

2021

Statement of Environmental Effects (SEE)

Proposal

Proposed Alterations & Additions to Existing Educational Establishment (freestanding three (3) storey school building (new))

Property Address

Lot 43 DP 1073637 No. 75-81 Chelmsford Drive, METFORD; and
Lot 44 DP 1073637 No. 83-85 Chelmsford Drive, METFORD.

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**On behalf of: Paynter Dixon on behalf
of the Maitland Christian School**



Maitland Christian School

Do all for God's glory

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Document and Project Details

Document Title:	Statement of Environmental Effects (SEE) Proposed Alterations and Additions to Existing Education Establishment (freestanding three (3) storey school building)(new)
Property Details:	Lot 43 DP 1073637 No. 75-81 Chelmsford Drive, METFORD; and Lot 44 DP 1073637 No. 83- 85 Chelmsford Drive, METFORD
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Date of Issue:	Tuesday, November 23, 2021
Job Reference:	Paynter Dixon (Paynter Dixon Constructions Pty Limited) Project No. MCS0105D Maitland Christian School
Summary:	Detailed Statement of Environmental Effects (SEE) for Proposed Alterations and Additions to Existing Educational Establishment (three (3) storey freestanding school building (new))
The Client:	Paynter Dixon (Paynter Dixon Constructions Pty Limited)
Checked By: P. Monforte	Issued By:  L. Fitzpatrick



1.0 Executive Summary

This Statement of Environmental Effects (SEE) has been prepared pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000. This Statement of Environmental Effects and accompanying documentation will:

- Describe the proposed development;
- Assess the proposal against the applicable planning controls and guidelines; and
- Assess the potential environmental impacts and outline any mitigative strategies and/ or controls.

This Statement of Environmental Effects has been prepared on behalf of the owners of the subject site (Maitland Christian School) by the office of Aconsult, to accompany a Development Application (DA) to the Maitland City Council (MCC) seeking approval to construct a new three (3) storey, freestanding school building within the existing school grounds. The subject sites are formally referred to as:

- Lot 431 in Deposited Plan (DP) No. 1268369 No. 75-81 Chelmsford Drive, METFORD; and
- Lot 44 DP 1073637 No. 83-85 Chelmsford Drive, METFORD.

2.0 Background

A search of Council's records reveals only one (1) recent application which contributed to existing improvements set upon the subject site:

- *Development Application No. 757/2020*- Alterations and Additions to Existing Educational Facility (Special Learning Centre Building) (*Approved: 14-01-2021*)
- *Development Application No. 2720/2016*- Storage Shed Extension (*Approved : 31-01-2017*)

As a background please note that the Metford Christian Community School originally commenced operations on the 7th of February, 1983, with 22 students in classes from Kindergarten to Year 6; with all children in one class taught by Mr. Ross Collyer. The school, at that time, was a ministry of the Metford Community Baptist Church and was located in two houses in Victoria Street, East Maitland.

In 1988, the Metford Community Baptist Church purchased property at No. 75-85 Chelmsford Drive, Metford; being the current location of school operations. Part of the site was used for a retirement village and part was set aside to establish the school. Mr. Garry Couper joined the staff in 1989, as the Year 4/5 teacher. Throughout the early years, Mr. Collyer carried the role of Principal of the school however during the year 1990, Mr. Couper became the Principal.

The school moved to purpose-built premises at Chelmsford Drive in time for the start of the 1991 school year. The first Year 7 class commenced operations in 1996; with students graduating from Year 10 at the school in the year 1999. It wasn't until 2006 that the school introduced Year 11, with the first Higher School Certificate students graduating in 2007.

The school changed its name to Maitland Christian School in 1998 and it has grown to house a double streamed Kindergarten to Year 12 classes. In 2014, a Prep class was added to the school in looking to provide transition to Kindergarten for children commencing school the following year.

Metford Community Baptist Church is a medium-scale basic religious charity established in 1977. The Maitland Christian School is a major ministry of Metford Community Baptist Church. As a Christian school The Metford Community Baptist Church's hope is to make a difference in children's lives, not just in what they learn but in the kind of person they grow up to be.

2.1 Pre Development Application (DA) Discussions

Preliminary discussions were held with Council's Ms. Kristy Cousins where the proposal was discussed in looking to establish the level of documentation required to accompany the DA along with looking to identify and potential concerns and/ or issues. No formal minutes or transcript of that discussion was generated however we submit that Ms. Cousins outlined that she could see no particular issues or concerns with what was proposed and rather asked if the site arrangements between both the school and the Church could be addressed in the submission. This is addressed in other sections of the SEE.

All relevant planning controls and technical assessments related to the proposed development, as discussed with Council, accompany the DA.

3.0 The Site & Locality

3.1 The Subject Site/s

The land that is the subject of this Development Application (DA), seeking Council’s consent to construct a new three (3) storey freestanding school building has been located such that it sits both within the school grounds of the Maitland Christian School and within the boundaries of the Metford Community Baptist Church. The sites are formally known as:-

- Lot 431 DP 1268369 No. 75-81 Chelmsford Drive, METFORD; and
- Lot 44 DP 1073637 No. 83-85 Chelmsford Drive, METFORD.

For reference, we ask that Council refer to Figure 1 and Figure 2 below which locates the subject sites in a suburb and a locational context.

