

DECEMBER, 2022

Statement of Environmental Effects (SEE)

Proposal

Development Application (DA)- Alterations and Additions to Existing Educational Establishment (Arise Christian College)

Property Address

Lot 143 DP 1284176 No. 75 Chelmsford Drive, METFORD



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Prepared for:

Paynter Dixon Constructions Pty Ltd

on behalf of the

Arise Christian College

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-Document and Project Details-

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| Document Title: | Statement of Environmental Effects (SEE) - Development Application (DA)- Alterations and Additions to Existing Education Establishment (Arise Christian College) |
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| The Client: | Paynter Dixon (Paynter Dixon Constructions Pty Limited) |
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1.0 Executive Summary

This Statement of Environmental Effects (SEE) has been prepared pursuant to the provisions of Section 4.15 of the Environmental Planning and Assessment Act, 1979 and Part 3 Division 1 Clause 24 of the Environmental Planning and Assessment Regulation, 2021. This Statement of Environmental Effects and accompanying documentation will:

- Describe the 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.

The relevant matters for consideration as set out in Section 4.15 of the Act are as follows:

Section 4.15 Evaluation

(1) Matters for Consideration- general: In determining a development application, a consent authority is to take into consideration such of the following matters as are relevant to the development and the subject of the development application-

a) the provisions of:

(i) any environmental planning instrument, and

(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

(iii) any development control plan, and

(iiia) 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

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

,that apply to the land to which the development application relates,

b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

c) the suitability of the site for the development,

d) any submissions made in accordance with this Act or the regulations,

e) the public interest.

The proposed development is entirely consistent with type, bulk and scale of development supported in the R1- General Residential zone. The general objectives of the zone have been considered and the existing development deemed appropriate. All site affectations are considered and suitably addressed.

This Statement of Environmental Effects (SEE) has been prepared on behalf of the owners of the subject site (Arise Christian College) by the office of Aconsult, to accompany a Development Application (DA) which seeks approval to carry out alterations and additions to the existing Arise Christian School Special Learning Centre (Educational Establishment) approved under DA No.757/2020 on the 14th of January 2021- DA/2021/157. The application seeks approval to carry out alterations and additions to the existing Arise Special Learning Centre (Educational Establishment) to fully realise the most efficient use of available space

whilst ensuring a homogenous design that seeks continuity with that recently approved three (3) storey Resources Building (DA No. 1576/2021- APPROVED BY THE Hunter Regional Planning Panel). Council is currently assessing a Section 4.55(1A) Modification application to DA No.1576/2021 which will secure consent for those necessary modifications, to the built form under that consent, in order that the alterations and additions to the Arise Christian College Special Learning Centre, under this DA, seamlessly transition and effectively “marry in” with the new Resources building currently under construction.

The subject site, following registration of realigned boundaries with Lot 44 DP 1073637 No. 83-85 Chelmsford Drive, Metford, is now formally referred to as:

- Lot 143 in Deposited Plan (DP) No. 1284176 No. 75 Chelmsford Drive, METFORD.

Lot 143 in DP 1284176 is a registered parcel of land resulting from DA/2021/1412 (issued on the 14/12/2021) which facilitated a two (2) lot boundary adjustment between the Baptist Church (Lot 44) and what was formerly the existing school site (Lot 431). The school essentially acquired a 633m² portion of land south of the Baptist church.

2.0 The Site & Locality

2.1 The Subject Site

The land that is the subject of this Development Application (DA is formally known as:-

- Lot 143 DP 1284176 No. 75 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.

