STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS – BLOCK G

16 GRANT STREET MAITLAND (LOT 8 DP1104827)

CLIENT: CATHOLIC DIOCESE OF MAITLAND-NEWCASTLE C/- ALLEANZA ARCHITECTURE

DATE: 10 JUNE 2021

PREPARED BY:

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1. INTRODUCTION

1.1 PURPOSE

This Statement of Environmental Effects (SEE) has been prepared on behalf of Catholic Diocese of Maitland-Newcastle C/- Alleanza Architecture (the proponent) to accompany a development application (DA) for alterations and additions to the undercroft area of Block G at the All Saints' College, St Mary's Campus on land known as 16 Grant Street Maitland (Lot 8 DP1104827) (the site).

The SEE summarises findings of specialist reports and demonstrates that the proposed development has been formulated having full and proper regard to existing development controls and environmental qualities of the site and its surroundings.

1.2 CONSENT AUTHORITY

The proposed development requires consent under the *Environmental Planning and Assessment Act 1979* (EP&A Act). Clause 5(b) of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 provides that development for educational establishments that has a capital investment value (CIV) of more than $5 million is considered regionally significant development and the Joint Regional Planning Panel would be the appropriate consent authority. The proposed development has a CIV of less than this amount and is therefore considered to be local development and Maitland City Council (Council) the appropriate consent authority.

1.3 INTEGRATED DEVELOPMENT PROVISIONS

The proposed development is not integrated development pursuant to the provisions of Section 4.46 of the EP&A Act.

1.4 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This SEE accompanies a DA for the proposed development. It has been prepared on behalf of the proponent and includes the matters referred to in Section 4.15 of the EP&A Act and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the proposed development;
- Describe the land to which the DA relates and the character of the surrounding area; and
- Define the statutory planning framework within which the DA is to be assessed and determined.

1.5 PERMISSIBILITY

The proposed alterations and additions do not result in a change of use and Block G will continue to be used as a building within the education establishment. Notwithstanding, Maitland Local Environmental Plan 2011 provides that education establishments are permitted with consent in the B4 Mixed Use zone where the site is located.

2. SITE AND SURROUNDING AREA

2.1 SITE SUMMARY

Address / Lot and DP	16 Grant Street, Maitland NSW 2320 / Lots 6-10 DP1104827
Zone	B4 Mixed Use
Land Area	~2.8 ha
Existing Structures	Numerous education buildings varying from single storey to five storeys, convent and chapel. Mostly brick and metal roof buildings, some heritage listed (local significance) with varying degrees of internal and external modifications. Outdoor shade structures with fixed tables and seats. Network of covered outdoor walkways.

2.2 SITE AND SURROUNDING AREA

The property of 16 Grant Street is made up of five (5) allotments being Lots 6 to 10 in Deposited Plan 1104827 (Figure 1). The proposed works relate to Block G only, which is located on Lot 8 and described throughout this SEE as "the site". The site has frontage to Victoria Road to the north of ~296m and frontage to Grant Street of ~56m. The site the site gradually falls from the north-eastern end to south-western end near Athel Dombrain Drive (Appendix 2).

The site exists within a mixed-use area including commercial, residential, education and general community uses (Figure 2). The residential development is low density (detached dwellings). The site is located ~430m east of the Maitland Railway Station, ~420m south of the Hunter River and less than 200m north of the New England Highway. St John the Baptist Primary School is situated immediately opposite the site on Victoria Street.

Figure 1: Aerial view of 16 Grant Street with indicative cadastre (Source: LPI SIX Maps viewer)

Figure 2: Location Plan. 16 Grant Street shown in yellow-dash (Source: NSW ePlanning Spatial Viewer)

Figure 3: Aerial view. Block G and outdoor area outlined in blue (Source: LPI SIX Maps viewer)

2.3 PHYSICAL FEATURES

2.3.1. Heritage

Aboriginal Heritage: A search of the Aboriginal Heritage Information Management System (AHIMS) provides that no items or sites are located within 50m of the site (Appendix 3).

Non-Aboriginal Heritage: The site contains a locally significant heritage item (I 183) 'Convent Training College group – convent, training college'. The site is also located within the Central Maitland Heritage Conservation Area (local significance) and a number of local and State significant heritage items are proximate to the site (Figure 4). A Statement of Heritage Impact (SoHI) (Appendix 4) has been prepared to identify any potential impacts to heritage significance. As provided in the SoHI, the Dominican Sisters

arrived in Maitland from Ireland in September of 1867 with a focus on educating young women and children and were based in the convent and training college on site. Block G is a mid-twentieth century building and outside of the group of heritage buildings that constitute Item 183. The proposed works are able to avoid any adverse impacts to the heritage of Item 183 and the conservation area.

