

The proposed development will be consistent with the Port Stephens Comprehensive Koala Plan of Management (KPOM). The land to be developed is not located within preferred koala habitat or supplementary koala habitat. The subject land is identified as 'link over cleared'.

Port Stephens Development Control Plan 2014 (PSDCP 2014) Part B2.D provides for development compliance with the KPOM:

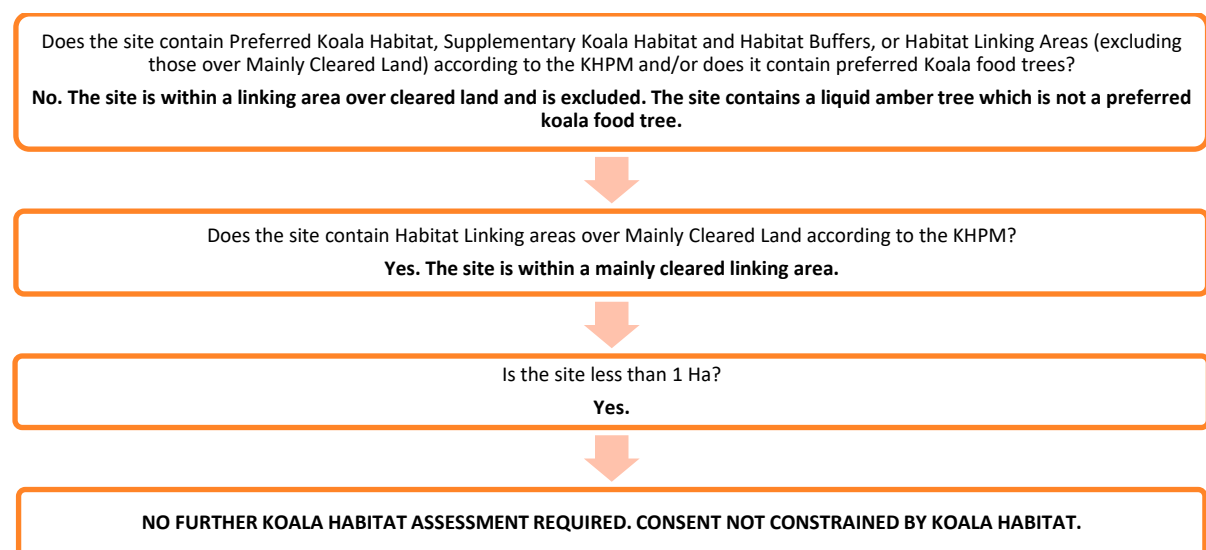
*Development located on or in proximity to land identified as koala habitat complies with the Port Stephens Comprehensive Koala Plan of Management through consideration to the performance criteria, being:*

- *Minimising the removal or degradation of native vegetation within preferred koala habitat or supplementary koala habitat*
- *Maximising the retention and minimising degradation of native vegetation within supplementary habitat, habitat buffers and habitat linking areas*
- *Minimising removal of any individual preferred koala feed trees*
- *Where appropriate, restore and rehabilitate koala habitat/buffers and linking areas*

- *Removal of koala habitat is off-set by a net gain of koala habitat on-site or adjacent*
- *Make provision for long-term management of both existing and restored koala habitat*
- *Not compromise the safe movement of koalas, through:*
  - *Maximisation of tree retention*
  - *Minimising barriers for movement, such as fences*
- *Restrict development to defined building envelopes*
- *Minimising the threat to koalas from dogs, motor vehicles and swimming pools*
  - *Development demonstrates consideration to the performance criteria within the statement of environmental effects (SEE) by providing the following:*
    - *Assessment of koala habitat in accordance with Appendix 6 – Guidelines for Koala Habitat Assessment of the Port Stephens Comprehensive Koala Plan of Management*

The development is not proposed for land within preferred or supplementary koala habitat, nor is the degradation of native vegetation within supplementary habitat, habitat buffers, or habitat linking areas proposed. The liquid amber tree proposed to be removed is not a preferred koala feed tree. Koala habitat is not present on the site, therefore no management measures are proposed. Given the existing fencing on the site, the proposed fencing is not considered to represent an increase in barriers to koala movement. The development has been considered against the Guidelines for Koala Habitat Assessment as shown in Figure 6.

Figure 7 Preliminary assessment under the KPOM Koala Habitat Assessment Process



## 5.6 Port Stephens Local Environmental Plan 2013

Port Stephens Local Environmental Plan 2013 (PSLEP 2013) is the environmental planning instrument that outlines planning provisions applicable within the Port Stephens local government area (LGA). Below is an outline of relevant provisions.

### 5.6.1 Zone Objectives and Land Use Table

The site is zoned SP2 Infrastructure (School/Child Services). The provisions of the zone are as follows:

#### **1 Objectives of zone**

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

#### **2 Permitted without consent**

*Environmental protection works; Roads*

#### **3 Permitted with consent**

*Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose*

#### **4 Prohibited**

*Any development not specified in item 2 or 3*

The proposed junior school building is considered infrastructure for the purpose specified on the Land Zoning Map and is considered permissible with consent within the SP2 zone under PSLEP 2013.