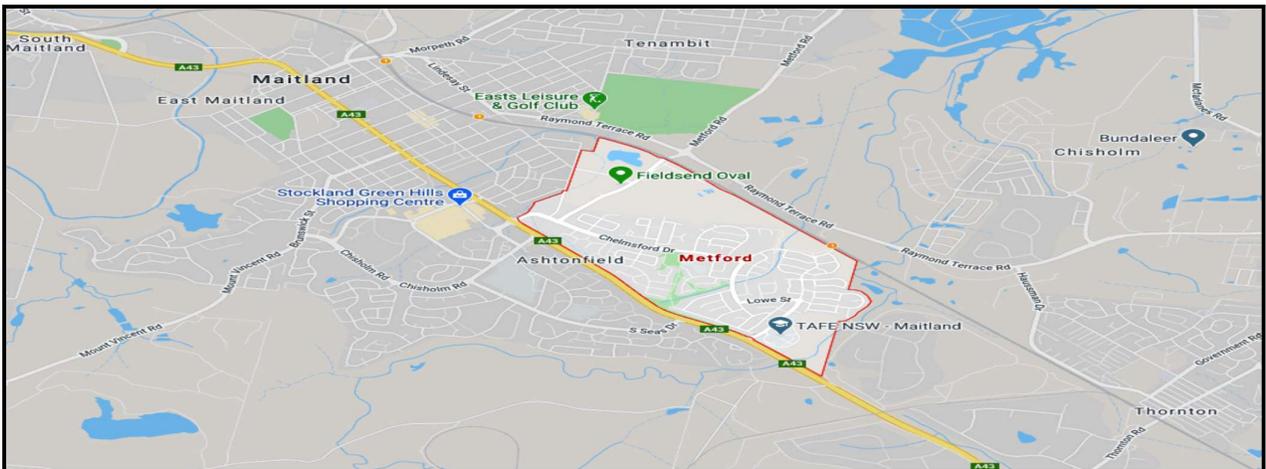


FIGURE 1- LOCALITY PLAN-METFORD



FIGURE 2- SUBJECT SITE- LOCALITY PLAN

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



FIGURE 3- SUBJECT SITE-ZONING MAP EXTRACT

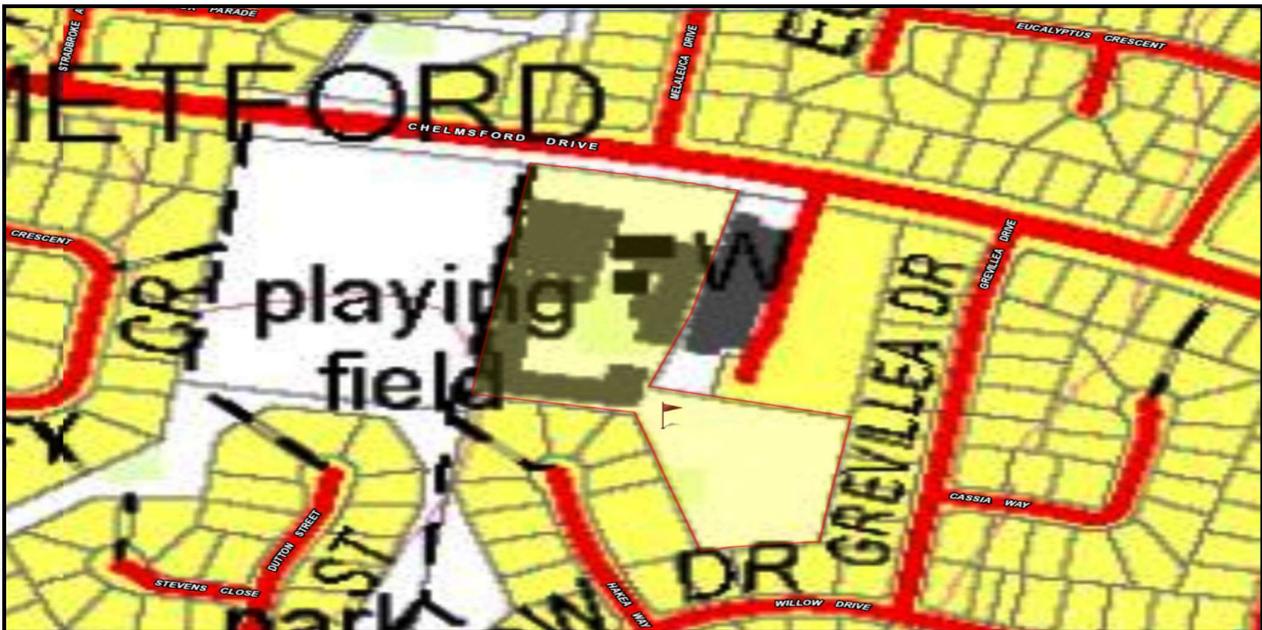


FIGURE 4- TOPOGRAPHIC MAP EXTRACT

The site is 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 an irregularly shaped allotment supporting a site area of approximately 2.02 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 has completed their Stage 1 “state of the art” special learning centre building (approved by Council on the 14-01-2021- DA/2020/757); which is in the grounds of the affiliated sister school; the Maitland Christian School.