Figure 4: Heritage items surrounding the site. Orange = local significance; Blue hatching = State significance curtilage (Source: NSW ePlanning Spatial Viewer)

2.3.2. Vegetation

The site has a variety of planted vegetation (trees and shrubs), well maintained gardens and lawns. The site also includes an orange tree (*Citrus sinensis*), thought to have been planted by the Dominican Sisters. No trees on site are listed on Council's significant tree register. It is noted that a weeping fig (*Ficus microcarpa* variety) located on Lot 10 (corner of Grant and Bent Streets) is identified on Council's significant tree register. No vegetation is required to be pruned or removed as part of the proposed works.

3.3.3 Bushfire

The site is not identified as bushfire prone. No further consideration is necessary.

3.3.4 Flooding

The site is identified as a flood control lot and includes a flood storage area and areas of high hazard. As provided by Council, the RL AHD of the 1 in 100 year (1%) flood affecting the lot is 9.73m. Subject to survey, this equates to 1% flood depths ranging from approximately 1.2m at the north-eastern end of the lot to over 4m at the south-western end. Further, 1% velocities are relatively low and estimated at less than .3m/second, barring a levee failure. The proposed works are alterations and additions to an existing building within the site. Minor earthworks are proposed to the external area south of Block G, which are not anticipated to affect the flood conditions of the site.

3.3.4 Geotechnical

The site is identified as potentially containing acid sulfate soils (class 5 and 4). The site is not within a proclaimed mine subsidence district. No earthworks are proposed. No further consideration is necessary.

3.3.6 Traffic and Access

The site benefits from vehicle access to 16 Grant Street from an ingress/egress off Bent Street. An off-street carpark is provided with ~40 spaces including accessible spaces. Both restricted and unrestricted on-street parking is available on Bent and Grant Streets. Pedestrian access is provided via a series of gates around the perimeter of 16 Grant Street. The primary pedestrian entrance is provided via Grant Street. The proposed works will not alter the traffic arrangement or increase demand for parking.

3.3.7 Site Photos

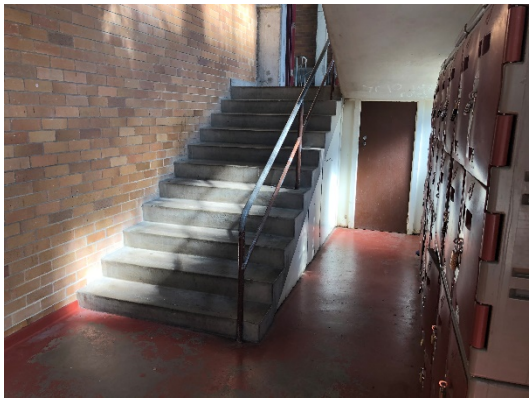
The following site photos were obtained by de Witt Consulting during a site visit on 30 April 2021.

Northern façade of Block G

Northern entrance to Block G

Under croft area, view south

Canteen (southern end)



Stairs to be demolished

Southern façade and courtyard of Block G

Courtyard south of Block G view east

Courtyard south of Block G view west

3. THE PROPOSAL

The proposal seeks to convert the undercroft and canteen areas of Block G into a new Learning Hub that will house the library that is to be relocated from Block F. The Learning Hub is proposed to be equipped with seminar and interview rooms and will house the Wellness Team and Learning Support services. A new covered outdoor learning area (COLA) is also proposed, which will be located within the existing courtyard to the south of Block G. This proposal will provide a contemporary learning centre that is both comfortable and functional for students and learning support staff. The proposed works described below should be read in conjunction with the Architectural Plans (Appendix 1) prepared by Alleanza Architecture.

As stated, the proposed works to Block G relate only to Level 1, which includes the undercroft area, canteen and southern courtyard area (between Blocks G and L). New openings will be installed to the north and south to enclose the level. The existing access stairs to the north and south of the building will be demolished. An accessible ramp, landing and new stairs will be installed to the north. New stairs will be installed to the south. A new small section of roof will be provided to connect Block G to the COLA roof. This will include two new external walls that will create a contemporary portal entrance to Block G. A new roof will also be provided to connect the COLA to the existing undercover walkway to the west.

All canteen facilities including the water closet is proposed to be demolished and will be replaced with the Wellness Team area, Learning Support and Interview Room 2. The lower flight of stairs in the north-west of the building is proposed to be demolished to provide sufficient space for a new seminar room. Access to the upper levels of Block G is unaffected by this as existing access remains available via the circulation area in Block K to the west. All existing external windows will be replaced, with the exception of two windows to the west which are to be infilled. A new window is proposed for Interview Room 2. The existing external door providing access into the canteen will be infilled. Partial demolition of internal walls is required to create new openings. All redundant pipework to underside of first floor slab will be demolished as well as the suspended ceiling throughout the canteen area.