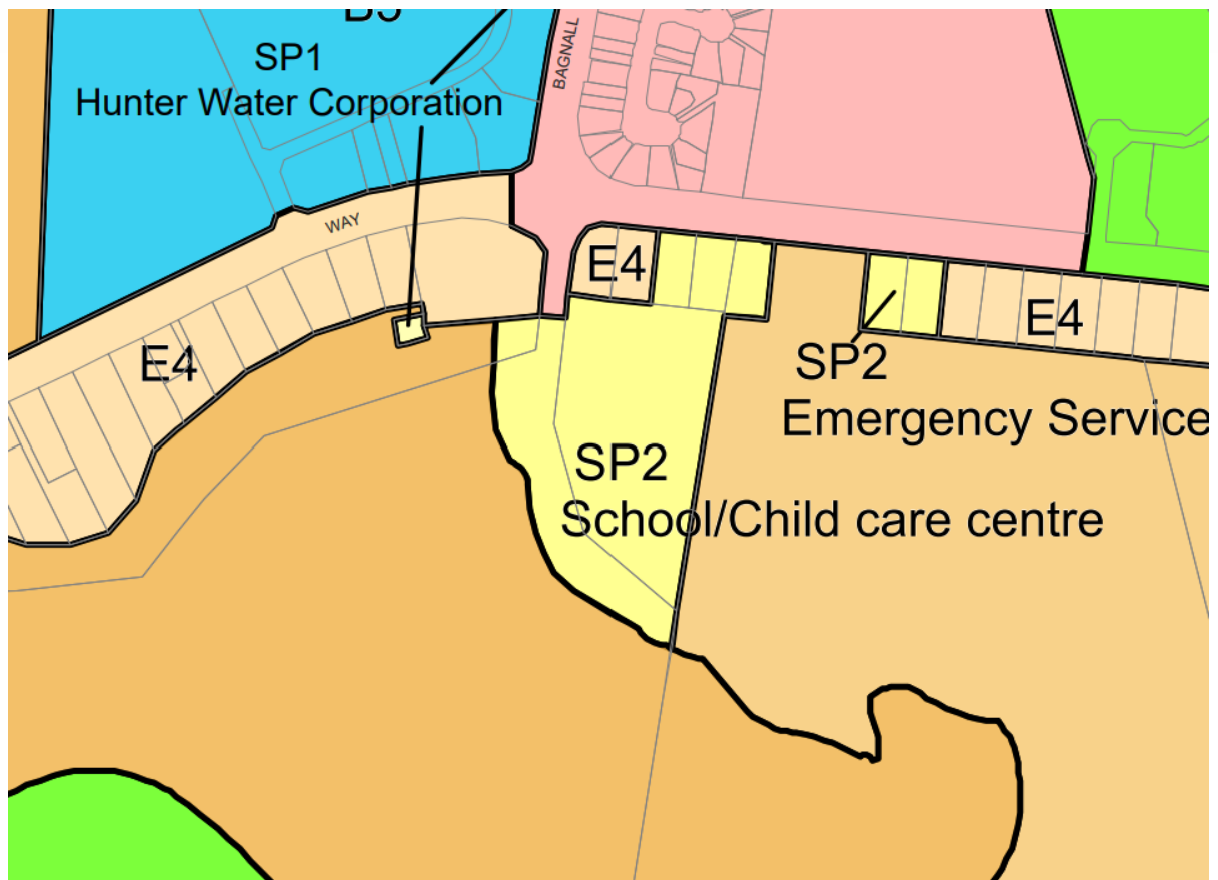


Figure 8 PSLEP 2013 Land Zoning Map Sheet LZN\_005B

#### 5.6.2 Minimum Subdivision Lot Size

PSLEP 2013 provides a minimum lot size of 500m<sup>2</sup> for the site. Subdivision is not proposed as part of the development.

#### 5.6.3 Height of Buildings

PSLEP 2013 does not provide a height of building development standard for the site. Height provisions do not apply to the development.





Figure 9 PSLEP 2013 HOB Map Sheet HOB\_005B

#### **5.6.4 Floor Space Ratio**

PSLEP 2013 does not provide a floor space ratio development standard for the site. Floor space ratio provisions do not apply to the development.

#### **5.6.5 Heritage Conservation**

The site is not located on, or in proximity to, a heritage item. An AHIMS search did not locate any Aboriginal sites or places recorded within 200 metres of the site. PSLEP 2013 heritage provisions have no effect on the application.

#### **5.6.6 Flood Planning**

Section 5.21(1) lists the following objectives of the flood planning clause:

- (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 flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

The site is not known to be flood affected and is not mapped as being within the flood planning area. The development is considered compatible with the flood function of the land and will not contribute to adverse or cumulative impacts on flood behaviour and the environment.