This new Arise building 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 ARISE SPECIAL LEARNING CENTRE BUILDING- LOOKING WEST



FIGURE 7- EXISTING ARISE SPECIAL LEARNING CENTRE BUILDING- LOOKING EAST



FIGURE 8- 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 existing special learning facility (Arise Christian College) is situated approximately 3m south-east from the location of the recently approved three (3) storey Resources Building which is the subject of this DA.

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 Colourbond 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 senior living retirement village generally to the east; adjoins an existing brick garage and car parking/ driveway area servicing the village.

The north-western portions of the school property support 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 portions of the school site will support both the recently approved three (3) storey resources building and the existing Arise Special Learning Centre building; with a defined area of approximately 0.65 hectares of the now 2.02-hectare allotment that supports the entire school. It currently contains regularly mown open grassland under scattered trees, a multi-purpose concrete court, and a long narrow maintenance shed.

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.

2.2 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 & Arise Christian College) 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 Maitland Christina School and Arise Christian College have delivered to the Metford Community a purpose-built special learning centre providing unique and personalised support for students with unique abilities. This DA simply seeks approval to carry out alterations and additions to that existing building in order that the School maximise available learning space. This ensures additional members of the Metford community benefit from access to such specialised services. The changes are predominantly limited to the footprint of the existing school building encouraging a suitable, rational, orderly and economic development of available lands 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 9- BUSHFIRE HAZARD MAPPING- (no affectation)

- Acid Sulphate Soils (ASS) Mapping

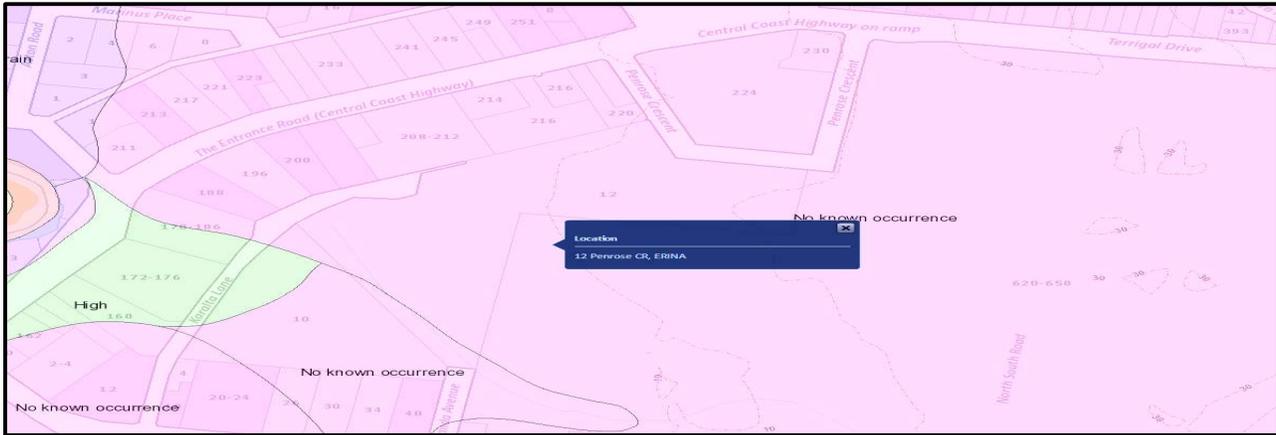


FIGURE 10- ACID SULPHATE SOILS MAPPING (MAITLAND CITY COUNCIL)

- Minimum lot Size Mapping



FIGURE 11- MINIMUM LOT SIZE MAPPING

3.0 Description of the Proposed Alterations and Additions

3.1 Building Improvements

Paynter Dixon Constructions have prepared a detailed plan set which accompany this DA, as follows:

| Project | Project No. | Drawing Title | Drawing No. | Original Drawing Issue Date | Revision |
|-------------------|-------------|--------------------|-------------|-----------------------------|----------|
| Stage 2 Extension | AHC0101 | Site Location Plan | DA001 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Additional Carpark | DA002 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Ground Floor Plan | DA100 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | First Floor Plan | DA101 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Elevation | DA102 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Sections | DA104 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Perspectives | DA105 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Perspectives 2 | DA106 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Shadow Analysis A | DA107 | 17/10/2022 | 3 |
| Stage 2 Extension | AHC0101 | Shadow Analysis B | DA121 | 17/10/2022 | 3 |

In accordance with the plan set, detailed above, the application before Council seeks approval for the following additions to the existing Special Learning Facility building (Arise Christian College):