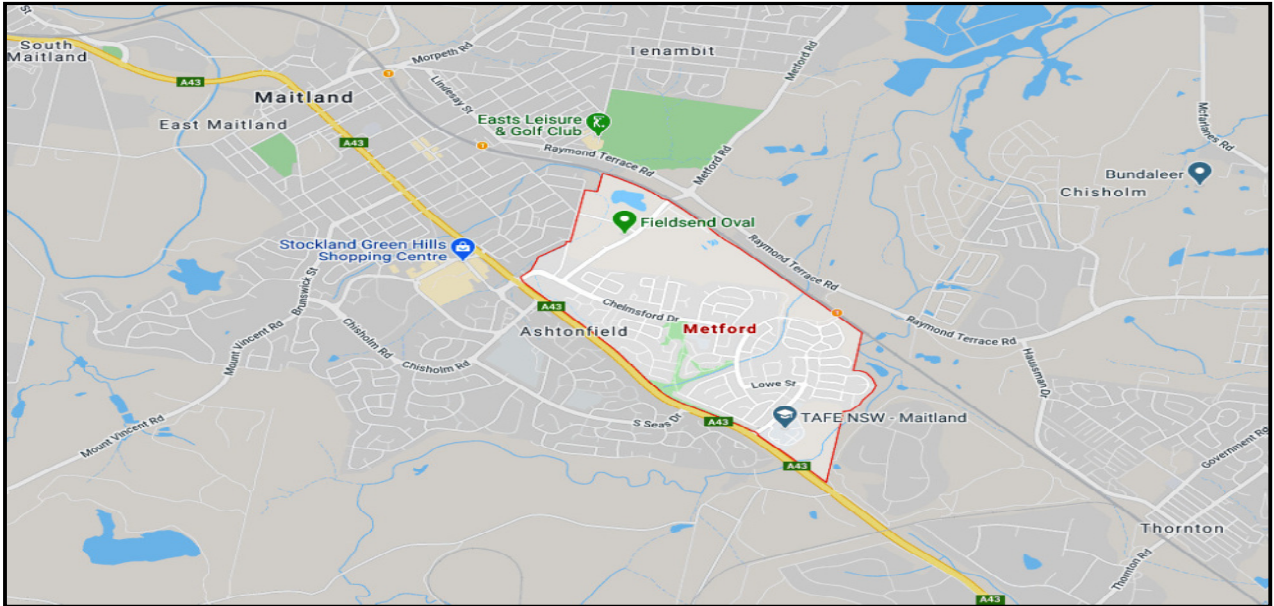


FIGURE 1- LOCALITY PLAN-METFORD

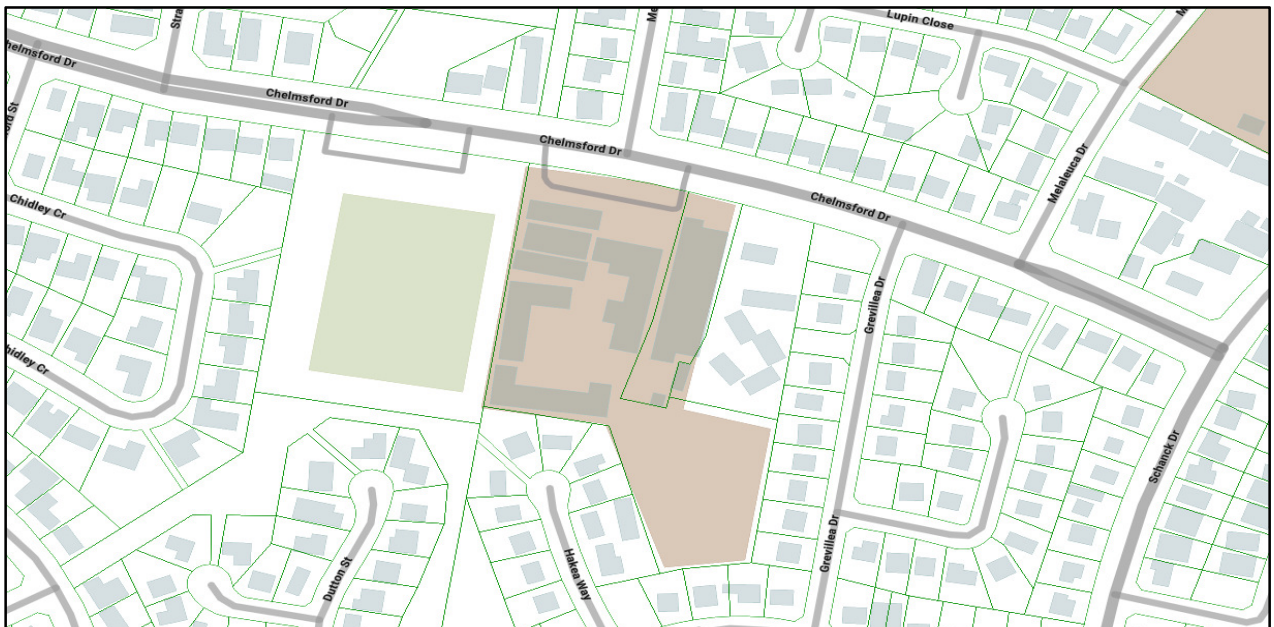


FIGURE 2- SUBJECT SITE- LOCALITY PLAN

The subject site supports an R1- General Residential zoning, in accordance with the Maitland Local Environmental Plan (GLEP), 2011.