#### 5.6.7 Acid Sulfate Soils

The site is mapped as containing Class 3 acid sulfate soils, meaning that acid sulfate soils are likely to be found beyond 1 metre below the natural ground surface.

The development is therefore subject to the provisions of PSLEP 2013 Section 6.1 Acid sulfate soils, which contains requirements for development on land mapped as having acid sulfate soils.

As the development does not include cut and fill works, consent is not sought under Section 7.1(2) in accordance with Section 7.1(6).

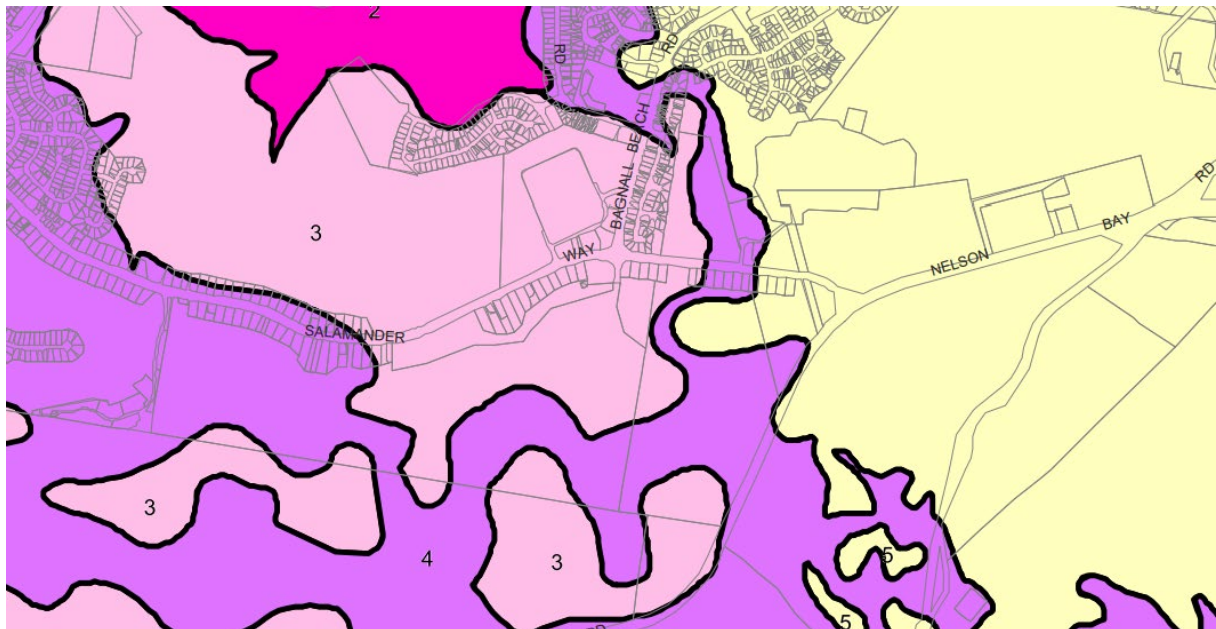


Figure 10 PSLEP 2013 Acid Sulfate Soil Map Sheet ASS\_005

### 5.7 Proposed Environmental Planning Instruments

There are no proposed instruments relevant to the development.

The Education SEPP is currently under review by the Department of Planning, Industry and Environment. The Explanation of Intended Effects (EIE) outlined the following proposed amendments to the Education SEPP:

- Changes to CIV thresholds and planning assessment pathways commensurate with development scale and impacts
- Streamlined approval processes
- Provisions relating to student housing for schools and tertiary institutions
- Provisions relating to innovation hub activities within existing tertiary institutions

- Clarification of existing policy anomalies in the Education SEPP

Although the proposed changes have been publicly exhibited, a draft instrument was not the subject of public consultation as specified by Section 4.15(1)(a)(ii) the EP&A Act. Therefore, the Education SEPP review is not considered to be a matter for consideration under Section 4.15 of the EP&A Act.

## 5.8 Port Stephens Development Control Plan 2013

PSDCP 2014 is the relevant development control plan applying to development within Port Stephens LGA. The provisions of PSDCP 2014 have been considered in Table 2.