Eastern Wing- Ground Floor Extension to Existing Arise Building (approved under DA No. 757/2020)

- Existing Roof to Arise building to be demolished;
- General- overall extension (new- to the east)- 6.5m x 9.3m including:
 - o Staff Office- 28.03m²;
 - o Principal's Office- 10.89m²;
 - o Storage- 7.04m²;
 - o 2.7m ceiling height;
 - o Floor level to match existing- RL.26.650.
- Existing non-structural walls to be removed (existing staff office/ staff lunchroom);
- New internal access entry door to extension;
- New roof- 10° fall to match existing- corrugated metal roof sheeting to match existing + new gutter and fascia to match existing;
-
- External materials to match existing including:
 - o "Blue-chip"- Ultra wood Timber Cladding;
 - o Fibro-cladding (FC)- Cemintel Barestone;
 - o Metal Roof sheeting to match existing;
 - o Aluminum windows to match existing;
 - o Metal gutter and fascia to match existing.

Western Wing- Ground Floor Alterations to Existing Arise Building (approved under DA No. 757/2020)

- New covered tiled area adjoining existing tiled verandah + new tiled area to match adjacent verandah to approved "resources building";
- New pool fence and gate;
- New automatic doors to covered tiled area adjacent to new air lock;
- New windows- air lock (south elevation);
- Floor level to match existing- RL.26.650.

Existing Ground Floor Area= 380.76m².

New Ground Floor Area Extension= + 54m².

Western Wing- First Floor Extension to Existing Arise Building (approved under DA No. 757/2020)

- General- overall extension (new)- 13.420m/ 12.870m x 15.960m including:
 - o Connective roof extension to match existing;
 - o New Classroom 5- 74.99m² + new breakout space- 9.77m²;
 - o New Classroom 6- 76.21m² + new breakout space- 9.65m²;
 - o New hallway- 8.46m²;
 - o New disabled amenities x 1- 5.52m²;
 - o 1 x new male ambulant WC;
 - o 1 x new female ambulant WC;
 - o New opening in existing stair well approved under DA 1576/2021 on 20/04/2022)- disabled access (accessible) via ground floor lift (resources building).
- **New First Floor Area Extension= 208m².**
- **Setback to NE boundary (first floor addition)- 3.25m-7.329m.**

All works will be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

3.2 Car Parking

- Five (5) new car parking spaces (2.5m (w) x 5.5m (l) per space) adjacent to existing building- please refer to Drawing No. DA002- remove existing grass area and concrete path (shown hatched) and allow for new bitumen seal car parking area- level to existing driveway:
 - o existing kerb line modified to accommodate new parking spaces- new kerb and gutter to engineer's detail; and
 - o new landscape strip to existing lawn area.

3.3 Vegetation

- No tree removal.

3.4 Proposed Staff and Student Numbers

The expansion of the Arise Christian College special learning building will cater for an additional twenty-eight (28) students attending the centre necessitating two (2) additional staff members. The additional car parking spaces more than satisfies any additional car parking demands, which will be expended upon in later sections of this report. Children attending the facility are, typically arriving before or after the "standard" starting time for students attending the Maitland Christian School hence there will be no greater demand for access to compliant parking availability.

As described above the additions to the existing special learning centre, are deemed to be entirely consistent with the bulk, scale and type of development wherein Council, as the relevant consent authority, can be satisfied that the proposed additions produce zero environmental impact nor aesthetic or direct impact to the existing surrounding/ adjoining man-made or built environments. The design of the ground and first floor extensions are, predominately, limited to the approved footprint of the building; with the development remaining entirely consistent with the design and finishes achieved in all new built forms benefiting the subject site. The nett effect of the required additions is an in efficiency and nominal expansion of the built form and ascribed learning spaces. The proposal represents a commitment by the Maitland Christian School and the Arise Christian College in ensuring that their school facilities and grounds meet the expectations and requirements of the Metford Community who are the beneficiaries of such vision. The addition of complementary landscaping and car parking spaces along with a consistency in building finishes and form contributes to the aesthetics of the school and is considered a rationalised use of available horizontal and vertical space.

4.0 NSW Statutory Planning Considerations

4.1 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 (Biodiversity and Conservation), 2021;*
- *State Environmental Planning Policy (Resilience and Hazards), 2021;*
- *State Environmental Planning Policy (Transport and Infrastructure), 2021;*
- *Maitland Local Environmental Plan, 2011*

Where relevant, these statutory planning controls are addressed below.