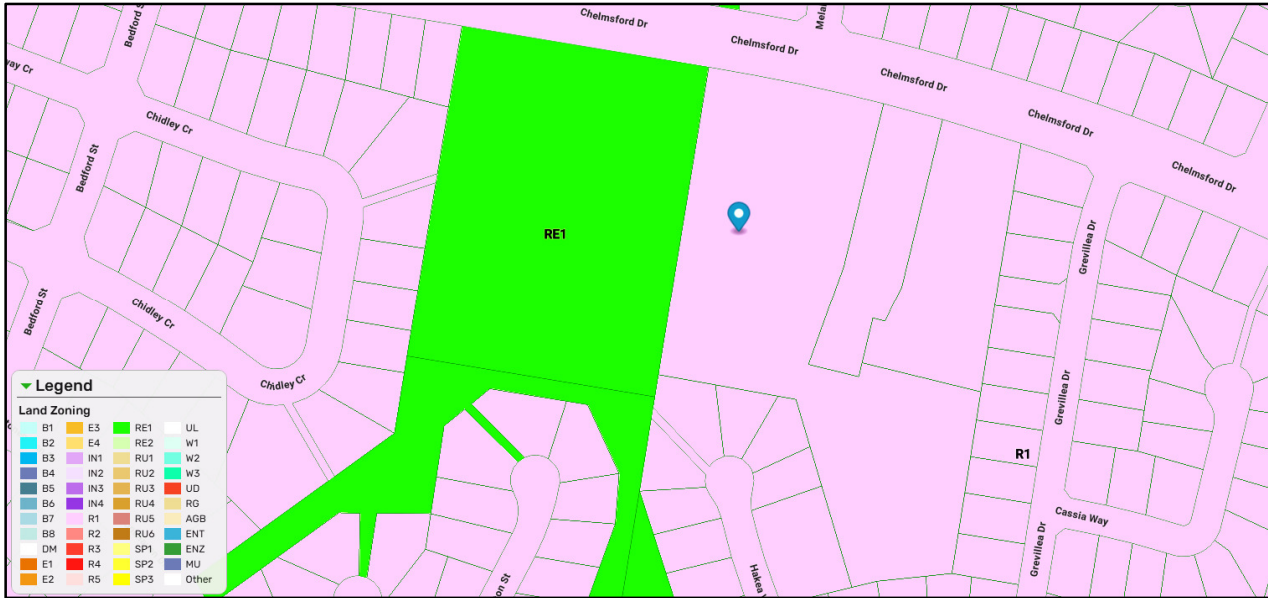


FIGURE 3- SUBJECT SITE-ZONING MAP EXTRACT

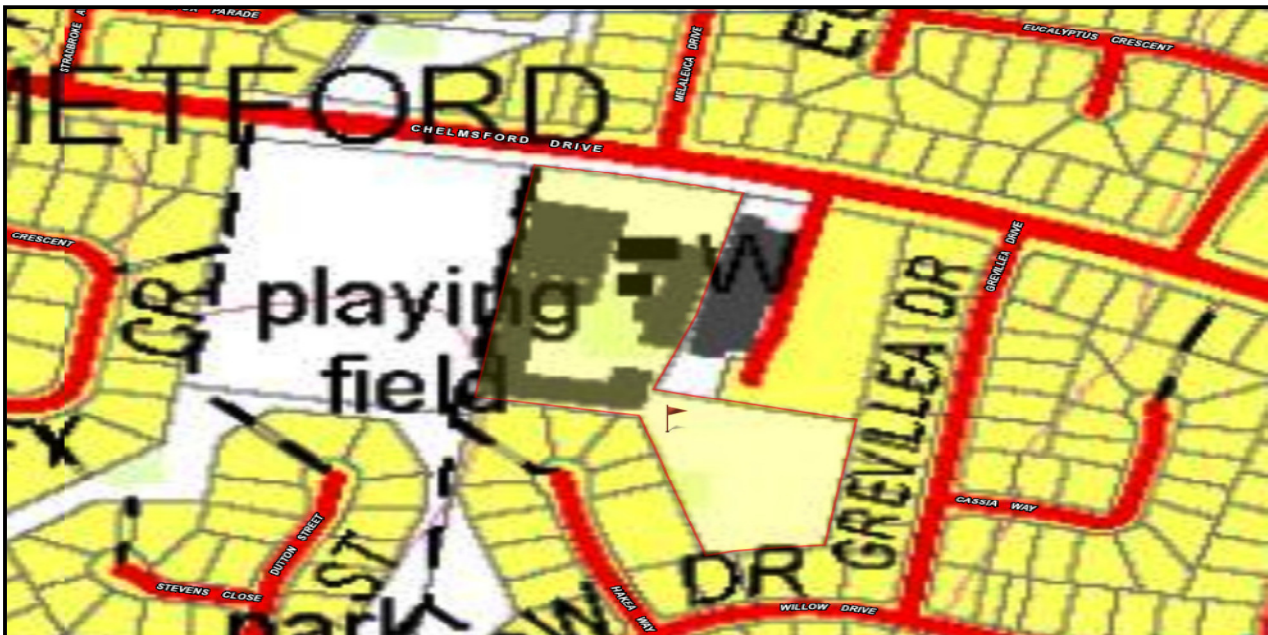


FIGURE 4- TOPOGRAPHIC MAP EXTRACT

The site is considered to be topographically unexceptional; the site surface levels typically fall towards the east at approximately 2° to 3° with site levels that vary between approximately 25m Australian Height Datum (AHD) and 26.25m AHD.

The subject site is considered to be an irregularly-shaped allotment supporting a site area of approximately 1.9 hectares. The existing school maintains primary and only frontage and vehicular access to Chelmsford Drive; along the site’s most northern boundary.

Existing improvements comprise what is currently referred to as the Maitland Christian School; a ministry of the adjacent and adjoining Metford Community Baptist Church set upon No. 83-85 Chelmsford Drive, Metford along with the church’s retirement village; being another ministry of the church. The school generally comprises:

- 23 individual, air conditioned classrooms;
- 2 music rooms;
- 3 computer labs;
- Indoor sports hall;
- Auditorium;
- Library;
- Playing fields;
- Agriculture plots;
- Dedicated primary school art room;
- 3 science labs;
- 2 workshops;
- Food technology room;
- Textiles room;
- 2 senior kitchen areas.

In addition to the above the Arise Christian College is currently in the midst of completing their “state of the art” special learning centre building (approved by Council on the 14-01-2021- DA/2020/757); which is located in the grounds of their affiliated sister school; the Maitland Christian School.

This new Arise facility offers access to students (Years 1-10) with unique abilities; abilities able to be nurtured and grown in a purpose built contemporary learning environment



FIGURE 5- EXISTING SCHOOL IMPROVEMENTS



FIGURE 6- EXISTING SCHOOL IMPROVEMENTS- AERIAL IMAGE

The school is centrally located being approximately 10 minutes from the main centre of Maitland; in the renowned Hunter Valley.

The school benefits from being located on major public transportation routes, well serviced by buses with services from Cessnock, Singleton, Branxton, Seaham, Thornton and Raymond Terrace; and within an easy walking distance of the Metford Railway Station.

The new school building will be located to the south or rear of the adjacent Metford Community Baptist Church between the existing Maitland Christian School site and the Stage 1 project associated with Arise Christian College. That area of the subject site's identified to locate the new school building are deemed underutilised and are available for a more efficient and effective use that contributes to a reasonable and rational expansion of school facilities that benefits the children that attend the school through access to contemporary and generous facilities.

The grounds of the existing Maitland Christian School/ Arise Christian College and the Metford Community Baptist Church to the east, south and west are surrounded by single storey residential occupations along with a small complex of two storey residential flats. Privacy is afforded to the neighbouring flats to the west by a row of trees that exist within the school site. The boundary fences between the school and the residences, adjacent to the south eastern corner of the property, are standard 1.8 metre high Colorbond metal panels. The internal court is additionally protected by a chain mesh fence. In terms of the interface of the school and church grounds immediately adjacent to that seniors living retirement village generally to the east we submit that the land adjoins an existing brick garage and car parking/ driveway area servicing the village.

The north western portions of the school property supports the existing school buildings and a grassy quadrangle; trees are few and restricted to the Chelmsford Drive frontage. The boundaries between the school and public areas to the north and west are delineated by 2.1 metre high steel security fencing. These existing fences are characterised by vertical steel pickets spaced at approximately 100 millimetres with 'spear' tops.

Adjacent land uses to this northern part of the school are residences to the south, a seniors retirement village to the east, Chelmsford Drive Oval to the west, and Chelmsford Drive to the north. Chelmsford Drive is a wide and busy thoroughfare, and there is a small park on the northern side of the road hemmed in by houses.

Reference to the 1:100,000 Newcastle Coalfields Geology Map indicates that the site is underlain by the Tomago Coal Measures, which typically comprise laminated sandstone, claystone, siltstone, coal, and tuff.

The south eastern corner of the school site (within which the development is proposed) is approximately 0.65 hectares of the 1.9 hectare lot that supports the school. It currently contains regularly mowed open grassland under scattered trees, a multi-purpose concrete court, and a long narrow maintenance shed. The Arise Christian College building is currently under construction in this area of the site, as approved by Council.

The proposed project area is already modified by the existing school grounds and historic maintenance sheds and utilities. Much of the proposed project area consists of hardstand surfaces, managed lawns and playground areas along with a portion of Metford Community Baptist Church land (633m²) which will be acquired and consolidated into the overall site area of the Maitland Christian School grounds. This land is highly disturbed; comprising of surplus, underutilised areas of the Church land; available to facilitate an appropriate expansion of the school.

The site is currently serviced by mains power, town water supply, natural gas, telecommunications, town's main sewer, and Council garbage collection.

Identified site constraints are limited and are restricted to essentially Class 5 acid sulphate soils.

3.2 Context & Surrounding Land Uses

The site is located within the suburb of Metford. Metford is a suburb of the City of Maitland. It is on the New England Highway and has a local railway station on the NSW Trainlink's Hunter Line; with the railway line having opened in 1857 with the station opening on the 17th of March, 1995. Metford is part of the Maitland City Council local government area (LGA).

The proposed development is ancillary to an existing Education Establishment (Maitland Christian School) and is considered in keeping with the objectives of sustaining and enabling other land uses that provide facilities or services to meet the day to day needs of residents and community.

The development of the subject site to provide an ancillary and complimentary addition to an existing and vibrant school provides a number of challenges nonetheless also present a number of opportunities in looking to encourage suitable, rational, orderly and economic development of land in accordance with Council’s vision for the area.

The site is currently serviced by mains power, town water supply, natural gas, telecommunications, town’s main sewer, and Council garbage collection.