Table 1 Assessment of development against PSDCP 2014

#	Section	Provision	Comment
<b>B GENERAL PROVISIONS</b>			
21	Tree Management	<i>Where any activity specified in Column 2 is proposed an applicant must attain the corresponding approval type specified in Column 1 except for an activity where no approval is required.</i>	One tree is proposed for removal. Council approval is not required under this section as the tree exceeding 3 metres high is adjacent to the north elevation of the existing junior school structure (within 5 metres).
<b>B2 Natural Resources</b>			
B2.A	Environmental Significance	<p><i>Objective</i></p> <p><i>To ensure adequate consideration is provided to the protection and conservation of items of environmental significance.</i></p> <p><i>Development controls</i></p> <p><i>B2.1 Development located on land or is within 500m of land that contains items of environmental significance, such as threatened species or communities, listed migratory species, wildlife corridors, wetlands or riparian corridors and has the potential to impact biodiversity provides a flora and fauna survey to inform the assessment of significance.</i></p>	The proposed development is located within 500 metres of coastal wetlands as mapped under the PSDCP 2013 Wetland map WET_005. The development is unlikely to impact biodiversity as appropriate erosion, sediment, and stormwater controls will be applied. Operation of the site does not represent a change of use or

			intensification of development.
B2.D	Koalas	<p><i>Development located on or in proximity to land identified as koala habitat complies with the Port Stephens Comprehensive Koala Plan of Management through consideration to the performance criteria, being:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Minimising the removal or degradation of native vegetation within preferred koala habitat or supplementary koala habitat</i></li> <li>▪ <i>Maximising the retention and minimising degradation of native vegetation within supplementary habitat, habitat buffers and habitat linking areas</i></li> <li>▪ <i>Minimising removal of any individual preferred koala feed trees</i></li> <li>▪ <i>Where appropriate, restore and rehabilitate koala habitat/buffers and linking areas</i> <ul style="list-style-type: none"> <li>- <i>Removal of koala habitat is off-set by a net gain of koala habitat on-site or adjacent</i></li> </ul> </li> <li>▪ <i>Make provision for long-term management of both existing and restored koala habitat</i></li> <li>▪ <i>Not compromise the safe movement of koalas, through:</i> <ul style="list-style-type: none"> <li>- <i>Maximisation of tree retention</i></li> <li>- <i>Minimising barriers for movement, such as fences</i></li> </ul> </li> <li>▪ <i>Restrict development to defined building envelopes</i></li> <li>▪ <i>Minimising the threat to koalas from dogs, motor vehicles and swimming pools</i> <ul style="list-style-type: none"> <li>▪ <i>Development demonstrates consideration to the performance criteria within the statement of environmental effects (SEE) by providing the following:</i> <ul style="list-style-type: none"> <li>- <i>Assessment of koala habitat in accordance with Appendix 6 – Guidelines for Koala Habitat Assessment of the Port</i></li> </ul> </li> </ul> </li> </ul>	<p>The land is identified as 'link over cleared' and is located in proximity to preferred habitat within the Port Stephens Comprehensive Koala Plan of Management. The land does not contain bushland and all on-site vegetation is the product of landscaping for the benefit of the existing school.</p> <p>The development will not remove or degrade native vegetation within preferred koala habitat or supplementary koala habitat.</p> <p>The proposal will not remove individual preferred feed trees. Koala habitat removal is not proposed.</p> <p>The site is currently fenced and enclosed. The proposed development will not increase the level of barriers to koala movements.</p> <p>The development has been considered against the Guidelines for Koala Habitat Assessment as shown in Figure 6.</p>

		Stephens Comprehensive Koala Plan of Management.	
B3 Environmental Management			
B3.A	Acid sulfate soils	<p><i>Development located on acid sulfate soils (ASS) as identified on the Acid Sulfate Maps of the Local Environmental Plan adheres to the Local Environmental Plan requirements by taking one of the following three paths:</i></p> <ol style="list-style-type: none"> <li><i>1. Accept that ASS is present and prepare a development application and an ASS management plan as set out in the NSW ASS Manual; or</i></li> <li><i>2. Provide a framework for the on-going management and monitoring of the impacts throughout the development, in your ASS management plan. There is no set formula for managing ASS and each case must depend on the particular circumstance; or</i></li> <li><i>3. Undertake a preliminary assessment as set out in the NSW ASS Manual, determine whether ASS is present and whether the proposed works are likely to disturb or oxidise these soils or lower the water table.</i></li> </ol> <p><i>If ASS is present, Council must consider the following matters before development consent is granted:</i></p> <ul style="list-style-type: none"> <li><i>▪ The likelihood of the proposed development resulting in the discharge of acid water</i></li> <li><i>▪ The adequacy of the ASS management plan prepared for the proposed development in accordance with the NSW ASS assessment guidelines</i></li> </ul>	<p>The site is identified within the PSLEP 2013 acid sulfate soils map as containing Class 3 acid sulfate soils and is therefore subject to the provisions of PSLEP 2013 Section 6.1 Acid sulfate soils.</p> <p>As the development does not include cut and fill works, consent is not sought under Section 7.1(2) in accordance with Section 7.1(6).</p>
B3.B	Air quality	<ul style="list-style-type: none"> <li><i>▪ An air quality impact assessment is required where development has potential to adversely impact surrounding areas in terms of air quality</i></li> <li><i>▪ An air quality impact assessment is to be generally provided for the following development types:</i> <ul style="list-style-type: none"> <li><i>○ Rural industries</i></li> <li><i>○ Heavy Industry</i></li> <li><i>○ Sewerage systems</i></li> </ul> </li> </ul>	<p>The development is not considered to adversely impact the surrounding area in terms of air quality.</p> <p>The development is not related to rural, heavy industry, sewerage,</p>