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

4.2.1 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. Based on 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.

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

The proposed alterations and additions produce no change to the previously approved use of the land and will not adversely impact on surrounding properties. The detailed plan set prepared by Paynter Dixon Constructions include Shadow Analysis A and B (Sheets DA107 & DA 121); diagrams highlighting compliance of the proposed extension to the Arise Christian College in casting shadows to adjoining lands; solar access remains compliant. The existing environment will remain adequately protected whilst allowing suitable and appropriate development to proceed.

The proposed alterations and additions, continues to permit an ancillary, functional and rational use of remaining land areas and vertical building envelopes benefiting the school. The extension to a highly sought-after specialist educational facility produces a substantial benefit to the existing school community. The intended changes to the existing Arise Christian College building and “linking” or “harmonising” of the structure to that recently approved three (3) storey resources school building ensures a continuity in design and appeal to adjoining properties. The proposal is considered in the best interest of the public.

4.2.2 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& A Act, 1979 remain unaffected as

a result of the proposed alterations and additions detailed under this application. The relevant matters are addressed in the Table below.

Table 2 Section 4.15 (1) (a) Matters for Consideration- general

| Section | Comment |
|---|--|
| Section 4.15(1)(a)(i) any Environmental Planning Instrument (EPI) | The proposal has been considered against both the Maitland Local Environmental Plan (MLEP), MLEP 2011 and relevant State Environmental Planning Policies; and fully complies with relevant requirements. |
| 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 | There are no draft environmental planning instruments applicable to this proposal. |
| Section 4.15(1)(a)(iii) any Development Control Plan (DCP) | The proposal has been assessed against the Maitland Development Control Plan, 2011 (MDCP, 2011); and is consistent with all relevant DCP requirements, as follows: <ul style="list-style-type: none"> • A.4 Community Participation • B.2 Domestic Stormwater • B.6 Waste Not – Site Waste Minimization & Management • C.1 Accessible Living • C.11 Vehicular Access and Car Parking; and • C.12 CPTED |
| Section 4.15(1)(a)(iiia) 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), | There are no matters prescribed by the regulations that impact on the proposal. |
| Section 4.15(1)(a)(v) (Repealed) | N/A |
| Section 4.15(1)(b)-(e) | Please refer to Section 5.0 |

We submit that the proposed alterations and additions, as described, satisfy the requirements of Clause 4.15 Evaluation-Matters for Consideration of the Environmental Planning and Assessment Act, 1979 and Council, as the relevant consent authority, is empowered to approve.

4.3 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 alterations and additions to the existing Arise Christian College have taken into consideration the intention of the Act which ensures a development that continues to have no identifiable impact upon the natural environment or amenity of the surrounding area and therefore must be considered in the public's best interest.

4.4 State Environmental Planning Policy (Biodiversity and Conservation), 2021

The site has been mapped as containing suitable koala habitat; primarily due to the presence of *Corymbia maculata* Spotted Gum; a preferred koala food tree in this region. The development site is situated in isolation from this vegetation type. A Koala Management Plan does not exist over this property.

In accordance with Section 4.10 of the SEPP, Council can be satisfied that the land does not comprise core koala habitat and consent is able to be given to the proposed works. The development is likely to have low or no impact on koalas or koala habitat.

4.5 State Environmental Planning Policy (Resilience and Hazards), 2021

The relevant provisions of this SEPP remain satisfied as per the historical assessment carried out by Douglas Partners (Phase 1- Preliminary Site Investigation). There are no known historical uses that may have rendered the site unsuitable for future use. There are no visual indications of potential contaminants occurring over the land.

Council is able to determine the application as being consistent with the intent of the SEPP and unaffected as a result of the proposed changes to the approved and existing development. The site has been found to be suitable for continued use for educational purposes; further site investigations are not warranted. The proposal is considered suitable for the site pursuant to Clause 4.6 of the SEPP.

4.6 State Environmental Planning Policy (Transport and Infrastructure), 2021

4.6.1 Chapter 3- Educational Establishments and Child Care Facilities

4.6.1.1 Part 3.4 Schools- specific development controls

4.6.1.1.1 Clause 3.36 Schools- Development permitted with consent

Cl. 3.36 (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 is zoned R1- General Residential; hence satisfies the definition of a “prescribed zone”. The proposal is permissible.