Identified site constraints include:-

- **Bushfire – no site affectation;**

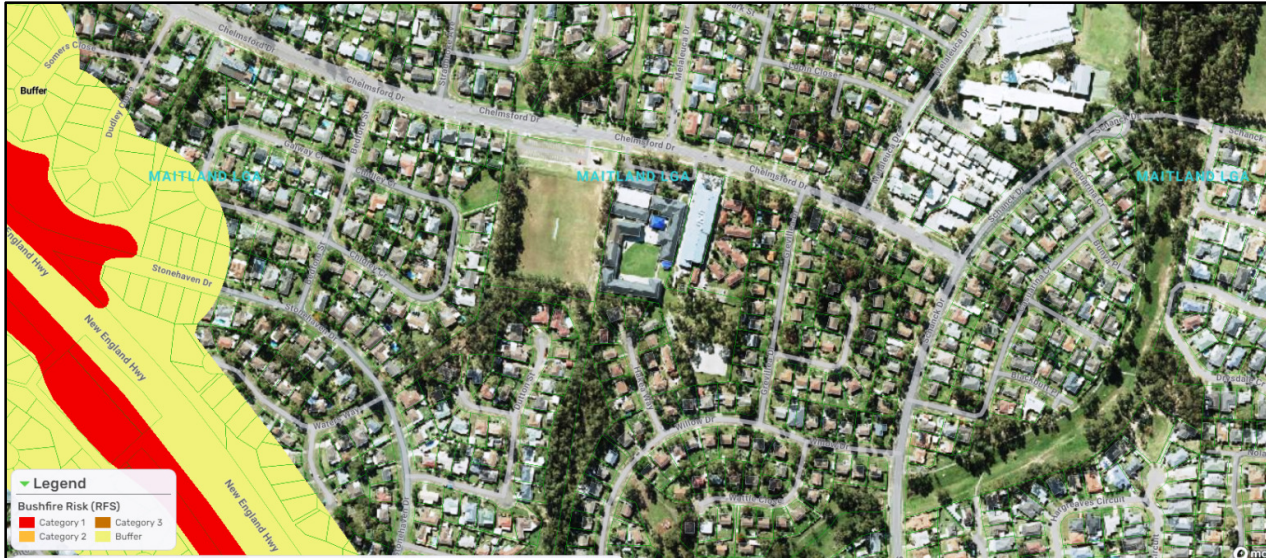


FIGURE 8- BUSHFIRE HAZARD MAPPING- (no affectation)

- **Acid Sulphate Soils (ASS) Mapping**

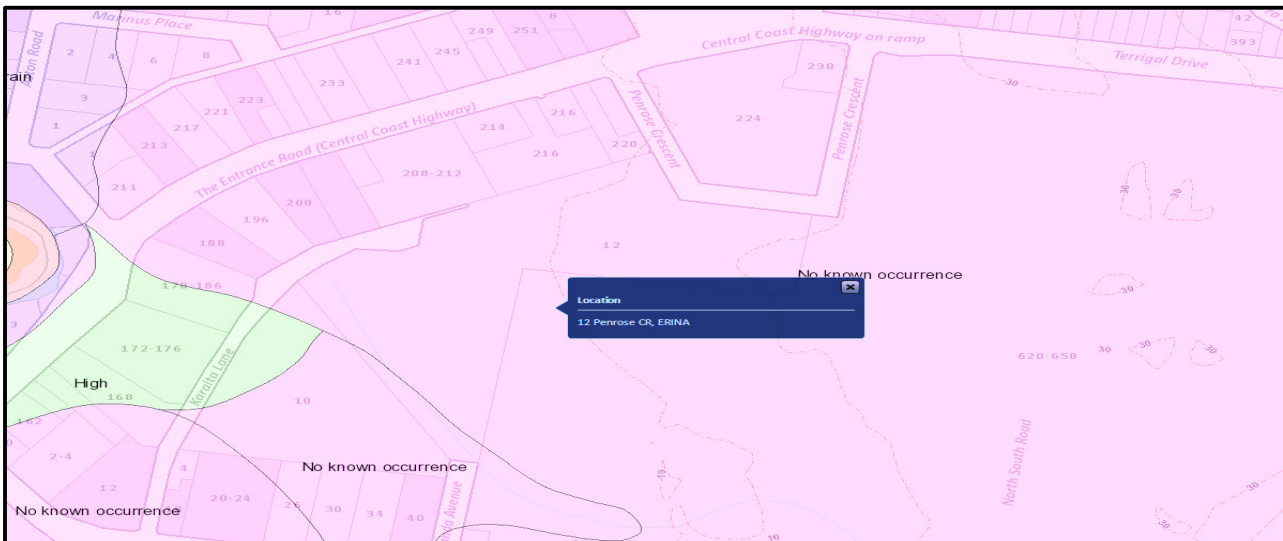


FIGURE 9- ACID SULPHATE SOILS MAPPING (MAITLAND CITY COUNCIL)

- Minimum lot Size Mapping



FIGURE 10- MINIMUM LOT SIZE MAPPING

4.0 Description of the Development

This Development Application (DA) seeks Council's approval for a new "state of the art" contemporary, freestanding three (3) storey school building for the express purpose of improving access to services, classrooms and facilities for the benefit of both staff and students whilst ensuring the long term viability of the school as a whole. The structure comprises an architecturally designed multi level build that incorporates a number of architectural elements, treatments and fenestrations including "bay window" projections with "Cemintel Territory Woodlands Teak" finishes coupled with "Cemintel Barestone" block work and Austral Metalix Bronze face brickwork.

Site Plan

Works to include:

- Site preparation works will include the demolition of an existing concrete apron/ slab to ensure new building platform is established;
- Two (2) existing trees to be removed and some inconsequential shrub removal required. Replacement plants and detailed landscaping is proposed. Please refer to detailed landscape plan/s and planting schedules prepared by Concept Landscape Architects;
- New sandstone blocks/ retaining walls;
- Perimeter concrete walkways/ access ramps;
- New 1 in 14 gradient pathway and steps adjoining existing pathway;
- Landscaped grounds/ building surrounds;
- New maintenance access ramp (southern elevation);
- New stormwater/ drainage strategy including a series of pits and pipes, on site detention (OSD) and appropriate diversion of overland flows (blockage factor);
- New shared courtyard- eastern quadrant located between new building an approved, currently under construction, Arise Special Learning Centre; and
- Series of services/ A/C condensers (incl. acoustic housing) - eastern elevation (set atop of stair 1).

Ground Floor Plan

- Three (3) independent internal staircases;
 - Stair 1 (eastern quadrant)- no external access/ fire isolated- terminates at First Floor;
 - Stair 2 (central western façade)- external + internal access provided- common entry point;
 - Stair 3 (north western corner)- external + internal access provided- common entry point;
- One (1) internal lift + lift lobby space;
- Drama facilities room/ space (100m²) including small stage, green screen production, costume prop storage (19m²);
- Gym area (110m²) including resources, resistance equipment, cardio equipment (treadmills, bikes, rowers), small group exercise/ warm-up;
- One (1) classroom/ learning space (36m²) + breakout space (16m²); and
- One (1) flexible learning space (32m²).

First Floor Plan

- Library space- 288m²;
- Kitchenette(8m²);
- Accessible WC/ amenities (8m²);
- One (1) Classroom/ learning space (67m²) + breakout space (17m²).

Second Floor Plan

- Three (3) new classrooms/ learning spaces (78m²/91m²/81m²);
- Breakout space- 46m²;
- Tutorial room- 26m².

In order to accommodate the new school building approval is also sought for the realignment of boundaries between the Maitland Christian School grounds at No. 75-81 Chelmsford Drive, Metford and the adjoining Metford Community Baptist Church land at No. 83-85 Chelmsford Drive, Metford. The realignment results in an additional 633m² of land area being consolidated into the total and overall site area of the Maitland Christian School. The resultant lots are, as follows:

- Proposed Lot 143 (Maitland Christian School)- 2.015 hectares (ha); and
- Proposed Lot 144 (Metford Community Baptist Church).