		<ul style="list-style-type: none"> <li>○ <i>Waste or resource management facilities</i></li> <li>○ <i>Extractive industry</i></li> <li>○ <i>Other development types identified by Council</i></li> <li>▪ <i>An air quality impact assessment is to:</i> <ul style="list-style-type: none"> <li>○ <i>address construction, operation and occupational impacts</i></li> <li>○ <i>identify emissions and measures to mitigate against impact on any nearby residences, especially on sensitive receivers</i></li> <li>○ <i>be prepared in accordance with the NSW Department of Environment and Conservation, 2001. 'Approved Methods for Modelling and Assessment of Air Pollutants in New South Wales'.</i></li> </ul> </li> </ul>	<p>waste management, or extractive land uses.</p> <p>Air quality impacts will arise throughout the construction period. Such impacts are addressed in Section 6 of this Statement.</p>
B3.C	Noise	<p><i>An acoustic report is required for development that has the potential to produce offensive noise, meaning:</i></p> <ul style="list-style-type: none"> <li>▪ <i>that, by reason of its level, nature, character or quality or the time at which it is made, or any other circumstances:</i> <ul style="list-style-type: none"> <li>○ <i>is harmful to (or is likely to be harmful) to a person who is outside the premises from which it is emitted, or</i></li> <li>○ <i>interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted</i></li> </ul> </li> <li>▪ <i>that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations, such as the Environmental Protection Authority. 2000, 'NSW Industrial Noise Policy'</i></li> </ul>	<p>The development is not likely to produce offensive noise as detailed in Section 6 of this Statement. An acoustic report is not considered a requirement for this application.</p>



		<p><i>Note: Development that is likely to require compliance with this requirements includes:</i></p> <ul style="list-style-type: none"> <li>▪ <i>clubs, hotels and pubs with outdoor smoking, dining and gaming areas, mechanical plant, carparks;</i></li> <li>▪ <i>function centres that host outdoor weddings;</i></li> <li>▪ <i>childcare centres with outdoor and indoor play areas, air-conditioning plant, carparks;</i></li> <li>▪ <i>residential developments with ventilation and air-conditioning plant, carparks; and</i></li> <li>▪ <i>commercial developments with workshops, mechanical and ventilation plant such as air exhaust and supply fans, chillers, cooling towers, truck and freight train movements, loading docks etc.</i></li> </ul>	
B3.D	Earth-works	<p><i>Development may need to provide a bulk earthworks plan in order to adequately address the above matters when:</i></p> <ul style="list-style-type: none"> <li>▪ <i>cut exceeds 2m in depth</i></li> <li>▪ <i>fill has a total area of 100m<sup>2</sup> or more</i></li> <li>▪ <i>is within 40m of the top bank of a riparian corridor as defined under the Water Management Act 2000</i></li> </ul> <p><i>Fill must consist of virgin excavated natural material (VENM) as defined under the Protection of Environment Operations Act 1997 or any other waste-derived material the subject of a resource recovery exemption under clause 91 of the Protection of the Environment Operations (Waste) Regulation 2014 that is permitted to be used as fill material.</i></p>	Cut and fill is not proposed as part of this development.
B4 Drainage and Water Quality			
B4.A	Stormwater drainage plan	<p><i>Development that applies to this part is to provide a stormwater drainage plan and a written description of the proposed drainage system within the SEE</i></p>	A stormwater drainage plan and strategy are included as part of this application.
B4.B	On-site detention/on-site filtration	<ul style="list-style-type: none"> <li>▪ <i>On-site detention / on-site infiltration is required in stormwater requirement areas where:</i></li> </ul>	On-site detention and infiltration is proposed as part of the development.