Cl. 3.36 (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 8,

The specifics of Schedule 8 of the relevant SEPP are required to be taken into consideration by the consent authority. Table 1 (below) addresses the principles of this Schedule.

Cl. 3.36 (9) *A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.*

Council’s DCP, 2011 is addressed below; noting no conflicting requirements.

Table 1

| State Environmental Planning Policy (Transport and Infrastructure), 2021 | |
|---|--|
| Schedule 8- Designs Quality Principles in Schools- Chapter 3 | |
| Principle 1—context, built form and landscape | |
| 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 | The proposal includes alterations and additions to the existing Arise Christian College that produces no effect upon the already approved landscaping outcome for the site through the introduction of additional plantings. |

| | |
|---|---|
| <p>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>The extensions ensure the new school building upholds the intended design solution for the site which continues to respond to current site conditions and land availability whilst also assessing the civic engagement of the school buildings with surrounding lands; producing an appropriate contemporary built form that makes a positive contribution to the existing spatial arrangement of structures on site. The harmonising of buildings forms results in well located structures that provide easily identifiable and compliant access to all staff and students attending the school.</p> <p>The contribution of learning spaces, situated within the extended building, ensures a positive contribution to not only the site but in presentation to surrounding lands.</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 and sensory space which contributes to a better educational environment.</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 maximise the use of available natural lighting and ventilation and climate control ensuring a structure that is durable, resilient, adaptable and harmonious with approved structures. The extensions to the Arise Christian College building produce a positive alignment of built forms with that already approved resources building.</p> |
| <p>Principle 3—accessible and inclusive</p> <p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</p> <p>Note. <i>Wayfinding 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 remains inclusive- no change; including accessible WC, ambulant male and female WC's and complaint access arrangements to and within the expanded structure.</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 vertical building envelopes; achieving additional specialist educational learning spaces available to the community of Metford.</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 Arise Christian College school building provides for contemporary, well considered and engaging learning spaces that are available to those members of the school community seeking specialist educators. 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 future students is assured.</p> <p>The proposed alterations and additions produce no effect on those approved landscaped spaces which continue their contribution to engaging outdoor learning spaces designed to ensure adequate access for both students and educators to sunlight, natural ventilation, and outdoor learning and play.</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 alterations and additions to the existing Arise Christian College building caters for additional and purpose-built learning spaces to meet the ongoing demand for access to quality specialist educational facilities. The integration of the Arise Christian College extensions with that recently approved three (3) storey Resources Building of its sister school, the Maitland Christian School, ensures good design</p> |

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| | integration where dual use of common space and accessways, landscaping etc produces an effective design solution for the site. Each space within the building can be easily adapted to suit the most effective and efficient uses, as required at different points in time. |
| <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 alterations and additions to the existing Arise building has been designed as a seamless addition to that recently approved resources building; hence the quality of the existing “school-scape” is improved.</p> <p>The relationship of the school to its immediate neighbours remains positive. The new Arise school building simply represents a rational, orderly and economic development contribution to the existing school ensuring students have access to functional and contemporary specialist learning spaces ensuring a positive “end of school” outcome.</p> |

4.6.1.2 Part 3.7 General development controls

4.6.1.2.1 Clause 3.58- Traffic- generating development

The proposed alterations and additions results in an increase in student numbers (28) and staff numbers (2). The school body will there have an increase of 30 individuals.

The development will not result in the educational establishment being able to accommodate 50 or more additional students however it does involve the enlargement or extension of the existing premises which is on a site that has direct vehicular access and pedestrian access to a road (Chelmsford Drive). That said, we note the legislation requires both an increase in additional students of 50 or more **and** an expansion of the facility hence the application does not meet the requirements of traffic generating development. Referral to Transport for NSW (*TfNSW*) is not required rather, we submit, the combination of the expanded educational facility only increasing student numbers by 28 and five (5) additional car parking spaces being made available; ensures there is no potential for traffic safety, road congestion or parking implications as a result of the development.

We submit that Council is the relevant consent authority that is empowered to grant consent.

4.7 Maitland Local Environmental Plan, 2011

4.7.1 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 proposed alterations and additions to the existing Arise Christian College building is a basic extension of the existing school which is defined as an “Educational Establishment”. The proposed modifications remain consistent with this use.

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 proposed alterations and additions remain 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.

The subject site is not located within a heritage conservation area under the MLEP, 2011, nor are there any heritage items in the vicinity of the subject site. The following Clauses of the MLEP, 2011 are relevant to the assessment of the proposal.