The proposal does not include:

- Changes to the existing vehicular access arrangements, on-site parking, student pickup/ drop-off areas or internal circulation;
- Night lighting (except for existing and/or security lighting);
- Hours of operation; and
- Interschool or weekend sport activities which do not take place on the site.

The application before Council also seeks approval for a new fire pump enclosure (3.6m x 1.3m x 2.275m (h)) in the site’s north western corner adjacent to Chelmsford Drive and in the front landscaped setbacks. This new enclosure requires the relocation of the existing flag pole, as detailed on Sheet A003 of the accompanying plan set.

A detailed architectural plan set has been prepared by Paynter Dixon which accompanies this Development Application (DA). We ask that Council reference those plans for specific details of the proposed works.

In order to facilitate the intended works, as detailed above, a number of technical consultants were engaged to prepare the necessary studies, reports and plans addressing, both the site’s identified opportunities and constraints, along with relevant statutory plans, controls and guidelines. Those consultants include:

Technical Consultant	Documentation
i. Paynter Dixon (Primary Consultant)	- Detailed Architectural Plan Set
ii. David Cant Surveyors	- Detail Site Survey & Tree Identification + Boundary Adjustment
iii. Ambai Structural and Civil Engineers	- Civil Engineering Design Plans + Stormwater Management Plan + Structural Engineering designs
iv. Marline Building Services	- Mechanical/ Hydraulic & wet and dry Fire Engineers + ESD
v. SECA Solution	- Traffic Impact Assessment
vi. VPL Consulting	- Electrical engineer
vii. Seca Solution	- Traffic Impact Assessment
viii. Concept Landscaping Architects	- Landscape Design

The recommendations and requirements of each of the technical consultants, following their individual investigations, will be detailed in the following paragraphs.

5.0 NSW Statutory Planning Considerations

5.1 Overview

The relevant statutory planning framework considered in the preparation of this report comprises:

- *Environmental Planning and Assessment Act, 1979;*
- *Local Government Act, 1993- Section 89;*
- *State Environmental Planning Policy (Koala Habitat Protection), 2021;*
- *State Environmental Planning Policy 55 (Remediation of Land);*
- *State Environmental Planning Policy (Education Establishments and Childcare Centres), 2017 (Education SEPP);*
- *Maitland Local Environmental Plan, 2011*

Where relevant, these statutory planning controls are addressed below.

5.2 Environmental Planning and Assessment Act, 1979 (EP & A Act, 1979)

5.2.1 Section 1.3 of the EP & A Act, 1979

The Environmental Planning and Assessment Act, 1979 (“the Act”) is the principle planning and development legislation in New South Wales. In accordance with Section 1.3, the Objects of the Act are:

- 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,*

Section 1.3 and, in particular, the administration of Sections 4.12, 4.15 and 5.5, certain factors must be considered in making a decision as to whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats as a result of the proposed development.

There is no significant tree or vegetation removal associated with the proposal. On the basis of this Council can be assured that there is not likely to be any impact on threatened species, populations or ecological communities, or their habitats as a result of the proposed development; which will be expanded upon in later sections of this report.

It is considered that the proposed development satisfies the above stated objects of the Act, as articulated throughout this Statement.

The use of the land will not adversely impact on the surrounding properties and will allow the existing environment to be adequately protected whilst allowing suitable and appropriate development to proceed. The proposal will permit an additional and ancillary, functional and rational use of available land areas of the subject site along with those surplus land areas available for transferral from the Metford Community Baptist Church; resulting in substantial benefit to the existing school community. The result is an orderly and economic use of the subject land, whilst reflecting the character of the locality and the environment. The design has addressed all opportunities and constraints, presented by the site and is considered in the best interest of the public.

5.2.2 Section 4.15 of the EP & A Act, 1979

Section 4.15 of the EP and A Act, 1979, as amended, specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 of the EP and A Act, 1979 are addressed in the Table below.

Table 2 Section 4.15 (1) (a) Considerations

Section	Comment
Section 4.15(1)(a)(i) any Environmental Planning Instrument (EPI)	Please refer to Section 5.0
Section 4.15(1)(a)(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Please refer to section 5.8
Section 4.15(1)(a)(iii) any Development Control Plan (DCP)	Relevant DCP requirements are discussed in Section 5.10
Section 4.15(1)(a)(iii)(a) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	The proposal does not include a planning agreement.
Section 4.15(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	N/A
Section 4.15(1)(a)(v) (Repealed)	N/A
Section 4.15(1)(b)-(e)	Please refer to Section 7.0

5.3 Local Government Act, 1993

In determining an application, the council is bound to consider the several matters listed under Section 89 of the Local Government Act, 1993 which extend to impacts upon the natural environment and whether the development is in the public's interest.

We submit that the proposal has taken into consideration the intention of the Act which ensures a development that has no identifiable impact upon the natural environment or amenity of the surrounding area and therefore must be considered in the public's best interest.

5.4 State Environmental Planning Policy (Koala Habitat Protection), 2021

Currently, two (2) Koala SEPPs apply in NSW:

- The State Environmental Planning Policy (Koala Habitat Protection) 2020, which commenced on 30 November 2020 and largely reinstates the policy framework of SEPP 44, and
- The State Environmental Planning Policy (Koala Habitat Protection) 2021, which commenced on 17 March 2021 and largely reinstates the policy framework of the 2019 Koala SEPP.

As a background to the various SEPPs we can confirm the following timeline:

- o **1995:** State Environmental Planning Policy 44 – Koala Habitat Protection introduced.
- o **2019:** State Environmental Planning Policy (Koala Habitat Protection) 2019 replaced SEPP 44.
- o **November 2020:** State Environmental Planning Policy (Koala Habitat Protection) 2020 replaced and repealed the 2019 Koala SEPP. The 2020 SEPP largely reinstated SEPP 44.
- o **March 2021:** State Environmental Planning Policy (Koala Habitat Protection) 2021 commenced. It applies across all zones in the 8 Sydney Metropolitan Councils and Central Coast and to zones other than RU1, RU2 and RU3 for the remaining 74 councils. SEPP 2020 applies to the RU1, RU2 and RU3 zones in the 74 LGAs.

The State Environmental Planning Policy (Koala Habitat Protection) 2021, which applies to the subject site, was made and commenced on 17 March 2021.

The site has been mapped as containing highly suitable Koala habitat; this mapping more or less captures all of the native tree canopies, and the observations on site confirm its potential as Koala habitat due to the presence of *Corymbia maculata* Spotted Gum, a preferred Koala food tree in this region. The presence of those trees is however outside that area set to support the new building.

We note that before a council may grant consent to a development application for consent to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat.

We submit that Council can be satisfied that the development is likely to have low or no impact on koalas or koala habitat, and hence Council may grant consent to the DA

5.5 State Environmental Planning Policy 55- Remediation of Land

As per Clause 7(1)(A) of the SEPP a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

Douglas Partners were historically commissioned and prepared a geotechnical investigation and preliminary waste classification assessment of the subject site. The findings of that assessment include that a review of the NSW EPA contaminated land management register indicated the site and immediate surrounds have no notices issued under the Contaminated Land Management Register.

A review of the list of contaminated sites notified to the NSW EPA indicated the site and immediate surrounds were not listed.

A search of the NSW EPA POEO Public Register indicated that the site and immediate surrounds are not subject to any environmental licences.