		<ul style="list-style-type: none"> <li>○ <i>the post-development flow rate or volume exceeds the pre-development flow rate or volume; or</i></li> <li>○ <i>impervious surfaces exceed the total percentage of site area listed under Figure BC; or</i></li> <li>○ <i>it is identified under Section D Specific Areas of the DCP</i></li> <li>▪ <i>On-site detention / on-site infiltration is to be:</i> <ul style="list-style-type: none"> <li>○ <i>sized so that the post-development flow rate and volume equals the predevelopment flow rate and volume for all storm events up to and including the 1% annual exceedance probability (AEP) storm event</i></li> <li>○ <i>provided by either underground chambers, surface storage or a combination of the two and are generally positioned:</i> <ul style="list-style-type: none"> <li>▪ <i>under grassed areas for any cellular system (which can be easily maintained)</i></li> <li>▪ <i>under hardstand areas such as driveways for any concrete tank structures</i></li> </ul> </li> </ul> </li> <li>▪ <i>Details of the on-site detention / on-site infiltration concept design must be provided in the stormwater drainage plan and the written description and must include information on:</i> <ul style="list-style-type: none"> <li>○ <i>the location and type of detention / infiltration system</i></li> <li>○ <i>demonstrated flow rate / volume for all design storm events up to the 1% AEP</i></li> <li>○ <i>pipes, pits, overland flow and discharge point</i></li> <li>○ <i>surface grates and maintenance access points</i></li> <li>○ <i>orifice type, location and screening facility</i></li> <li>○ <i>slope/gradient of the land</i></li> </ul> </li> </ul>	<p>The onsite stormwater management is sized to ensure that predevelopment flow rates match those post development.</p> <p>On-site detention detention/infiltration is provided through a below ground tank.</p> <p>Details of on-site detention/filtration system is provided in the stormwater plans and detail all required inclusions.</p>
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		<ul style="list-style-type: none"> <li>○ <i>post-development flow rate and volume for the site equal to pre-development flow rate and volume for the site</i></li> </ul>	
B4.C	Water quality	<ul style="list-style-type: none"> <li>▪ Development is to provide stormwater quality improvement devices (SQIDs) in accordance with Figure BE: Water quality table, unless:               <ul style="list-style-type: none"> <li>○ a WSUD strategy that applies to the land has been approved by Council and is listed on Council's website for the purposes of this requirement.</li> <li>○ the development is a dwelling house, semi-detached dwelling, secondary dwelling, and/or ancillary structure to residential development, or;</li> <li>○ the development is for alterations and additions to a dwelling house, semidetached dwelling, secondary dwelling, and/or ancillary structure to residential development, or;</li> <li>○ the development is for other minor alterations and additions on a lot of less than 250m<sup>2</sup></li> </ul> </li> <li>▪ Stormwater quality improvement devices (SQIDs) are designed to be taken offline from minor and major drainage systems.</li> <li>▪ Development submits the evidence of how the water quality targets have been achieved (eg SSSQM Certificate, MUSIC or MUSIC-Link report).</li> <li>▪ Erosion and sediment measures are provided during the construction phase in accordance with the issued conditions of consent.</li> </ul>	<p>SQIDs are proposed as part of the stormwater management plan. MUSIC modelling has been submitted in support of the requirements of Figure BE.</p> <p>The stormwater plans and MUSIC-Link report demonstrate evidence of water quality target compliance.</p> <p>Erosion and sediment measures are included as part of the civil engineering plans and will be elaborated on during the construction phase.</p>
B4.D	Riparian corridors	<ul style="list-style-type: none"> <li>▪ <i>Development involving a controlled activity within waterfront land (within 40m from the highest bank of the river, lake or estuary) adheres to the Water Management Act 2000.</i></li> <li>▪ <i>Development provides the following buffers to riparian corridors that are generally consistent with the</i></li> </ul>	

		<p><i>recommendations of the NSW Office of Water 2012, 'Guidelines for riparian corridors on waterfront land'</i><sup>15</sup>:</p> <ul style="list-style-type: none"> <li>○ 50m buffer from 3rd order water courses or above with a 40m vegetated riparian zone and 10m vegetated buffer</li> <li>○ 30m buffer from 1st-2nd order water courses with a 20m vegetated riparian zone and 10m vegetated buffer</li> </ul> <p>▪ <i>Riparian corridors are dedicated as public open space when Council agrees to take ownership of that land</i></p>	
<b>B8 Road network and parking</b>			
B8.A	Traffic impacts	<ul style="list-style-type: none"> <li>▪ <i>The statement of environmental effects (SEE) details:</i> <ul style="list-style-type: none"> <li>○ <i>car parking location, number and dimensions;</i></li> <li>○ <i>access arrangements;</i></li> <li>○ <i>traffic implications on the existing road network and junctions;</i></li> <li>○ <i>street features, such as trees, footpaths and pipes; and</i></li> <li>○ <i>pedestrian impacts and access for disabled persons</i></li> </ul> </li> <li>▪ <i>A traffic impact assessment (TIA) is required for:</i> <ul style="list-style-type: none"> <li>○ <i>development for 20 or more dwellings;</i></li> <li>○ <i>development defined as traffic generating development; or</i></li> <li>○ <i>development deemed in Council's opinion to impact on the existing road network.</i></li> </ul> </li> <li>▪ <i>A construction management plan is provided prior to the issuing of a construction certificate or subdivision works certificate when development will impact on traffic movements during the construction phase.</i></li> </ul>	<p>Required details are contained in section 3 of this Statement.</p> <p>A TIA is not required as the development is not defined as traffic generating development as discussed in Section 5.5.5 of this Statement, nor did Council raise traffic as a concern during the pre-DA meeting on 27 May 2021.</p>
B8.B	On-site parking provisions	<p><i>Except as required by B8.5, B8.6, or B8.7, all development that has the potential to create</i></p>	<p>As demonstrated in Section 3 of this Statement, the</p>