4.7.2 Clause 7.1 Acid Sulphate Soils

The subject site is mapped as Class 5 Acid Sulphate Soils under the MLEP, 2011. Given the minor nature of works to be undertaken on site and the classification of the soils encountered on site, an acid sulphate soils management plan is not required.

4.7.3 Clause 7.2 Earthworks

Earthworks associated with this development will be carried out in accordance with accompanying plans with all such works considered ancillary to the total development works on site. A minor amount of excavation and levelling of the site will be necessary, during active works on site, to create level building platforms and pathways.

Council is able to include relevant conditions of consent to ensure works are carried out in accordance with relevant policies including erosion and sedimentation control measures being implemented during the construction phase; however, it is not expected that works will result in any significant impact to soil stability nor result in any significant impact on any adjoining lands.

Council is able to apply relevant conditions of consent ensuring compliance of all works with the Building Code of Australia (BCA) and any associated Australian Standards (AS).

4.8 Maitland Development Control Plan, 2011

The following Table addresses relevant DCP requirements.

| Maitland Development Control Plan, 2011 (DCP) | |
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| 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 | 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-submitted under separate cover. Although the proposal is not for residential purposes it is located in an R1- General Residential zone; hence the design for drainage/ stormwater ensures that post development stormwater runoff is unlikely to exceed pre-development run off calculations. Downstream properties remain unaffected by the proposal. The proposal complies with the DCP. |
| B-5 Tree Management | No significant clearing of vegetation required. Previously approved landscaping plans highlighted planting schedules which remain unchanged as a result of the proposed alterations and additions. |
| B-6 Waste No- Site Waste Minimisation and Management | A detailed Site Waste Minimisation and Management Plan |

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| | <p>(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> <p>The SWMMP includes measures to recycle and store wastes in an environmentally acceptable manner during the construction and operational phases.</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 learning and administrative spaces 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.</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 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. The application before Council includes five (5) additional car parking spaces located in the front car parking areas. The minor increase to the student and staff numbers, as a result of the proposed alterations and additions, combined with the existing and proposed traffic and parking spaces/arrangements, ensures satisfactory management of traffic and parking demands of the school.</p> |
| C-12 Crime Prevention through Environmental Design (CPTED) | <p>The existing school security will continue to be relied upon, following completion of the new Arise school building including:</p> <ul style="list-style-type: none"> - Appropriate inclusion of alarm/ security systems; - Site Security at the public street frontage preventing access; |

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| | <ul style="list-style-type: none"> - Reliance upon passive surveillance from multiple, surrounding residents; - Existing security fencing to perimeter of school lands; - Surveillance systems including night-time lighting (as required); - Maintenance and additional landscaping that aims to deter theft or crime with high visibility. |
| Part D- Locality Plans | |
| Part E- Special Precincts | |

There are no DCP requirements relevant to the proposed modifications; rather the applicability of controls remains unchanged from that Council assessment applied in assessing DA/2021/1576.

5.0 The Likely Impacts of the Development

5.1 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 Colourbond 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 proposed additions are suitably located within the existing school site. The a minor expansion of ground floor and the introduction of a first-floor component responds to the site constraints and opportunities along with vertical envelope availability, without significant impact on adjoining residential amenity. The proposal does not alter existing vehicular or pedestrian arrangements to and from the site. The proposal supports an ancillary, functional and reasonable enhancement for the school, that aids in improving necessary services, facilities and teaching spaces available within the School and to the members of the Metford community. The application should be encouraged and approved by Council. The proposed alterations and additions produce no change to the former considerations to context and setting.

5.2 Access and Traffic

Access and traffic will remain substantially unaffected as a result of the proposed alterations and additions other than the introduction of five (5) new car parking spaces located adjacent to the existing bitumen car park.

No new vehicular access is proposed. Existing drop-off facilities are to be retained. The school currently utilises the Chelmsford Drive car park for staff parking, with a drop off zone located adjacent to the school entrance within this car park. In addition to this the school uses the adjoining carpark at the adjacent sportsground for drop off and pick up.

Seca Solutions Traffic and Parking assessment concludes that the alterations and additions to the existing Arise Christian College building will have a minor and acceptable impact upon traffic and parking in the local area.

5.3 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. The proposal does not produce any effect on utilities.

5.4 Heritage

Nil effect.