It is noted that a petrol station is located about 275 m to the north east.

The provision of this SEPP is satisfied as per the historical assessment carried out by Douglas Partners. Council is able to determine the application as being consistent with the intent of the SEPP. The site has been found to be suitable for continued use for educational purposes; further site investigations are not warranted.

5.6 State Environmental Planning Policy (Educational Establishments and Child Care Facilities), 2017

5.6.1 Part 4 Schools- Specific development Controls

5.6.1.1 Clause 35 Schools- Development permitted with consent

Cl. 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.

Comment

The subject site satisfies the definition of a “prescribed zone”. The proposal is permissible.

(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,

The following Table (Table 1) addresses the specifics of Schedule 4, as is required to be taken into consideration by the consent authority.

Table 1

State Environmental Planning Policy (Educational Establishments and Child Care Facilities), 2017	
Schedule 4- Schools- Designs Quality Principles	
<p>Principle 1—context, built form and landscape</p> <p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p> <p>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development’s visual impact on those qualities and that natural environment.</p>	<p>It is considered that the proposed new school building has been designed and located in response to current site conditions and land availability and provides an appropriate contemporary built form that makes a positive contribution to the existing spatial arrangement of structures whilst being centrally located to provide easy, reasonable and compliant access to all staff and students attending the school.</p> <p>The contribution of learning spaces establishing within the new building ensure a positive contribution to not only the site but in presentation to surrounding lands.</p> <p>The building orientation and faced treatments including acoustic buffering of services coupled with maintenance of existing hours of operation and a distribution of existing student numbers ensures existing levels of amenity to surrounding and adjoining property’s is maintained.</p> <p>Reference to the detailed landscape plans accompanying the application upholds the principle of ensuring a natural contribution of the development and complimentary dressing of both the school grounds and built form. The building is aesthetically pleasing and a cotemporary structure that ensures ongoing and viable facilities that enrich both staff and students educational opportunities and experiences.</p> <p>The intended landscaping treatments harmonise with the remaining natural settings of the school grounds purposefully in order to create a sense of peaceful space which contributes to a better educational environment.</p> <p>The spatial organisation of the new building is deliberate whereby the built form is absorbed by the existing arrangement of the school and its grounds.</p>
<p>Principle 2—sustainable, efficient and durable</p> <p>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</p> <p>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</p>	<p>The combination of building design and placement, product choice and finishes whilst maximising the use of available natural lighting and ventilation/ climate control ensures a structure that is durable, resilient and adaptable.</p>

<p>Principle 3—accessible and inclusive</p> <p>School buildings and their grounds should provide good way-finding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</p> <p><i>Note.</i> <i>Way-finding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.</i></p> <p><i>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</i></p>	<p>The future use of the building by both staff and students is inclusive. Equitable access and inclusion is demonstrated in the design of both the structure and grounds whereby compliant pathways and accessible lift access to all areas of the new building is accommodated. In addition to this accessible amenities are all provided.</p> <p>The building will make a positive contribution to the school and its occupants (staff and students) whilst simultaneously complimenting the surrounding urban environment.</p>
<p>Principle 4—health and safety</p> <p>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</p>	<p>The proposal has been located in order to maximise retention of existing natural space within the school grounds whilst seeking to make the most efficient use of available space to ensure a new building incorporating fundamentally important learning spaces are available to the existing school community.</p>
<p>Principle 5—amenity</p> <p>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</p> <p>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</p> <p>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</p>	<p>The new school building provides for contemporary, well considered and engaging learning spaces that are available to all members of the school community. Building placement, orientation, setback, facade treatments, bulk and scale, along with the acoustic treatment of purposefully located services ensures existing levels of amenity for both existing and any future students is assured.</p>
<p>Principle 6—whole of life, flexible and adaptive</p> <p>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</p>	<p>The new building will provide a purpose built spaces that will meet both the existing and ongoing needs of school staff and students. Each space within the building is able to be easily adapted to suit the most effective and efficient use of available space; given whatever activities deemed necessary by the school at different points in time.</p>
<p>Principle 7—aesthetics</p> <p>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements.</p> <p>Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</p> <p>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</p>	<p>The additional, freestanding building has been designed as a seamless addition to the quality of the existing “school-scape” and achieves retention of the landscaped and natural setting of the site whilst simultaneously making additional contributions to landscaping spaces on site.</p> <p>The relationship of the school to its immediate neighbours remains positive. The new school building simply represents a rational, orderly and economic development contribution to the existing school ensuring students have access to functional and contemporary learning spaces that ensure a positive “end of school” outcome.</p>

5.6.2 Part 7 Schools- Specific development Controls

5.6.2.1 Clause 57- Traffic generating development

The proposed development seeks approval for the construction of a new school building that includes a gym, drama spaces and library along with additional classrooms and associated amenities. That said, there is no intention to increase either staff or student numbers rather the additional spaces simply cater to the needs of the existing school community in providing expanded and contemporary learning spaces.

The new building is set to be located to the rear of the existing school and church grounds near what is currently under construction for the Arise College for students with special learning needs.

Given no increase in either staff or student numbers there are no changes proposed to the access or parking associated with the existing school.

There shall be no change to the servicing requirements for the school in conjunction with these new spaces.

As there are no changes proposed to the staff enrolments or student numbers the new building will not generate additional traffic demands once open. It will provide improved facilities for the existing student body enabling the opportunity for dedicated facilities along with storage and amenities.

Traffic and parking issues are considered in the Traffic Report prepared by Seca Solution which accompanies this application. Please refer to separate report forming documentation in support of Development Application (DA).

5.7 Maitland Local Environmental Plan, 2011

5.7.1 Zoning & Permissibility

The subject site currently supports a R1 General Residential zone, in accordance with the provisions of the Maitland Local Environmental Plan, 2011 (MLEP, 2011).

The new school building is an extension of the existing school which is defined as an “Educational Establishment”.

An “Educational Establishment” is Permitted with Consent; being deemed “...any other development not specified in Item 2 or 4”.

The objectives of the R1 General Residential zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provides facilities or services to meet the day to day needs of residents.

An “Educational Establishment”, as per the provisions of the LEP, is defined as:

“Educational establishment means a building or place used for education (including teaching), being—

- a) a school, or
- b) a tertiary institution, including a university or a TAFE establishment that provides formal education and is constituted by or under an Act”.

In this instance, it is considered that the proposal is consistent with the stated objectives of the zone, as well as also being consistent with the principles of Ecologically Sustainable Development, as specified within the Local Government Act 1993.

5.7.2 Principal Development Standards

Part 4- Principal Development Standards	
Clause	Compliance
4.3 Height of Buildings	Sheet HOB_004- No maximum building height
4.4 Floor Space Ratio	Sheet FSR_004D- No floor space ratio controls

Part 5- Miscellaneous Provisions	
Clause 5.10 Heritage Conservation	Sheet HER_004D- No heritage items
Part 7- Additional Local Provisions	
Clause 7.1 Acid Sulphate Soils	Class 5- No works proposed within 500m of adjacent Class 1,2,3 or 4 land that is below 5 metres Australian Height Datum on adjacent Class 1, 2,3 or 4 land
Clause 7.2- Earthworks	Detailed as part of detailed engineering plan set and relevant accompanying documentation- ancillary site works

There are no other specific or particular development standards contained in Council's LEP relevant to the application before Council.