Figure 5: Proposed alterations and additions to Block G undercroft and canteen

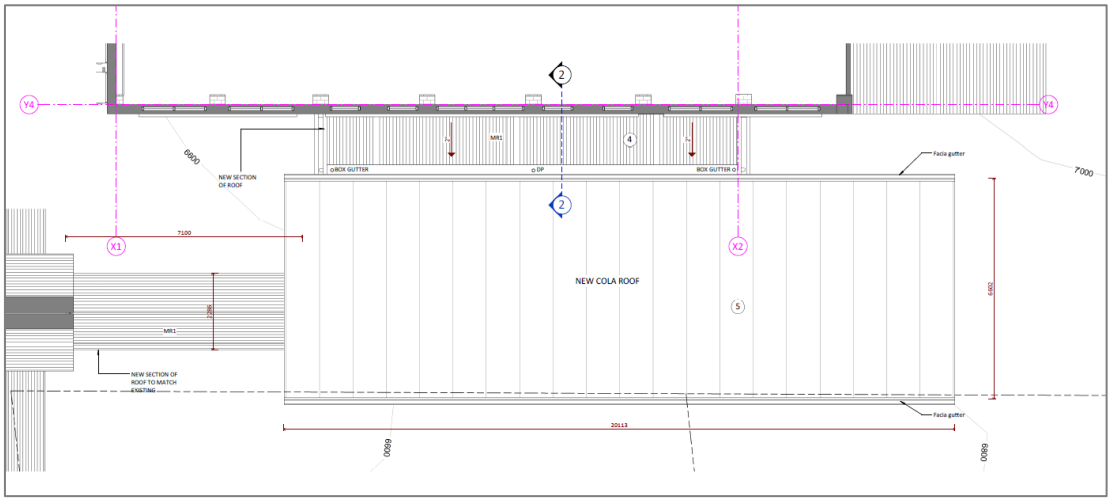


Figure 6: Proposed COLA to the south of Block G (roof view)

Figure 7: Proposed demolition works to Block G undercroft and canteen

4. STATUTORY PLANNING CONTROLS

4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS 2000

The proposed development will require consent under the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The proposal is not integrated development pursuant to Section 4.46 of the EP&A Act.

4.2 RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

4.2.1. State Environmental Planning Policy No.55 – Remediation of Land

Clause 7 of the SEPP sets out that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out. The proposed development proposes a use consistent with the existing use of the site. Minimal earthworks are proposed. No further investigation should be required at this stage.

4.2.2. State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Table 4.2.1 below discusses the proposal's compliance with the relevant provisions of the Education SEPP.

Table 4.2.1: Proposal's compliance with Education SEPP

CLAUSE	COMMENT
35 Schools—development permitted with consent	
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	Compliant. The proposal is situated in the B4 Mixed Use zone which is a prescribed zone under Clause 33.
(2) Development for a purpose specified in clause 39(1) or 40(2)(e) may be carried out by any person with development consent on land within the boundaries of an existing school.	Not applicable. Clause 39 relates to complying development for existing schools and clause 40 relates to complying development for school-based child care. The proposal is not for complying development.
(3) Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing school.	Not applicable. The proposal is situated within a prescribed zone. Notwithstanding, the proposal is also situated within boundaries of an existing school.
(4) Subclause (3) does not require development consent to carry out development on land if that development could, but for this Policy, be carried out on that land without development consent.	Not applicable. Refer to comment above.
(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.	Not applicable. The proposal is for the use of students at the school only.
(6) Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration— (a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and (b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.	Compliant. Refer to Schedule 4 compliance further below. As stated, the proposal is intended for the use of students only, not to be shared with the community.
(7) Subject to subclause (8), the requirement in subclause (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in	Compliant. The CIV is less than $50 M and does not require a competitive design process to be held. Schedule 4 provides the appropriate provisions for design excellence.