5.5 Sewer

Nil effect.

5.6 Water

Nil effect.

5.7 Natural Hazards

Nil effect.

5.8 Flora & Fauna

Nil effect.

5.9 Visual Amenity

The proposed built form demonstrates a consistency in architectural merit and style with those most recently approved additions in the form of the new resources building for the Maitland Christian College. Varied window shapes and sizes and treatments have been adopted. The proposed colour scheme matches with the existing finishes resulting in a cohesive contribution and one that is visually unobtrusive; set against the backdrop of the new resources building.

5.10 Acoustic Amenity

Nil effect. Twenty-eight additional students in two (2) new learning spaces set amongst the existing school population will produce no tangible acoustic contribution to the existing acoustic environment.

5.11 Social Impact in the Locality

Positive effect in providing additional specialist learning spaces available to those members of the community requiring access to such services.

5.12 Economic Impact in the Locality

Positive- creation of jobs in the local area during construction and operation.

5.13 The Site & Internal Design

The proposed modifications result in improved site treatments (landscape walls) and internal design (ingress/ egress + accessibility); hence consistent with Council's previous approval.

5.14 Construction

Relevant conditions of consent will be applied limiting construction days and hours. A Construction Management Plan will be prepared and approved prior to the commencement of work.

5.15 Erosion & Sedimentation Control

In accordance with Council's requirements- conditions of consent are able to be applied.

5.16 Cumulative Impacts

The alterations and additions proposed will facilitate a minor intensification of development on site; however, does not create or contribute significantly towards any identifiable adverse cumulative impacts in the locality.

5.17 Solar Access

Plans submitted with the application (Shadow Analysis A & B), prepared by Paynter Dixon, indicate that any shadows cast will be contained to internal locations within the school grounds and basically dominated by the shadow cast from the new resources building which tends to cast a shadow over the Arise" building/ precinct.- hence no significant impact is anticipated to occur.

5.18 Privacy

The proposed First Floor addition to the Arise Building does include windows along the site's north eastern elevation which has the capacity to overlook the adjoining seniors living development located eastward of the subject site however the nearest residential building with the seniors living complex is separated a distance greater than 30m from the Arise building, coupled with a driveway and car parking spaces that tend to act as additional visual buffer points between the school and the residences. In addition to this the private open space of the nearest residences tends to be orientated to the north-east; hence looking away from the school.

One of the main advantages of residential users being located adjoining a school is that typically the buildings are only ever occupied during school days and during the normal course of school hours (ie. 8.30am to 4.00pm). Occupants will also be actively engaged in class activities and within the confines of the classroom; hence no direct overlooking.

No significant visual privacy impacts are associated with the proposal.

6.0 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 proposed alterations and additions, as set out in former sections of the report. The site continues to be deemed suitable to support the proposed development; wherein the site has been used as an educational establishment for the past 31 years (circa 1991).

The site is considered to be suitable for the use and is of sufficient size to enable the upgrade of the existing education facility without any significant adverse impacts on the neighbors or upon the character of the locality. The R1 zone encourages the rational, orderly and economic use of the land and aims to protect the residential amenity on the site. The proposal meets these objectives and delivers improvements to social and economic circumstances.

7.0 The Public Interest

The public interest is best served by promoting sustainable development that is rational, orderly and economic. The proposed development upholds those former considerations whereby the development generates positive social and economic benefits with manageable environmental impacts. The provision of permanent infrastructure will provide an enhanced education establishment for student and teachers, resulting in a wider community benefit. Accordingly, the proposal is considered to be in the public interest.

8.0 Conclusion

This Statement of Environmental Effects has been prepared in support of a Development Application (DA) seeking Council's approval to carry out alterations and additions to the existing Arise Christian College building to realise the greater plans for expansion of the specialised learning spaces offered by the Arise Christian College. The proposed expansion plans are

deemed necessary and complementary to both those previously existing and approved school structures which, when viewed contemporaneously, produce no tangible difference in impact to the receiving and surrounding environments. The proposal seeks Council's support and approval to ensure the final built form is optimal in its presentation, functionality and consistency; entirely consistent with all former assessments and scrutiny applied.

The Maitland Christian School and the Arise Christian College remain leaders in their community and should be commended on their foresight and progressive attitude in pursuing the suite of necessary approvals in order to realise their vision for both development of the school grounds and learning spaces but more importantly in fostering and developing those relationships with the surrounding Metford Community.