5.8 Maitland Development Control Plan, 2011

The following Table addresses relevant DCP requirements.

Maitland Development Control Plan, 2011 (DCP)	
Part A Administration	
Clause	Compliance
A-4 Notification	The DA is for advertised development that will be advertised in accordance with Council's DCP requirements.
Part B- Environmental Guidelines	
B-2 Domestic Stormwater	<p>Ambai Consultants (Engineers) and Marline have prepared civil engineering designs and hydraulic engineering which meet Council's DCP and engineering requirements pertaining to the control of stormwater/ drainage including:</p> <ul style="list-style-type: none"> - Existing stormwater lines to be raised/ lowered to suit; - The installation of a relocated stormwater piped drainage line, as per the attached plans. A series of pits and pipes, as per attached plans; - All roof water directed via downpipes to a dedicated 22m³ on site detention tank with staged discharge controlled outlets..
B-5 Tree Management	No significant clearing of vegetation required. Detailed landscaping plans highlight planting schedule.
B-6 Waste No- Site Waste Minimisation and Management	<p>A detailed Site Waste Minimisation and Management Plan (SWMMP) has been prepared by Paynter Dixon in support of the proposal and forms part of the documentation accompanying the DA.</p> <p>The on-going management of waste at the school will be maintained by Maitland Christian School under continuing use of existing commercial arrangements. The existing processes and garbage storage areas within the school will remain.</p>
Part C- Design Guidelines	
C1- Accessible Living	<p>Paynter Dixon have prepared detailed architectural plans that ensure compliance with all BCA and AS requirements to ensure all areas of the new building have been designed in accordance with Council's DCP requirements to ensure equitable access to all relevant sections of the building and have access to the necessary, compliant amenities.</p> <p>Please refer to detailed architectural plan set accompany the DA prepared by Paynter Dixon along with the BCA Capability Report prepared by VPL Consulting.</p> <p>The building is to comply with:</p> <ul style="list-style-type: none"> - The Disability Discrimination Act 1992); - The Disability (Access to Premises — Buildings) Standards 2010; - Part D3 of the BCA; - Australian Standard AS 1428.1-2009. <p>Buildings and parts of buildings must be accessible as required by</p>

	<p>Table D3.1, unless exempted by D3.4, which requires access as follows:</p> <p>Class 9b – To and within all areas normally used by the occupants.</p> <p>Assessment of the design confirms compliance with the Part D3 of the BCA and AS1428.1-2009 can be readily achieved.</p>
C11- Vehicular Access and Car Parking	<p>Seca Solution was engaged to address traffic and parking arrangements. There will be no change to staff or student numbers and no changes to parking or vehicular access are proposed.</p>
C-12 Crime Prevention through Environmental Design	<p>The existing school security will continue to be relied upon, following completion of the new school building including:</p> <ul style="list-style-type: none"> - Appropriate inclusion of alarm/ security systems to new building; - Site Security at the public street frontage preventing access; - Reliance upon passive surveillance from multiple, surrounding residents; - Surveillance systems including night time lighting (as required); - Maintenance and additional landscaping.
Part D- Locality Plans	
Part E- Special Precincts	

6.0 Relevant Issues

6.1 Traffic

6.1.1 Access and Parking

There are no changes proposed to the access or parking associated with the existing College. There shall be no change to the servicing requirements for the school in conjunction with these new spaces.

6.1.2 Traffic Impact

As there are no changes proposed to the staff enrolments or student numbers the new building will not generate additional traffic demands once open. It will provide improved facilities for the existing student body enabling the opportunity for dedicated facilities along with storage and amenities e.g. the library and gym.

6.1.2.1 Peak Hour Impact on Intersections

The development will see no increase in vehicle movements at the roundabout controlled intersection of Chelmsford Drive and Metford Road. As discussed in the Seca Solution Traffic Assessment accompanying this application; this roundabout historically operated poorly with queues forming back to the school frontage. With the upgrades associated with the new Maitland Hospital this intersection has been assessed to operate well in the future (levels of service of A / B) with the existing school demands included in the assessments undertaken for this road upgrade.

6.1.2.2 Construction Traffic

Traffic associated with the construction of this new building would be consistent with that required for the Arise College construction currently being undertaken on site. It is anticipated that the Arise building shall be completed with no significant crossover of construction and therefore minimal cumulative demands.

In conclusion there is no change anticipated to traffic demands over those currently generated by the school.

Upgrades to the roundabout of Chelmsford Road and Metford Road are predicted to provide improved levels of service; hence queuing associated with this roundabout is expected to improve over those experienced prior to this road upgrade.

6.2 Landscaping

Concept Landscape Architects were engaged to prepare a detailed Landscape Principles Plan and Landscape Specification which accompanies this DA.

Drawing No. LPDA 22-146 (LP 01-05- Revision B Dated 19/11/2021) presents the intended landscaping schedule to compliment the built form including identification of trees to be retained along with those new plantings within the curtilage of the new school building.

A combination of sandstone block retaining walls, select courtyard paving, organic garden beds and stepping stones along with a canvas of native trees, groundcovers and dedicated and formed lawn/ turfing areas incorporating new concrete stairs/ pathways effectively combines to provide an exceptional and complimentary “finish” to the new works on site.

Native plantings included:

Trees

- NSW Christmas Bush (2);
- Ivory Curl Flower (5);
- Bull Bay Magnolia (1).

Groundcover

- Kangaroo Paw (95);
- Cut Leafed Daisy (80);
- Banksia Birthday Candles (16);
- Gynea Lily (8);
- Cassa Blue Flax Lily (75);
- Livewire Club Rush (69); and
- Sweet Violet (9/m²- 15m² total required= 135)

A detailed Landscape Work Specification is included to ensure plants are correctly planted and maintained.

6.3 Acoustic Impacts

An acoustic assessment has not been conducted rather the former recommendations of PKA Acoustic Consulting in accordance with the acoustic requirements of the Maitland City Council and NSW EPA Noise Policy for Industry (NPfI) which assessed the noise breakout for the approved Arise College development are relied upon to set noise goals for future operation of the new school building including any potential mechanical plant impacts to surrounding, potentially sensitive receptors.

Based on the survey previously carried out and given there will be no increase in the staff or student population attending the school rather a redistribution of student and staff numbers it is expected that the proposed development will comply with the relevant Noise Policy for Industry (2017) and Maitland City Council requirements.

If any complaints occur from other external residents/receivers during operation those recommendations included in Section 11 of the PKA report titled “Reviewing performance” of the NSW Industrial Noise Policy (INP) will be observed and which provides a method of complaint handling and management. Post negotiations, the following recommendations should be implemented (taken from the NSW Industrial Noise Policy).

Where residual noise impacts have been negotiated, it is recommended that the proponent run a complaints-monitoring system. Components of such a system could include:

- a complaint hotline to record receiver complaints regarding the development;
- a system for logging complaints and dealing with them;
- a database of complaints and the proponent’s responses/actions. This should be readily accessible to the community and regulatory authorities;
- a system for providing feedback to the community. (This could be in the form of regular meetings with affected residents, or a newsletter.)

In addition to the above we submit that the selection of the final mechanical and plant equipment will be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences with the criteria listed in Table 5-1 of the former PKA Acoustic report; noting daytime acoustic criteria is the only relevant controls given the school operates 8.30am- 3.15pm Monday to Friday.