		<i>demand for on-site parking must provide parking in accordance with Figure BU.</i>	proposal will result in a net balance of parking demand. The development seeks to replace an existing facility and will not result in a change to student and employee numbers. The existing parking provisions for the school will satisfactorily service the proposed development.
B8.C	On-site parking access	<ul style="list-style-type: none"> <li>▪ <i>The entry, exit and driveway separation widths of access points from a site to a street frontage is provided in accordance with Figure BV and the following steps:</i> <ol style="list-style-type: none"> <li>1 <i>Determine the class of parking, either being A, B or C</i></li> <li>2 <i>Determine the ingress/egress category by identifying whether that class is located on either an arterial road or local street and by referencing the number of parking spaces that are required, which is determined by B8.4</i></li> <li>3 <i>Determine entry, exit and driveway separation widths by using the ingress/egress category</i></li> </ol> </li> </ul>	The development does not propose on-site parking and as such ingress/egress considerations are not applicable.
B8.D	Visitor parking & loading facilities	<ul style="list-style-type: none"> <li>▪ <i>Visitor parking is clearly marked, signposted and located in proximity to the main building of the development</i></li> <li>▪ <i>Service areas, car parking and loading bays are provided:</i> <ul style="list-style-type: none"> <li>○ <i>At the basement or ground level at rear</i></li> <li>○ <i>Away from pedestrian public spaces</i></li> <li>○ <i>Away from residential areas</i></li> <li>○ <i>Separately to staff and customer parking</i></li> </ul> </li> <li>▪ <i>Parking layouts provide direct pedestrian paths to building entries and street frontage and is screened from the street</i></li> </ul>	The existing visitor parking is compliant with the controls. The parking is in proximity to the administration office and visitor entry of the school.

## **5.9 Developer Contributions**

The development will be subject to Section 7.12 contributions under the Port Stephens Local Infrastructure Contributions Plan.

As the development has a cost exceeding \$200,000, contributions collected under Section 7.12 of the EP&A Act are expected to amount to 1% of the cost in accordance with the maximum levies set out in Clause 25K of the Environmental Planning & Assessment Regulation.

## 6 Likely Impacts of the Development

### 6.1 Environmental Impacts

This section addresses all the likely impacts of the development in the locality, including impacts arising from the development, and impacts on the development in accordance with Section 4.15(1)(b) of the EP&A Act.

#### 6.1.1 Access, Traffic and Transport

The development will have a negligible impact on access, traffic, and transport during construction. Construction vehicles will be accommodated on site and are not anticipated to effect on-street parking.

The development will have a negligible impact on access, traffic, and transport during operation. As the development does not propose an increase to approved staff or student numbers, the development will not increase traffic volumes or parking demand.

#### 6.1.2 Public Domain

The development will have limited visual impact to the public domain by way of the erection of construction fencing on the site. All impacts will be temporary in nature and of a reasonable level.

During operation the development will contribute positively to public domain, as the extent of the street frontage will be more activated than under the current configuration. The new building and landscaping will improve views from the street.

#### 6.1.3 Air and Microclimate

The proposed development is not expected to have any adverse impacts on the air or microclimate during the ongoing operational phase. During the construction phase, dust minimisation measures will be implemented.

#### 6.1.4 Bush Fire

The site is subject to bush fire risk. Impacts will be minor as mitigation measures prescribed by the Bushfire Assessment Report prepared by MJD Environmental. The mitigation measures and considerations are as follows:

##### *Asset Protection Zone*

- The asset protection zone (APZ) over the crown reserve to the east and south will be maintained for the life of development.
- The entire site will be maintained to an inner protection area (IPA) standard for the life of development.
- The development will be built to the appropriate bush fire attack level (BAL) in accordance with modelling presented in the bush fire assessment report.



#### *Access*

- Site access, including vehicular and pedestrian access, has been designed in accordance with PBP 2019 provisions for SFPP access.

#### *Services – Water supply, Gas and Electricity*

- Reticulated water supply is available and will be extended and augmented within the site.
- The site is connected to the existing power supply available from Salamander Way, which will be extended and augmented within the site.
- Any future gas connection shall be installed in accordance with the provisions of PBP 2019.
- Fire hydrant and booster is available in the car park of the Narnia Child Care 35 metres to the east of the site.
- Any water storage tanks are to include connection points in accordance with PBP 2019 and be readily accessible and clearly marked. If pumps are to be made available, they must be regularly maintained and in good working order.

#### *Landscaping and Fuel Management*

- Future landscaping and ongoing fuel management will be carefully considered to minimise the potential impact of bushfire on the site. All landscaping and fuel management will have regard to PBP 2019 Appendix 4 (Asset Protection Zone Standards).

#### *Emergency Management*

- A Bush Fire Emergency Management and Evacuation Plan has been prepared for the site in accordance with PBP 2019. A copy of the Bushfire Emergency Management and Evacuation Plan will be provided to the Local Emergency Management Committee.