7.0 The Likely Impacts of the Development

7.1 Context & Setting

The site is located within the suburb, and urban hub, of Metford. The suburb of Metford is located between the New England Highway and the main northern railway line.

Neighbouring the eastern, southern, and western boundaries of the south eastern corner of the existing school site are single storey dwellings (residences), a small complex of two storey flats along with existing playing fields. To the north the school shares common boundaries with the Metford Community Baptist Church along with a complex of retirement units.

Privacy is afforded the neighbouring flats (seniors living) to both the east and west by a row of trees within the school site along with boundary fences between the school and the residences to the south eastern corner are standard 1.8 metre high Colorbond metal panels. The internal court is additionally protected by a chain mesh fence.

The north western part of the school site contains the existing school buildings and a grassy quadrangle; trees are few and restricted to the Chelmsford Drive frontage. The boundaries between the school and public areas to the north and west are delineated by 2.1 metre high steel security fencing with proposed landscaping treatments detailed as part of this application. These fences are characterised by vertical steel pickets spaced at approximately 100 millimetres with 'spear' tops.

Chelmsford Drive Oval is located to the west, and Chelmsford Drive to the north. Chelmsford Drive is a wide and busy thoroughfare, and there is a small park on the northern side of the road hemmed in by houses.

The development of the subject site to support an ancillary, functional and reasonable enhancement for the school, that aids in improving necessary services and facilities to members of the Metford community should be encouraged and approved by Council.

7.2 Access and Traffic

Access and traffic will remain unaffected as a result of the proposed development. Seca Solution Traffic Consultants have prepared a detailed Traffic Impact Assessment which accompanies this DA. We ask that Council refer to this document which details traffic impacts are acceptable and the application should be supported.

7.3 Utilities

The subject site is serviced by power, telecommunication, sewer and water. The Stormwater Management Plan, and accompanying civil engineering design plans provides details on proposed stormwater drainage, detention and treatment.

Utilities are available to the site and an arrangement satisfactory to each service provider will be managed for the provision of services. Service authorities will be contacted in accordance with relevant Conditions of Consent, in order to obtain specific requirements once the Development Application has been approved by Council.

7.4 Heritage

There are no known items of heritage significance, within proximity to the subject site however, should any artefacts be uncovered during any earthworks on-site all works will cease and the appropriate authorities be contacted. Council is able to include relevant conditions of consent to address this issue.

7.5 Sewer

Access to sewer mains is available to service the subject site.

7.6 Water

Any augmentation of services will be carried out in accordance with relevant conditions of consent.

7.7 Natural Hazards

As outlined previously, the subject site is considered to be relatively unconstrained by natural hazards other than acid sulphate soil potential and the presence of poetical habitat for koalas; both of which have been addressed in previous sections of this report.

The proposed development is able to address and support all relevant technical recommendations.

7.8 Flora & Fauna

The proposal is considered unlikely to result in a significant adverse impact for any matters of import. Thus no further assessment is required.

7.9 Visual Amenity

As detailed in previous sections of this report, the proposed driveway is largely confined to existing cleared and managed lands displaying a more urban and manicured landscape character against a backdrop of conservation land. The effect of the development on the visual amenity of the area is unexceptional and in keeping with Council's desired character and vision for the locality.

As detailed in previous sections of this report, the new school building is confined to existing predominantly cleared and managed lands in the northern/ central portions of the subject site displaying a more manicured or managed landscape character against a backdrop of built up urban areas. The effect of the development on the visual amenity of the area is unexceptional given that the new building will be centrally located and, for all intents and purposes, absorbed by the existing school grounds. This is in keeping with Council's desired character and vision for the locality. Those trees requiring removal will be satisfactorily compensated by those replacement plantings detailed in the Landscape Plan prepared by Conzept Landscape Architects.

7.10 Acoustic Amenity

The new school building is located in available and underutilised portions of the subject site along with those available and surplus land areas currently owned by the Metford Community Baptist Church. The new school building will be set amongst all existing improvements of an operational school being located within the urban centres of Metford. On the basis of this the new school building will have negligible nor increased impact upon existing acoustic amenity levels. The existing background noise levels are able to suitably absorb any minor increased in acoustic contribution borne from use of the new school building and redistribution of noise generated.

7.11 Social Impact in the Locality

Positive impacts associated with the new addition to the Maitland Christian School include:

- The new building will provide contemporary and spacious learning spaces that will benefit the staff and student body of the existing Maitland Christian School;
- The new school building ensures a commitment to both ongoing employment of staff and avails additional employment opportunities to the community during construction;
- The new school building makes a positive use of available lands which does not detract from the functioning of the existing school;

- The site and the new building provide a high amenity and safe environment for students and staff;

There are no negative impacts associated with the new centre.

7.12 Economic Impact in the Locality

The proposal results in a minor but positive impact on investment in the local economy based upon the future construction works which provides for short term local employment activity.

7.13 The Site & Internal Design

The proposed layout fully complies with Council's development standards and engineering specifications.

The proposal continues in its efforts to respond to and sustain the opportunities and constraints of the property, as well as addressing and providing the necessary management techniques and recommendations to address natural hazards including bushfire, flooding as well as flora and fauna considerations.

7.14 Construction

Construction works associated with the proposal will be carried out directly in accordance with Council's requirements with specific ameliorative soil erosion and nutrient control measures to be utilised in order to reduce the potential for polluting local waterways.

A detailed erosion and sedimentation control plan accompanies the DA.

7.15 Erosion & Sedimentation Control

Council's erosion and sedimentation plan policy has been referenced and a detailed design ensures compliant works. Council is able to include conditions of consent.

7.16 Cumulative Impacts

The proposed works will not create any additional, unmanageable level of environmental change. It is considered that the future impacts associated with the proposal are able to be suitably minimised and addressed. The social and economic benefits resulting from the development and for the benefit of the community are considered to be off-set by any possible adverse affects.

8.0 The Suitability of the Site for the Development & Summary of Report

The Statement of Environmental Effects has determined that there are no constraints that would restrict the development, as proposed. The site is therefore deemed suitable to support the proposed development.

9.0 The Public Interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposal will generate positive social and economic benefits with manageable environmental impacts. Accordingly, the proposal is considered to be in the public interest.

10.0 Conclusion

This Statement of Environmental Effects has been prepared in support of a Development Application (DA) to the Maitland City Council seeking approval for a new school building, including all associated site and drainage works to be set upon Lot 43 in Deposited Plan (DP) No. 1073637 No. 75-81 Chelmsford Drive, Metford and the realignment of

boundaries with Lot 44 DP 1073637 No. 83-85 Chelmsford Drive, Metford to facilitate a greater availability of land area in support of the school expansion.

The Statement of Environmental Effects has been prepared having regards for the requirements of Section 4.15 of the Environmental Planning and Assessment Act, 1979 and satisfies all relevant planning legislative requirements.

The proposal is considered to be in the best interests of the Metford Community for development of a new school building to service the existing and projected needs of the staff and student body that currently attend the Maitland Christian School.

The Maitland Christian School should be commended on their foresight and progressive attitude in securing the necessary funds to enable the school body to make such a positive contribution to their school and their surrounding community, in the form of an architectural meritorious structure.

The proposal is also considered as representing rational, orderly, economic and sustainable use of the school site. In light of the significant merits of the proposal and the absence of any adverse environmental effects, the DA is considered worthy of Council's support and approval.