### **6.1.5 Flora and Fauna**

The development will have a negligible impact on biodiversity values. Flora to be removed is contained within the existing landscaping scheme of the established educational facility. No threatened species or ecologically endangered communities are to be affected.

### **6.1.6 Visual Impact**

The development will have positive visual impact. The existing development, being a vacant lot and a single storey building of residential character, will be replaced by a two-storey school building spanning two lots.

The immediate surrounds are characterised by single story community facilities reflective of the predominant residential character. Dwellings to the immediate north of the site do not have frontage to Salamander Way and are enclosed by 1.8 metre timber fencing. The area is not considered to be a visually sensitive landscape such as a ridgeline, prominent headland or hill, or heritage conservation area. The site is considered to be of moderate visibility, as it is visible from a main road and public transport route, but less so from surrounding neighbours.

The proposed development will have a greater bulk and scale, in comparison with the adjoining single storey community facilities, due to the proposed two storeys. However, the proposed development is in keeping with the broader SPCC development, which includes architecturally designed buildings such as the recently completed two-storey senior school building. The proposed development is anticipated to have a moderate visual impact as it represents an increase in height, bulk, and scale.

Setbacks along Salamander Way, which includes residential, community, and emergency management facilities, typically range from 10 metres to 20 metres. The immediate property to the west being The Rock church is set back 29 metres and the Narnia Early Learning centre to the east is set back appropriately 19 metres. Further east along Salamander Way the Emergency Services facilities at No.s 192, and 194 Salamander Way, and No. 200 Salamander Way are set back 10 metres. These are indicated on the Street Setback Plan (SHAC 2021; Sheet DA1010).

The main portion of the new building is set back 15 metres from the front boundary. The architectural fly roof extends further into the front setback area and is 0.86 metres from the front boundary. The proposed building front setbacks are considered to pose an acceptable visual impact, as the main building will generally be consistent with the established building line. The fly roof is a defining feature of the building entry, and its narrow profile is considered have minimal impact on the streetscape.

The use of soft and hard landscaping, as well as the extension of the development across both lots, will create continuity of the streetscape. Fencing and security has been incorporated as part of the landscaping to reduce potential for visual impact. The demolition of the existing driveway and replacement with landscaped elements will reduce the extent of hardstand surfaces within the front setback.

The development is anticipated to have a positive visual impact on land that is underutilised, and will not adversely impact on views from residential dwellings located across the road.

#### **6.1.7 Noise and Vibrations**

The development will produce noise and vibration during the construction period. Construction will be undertaken within standard construction hours, to minimise impacts on school operations and other nearby receivers.

There will be no vibration impacts during operation of the development.

There will be a minor increase in noise emanating from the development during operation. The site will transition from a relatively inactive frontage on one lot to a more activated frontage across two lots. The building is more open and includes balconies on the street-facing elevation, meaning that incidental noise from student movements is more likely than in the current configuration.

In terms of receivers, any noise impacts will fall largely on the existing school. There are not expected to be noise impacts on residential uses, as residential land to the north does not have frontage to Salamander Way and does not face the school. The expansion onto Lot 144 will mean movement of

the building toward the Narnia preschool, which will have sensitive receivers to noise. As the development is not proposing greater student numbers or uses beyond those that are already a part of the existing school, noise impacts are considered minimal and reasonable.

#### **6.1.8 Waste Management**

Waste generated during construction will be disposed of off-site and recycled where possible.

The development will have negligible operational waste management impacts. Waste generated during construction will be consistent with existing waste generation levels and will be accommodated by SPCC's existing waste management arrangements.

### **6.2 Social Impacts**

The development will result in a positive social impact through the provision of modern learning facilities integrated with the broader campus.

### **6.3 Economic Impacts**

The proposed development will have a positive economic impact through the generation of temporary construction jobs in the local area through the use of local contractors for construction.

## **7 Suitability of the Site**

This section addresses the development in accordance with Section 4.15(1)(c) of the EP&A Act. The site is considered suitable for the development for the following reasons:

- The site is part of the existing SPCC facility. The development will allow the extension of the established educational facility, with most constraints (e.g., traffic, parking) resolved as part of the previous development of the school.
- The development is permissible within the zone under both PSLEP 2013 and the Education SEPP.

## **8 Submissions**

This section addresses the development in accordance with Section 4.15(1)(d) of the EP&A Act. It is understood this development application will be notified.

## **9 Public Interest**

This section addresses the development in accordance with section 4.15(1)(e) of the EP&A Act. The development is considered to be in the public interest as it will provide improved educational offerings for local families and contribute positively to the public domain through improved landscaping and high quality architectural design.

## **10 Conclusion**

This Statement has assessed the proposed development against the requirements of Section 4.15 of the EP&A Act and concludes that the development is consistent with applicable environmental planning instruments. The proposed development will have a positive environmental, social, and economic impact on the locality and is recommended for approval.