CLAUSE	COMMENT
design as a prerequisite to the granting of development consent for development of that kind.	
(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subclause (6)(a) applies that has a capital investment value of less than $50 million.	Refer to previous comment.
(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 subclause (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.	Noted.
(10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing school.	Not applicable. The proposal does not relate to a centre-based child care facility.
Schedule 4 Schools—design quality principles	
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 as topography, orientation and climate. 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. 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.	Compliant. All Saint's College St Mary's Campus has been periodically renovated in an effort to upgrade buildings and facilities and provide renewed spaces that are capable of supporting modern learning requirements. The proposal is consistent with the approach being applied across the school therefore enhance the positive qualities of the school as a whole. The proposal is considerate to the local heritage significance of Item 183 located within the site and is determined to not adversely impact the item or the heritage conservation area generally (Appendix 4). The site has existing landscaping which will not be affected by the proposal. The site is not identified as being within a scenic protection area.
Principle 2—sustainable, efficient and durable 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. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	Compliant. The proposal is relatively minor in scale and will not have a significantly different outcome to the existing environmental, social and economic outcomes. As the level is to be enclosed, new air-conditioning and lighting is proposed. These will meet the relevant Australian Standards for energy efficiency and are recommended to be operated in accordance with manufacturer guidelines. The existing structure of Block G is proven to be a durable, resilient and adaptable design, which has enabled this proposal to occur. The proposal will not adversely affect this durability or resilience.
Principle 3—accessible and inclusive School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. **Note—** Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space. Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.	Compliant. The proposal increases the accessibility of Level 1 Block G through installation of ramps that are compliant with disability access requirements. Wayfinding to Block G is largely unaffected. Wayfinding into Level 1 of Block G is prominent to the south through the use of colour, material and design of the new 'portal' entrance. This is similar for the north entrance where the new ramp, relocation of stairs and new landing provide an easy understanding of the entrance.

CLAUSE	COMMENT
Principle 4—health and safety 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.	Compliant. The proposal creates an enclosure for Level 1 of Block G, providing a secured space. The proposal creates a welcoming space and is easily accessible from within the school. The proposal does not alter Block G's interaction with the public domain.
Principle 5—amenity 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. Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants. 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.	Compliant. A key purpose of the proposal is to create a revitalised and contemporary learning centre within the school. Block G is not located near a busy road or rail corridor and is not considered to be impacted by associated noises. The Learning Hub and COLA are designed with appropriateness and efficiency at the core. Large glazed openings are proposed, which allow for a substantial sunlight into the Learning Hub. The COLA promotes natural ventilation and outlook. The Learning Hub also contains separate rooms that allow for visual and acoustic privacy where required.
Principle 6—whole of life, flexible and adaptive 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.	Compliant. Similar to the comments provided for Principle 1 and 2, the proposal has come about due to a need for the school to include a space where learning support services are co-located within a contemporary and functional
Principle 7—aesthetics 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. 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. 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. Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space. Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.	Compliant. The alterations and additions provide an improved aesthetic outcome for Block G. The alterations and additions are quite small in scale and do not alter the existing built form with the exception of a new roof for the COLA. The proposal does not present visually from the surrounding neighbourhood. As provided for Principle 3, wayfinding from within the site to Block G is largely unaffected. Block G entrances will be easily identified with the new 'portal' entrance, stairs and ramps leading to the doors. Block G is not proposed to be shared with the community under this application.

4.3 MAITLAND LOCAL ENVIRONMENTAL PLAN 2011

The Maitland Local Environmental Plan 2011 (LEP) provides a planning framework to facilitate development in an appropriate manner with due consideration to ecologically sustainable development. Relevant Clauses of the LEP are discussed in Table 4.3.1.

Table 4.3.1: Consistency with LEP 2011

CLAUSE	CONSISTENCY
1.2 Aims	The LEP provides for appropriate development within the LGA. The proposal has given due consideration to the site and surrounds and is in keeping with the aims of the LEP.
2.1 Land use zones	The site is zoned B4 Mixed Use. Uses that are permitted with consent include:

CLAUSE	CONSISTENCY
	Attached dwellings; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; ***Educational establishments;*** *Entertainment facilities; Function centres; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4* The proposal does not involve a change of use; notwithstanding, educational establishments are permitted with consent within the B4 Mixed Use zone.
2.3 Zone objectives	Objectives of the B4 zone are as follows: ➢ *To provide a mixture of compatible land uses.* ➢ *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.* The proposal will enable a land use and facility that provides a service to the community in an appropriate location. In close proximity is the neighbourhood centre, education and care facilities. A practice such as the proposed, in this location, will service the immediate and surrounding community.
2.7 Demolition requires development consent	The proposal involves minor partial demolition; consent for these works is sought under this application.
4.3 Height of buildings	There is no maximum building height for the site from the LEP.
4.4 Floor space ratio	There is no given maximum floors space ratio, in any case the proposal does not seek to significantly alter the existing floor space.
4.6 Exceptions to development standards	The proposal does not contradict a development standard under the LEP.
5.10 Heritage Conservation	The site contains a heritage item (I 183) and is within the Central Maitland Heritage Conservation Area. The proposal does not adversely affect either of these matters as evidenced in the SoHI provided in Appendix 3.
7.1 Acid sulfate soils	The site is mapped by Council as potentially containing acid sulfate soils (Class 4 and 5). Block G is within the Class 5 mapped area. No significant earthworks are proposed and any potentially occurring acid sulfate soils are not considered to be disturbed.
7.2 Earthworks	Minor earthworks will form part of the work in the form of new steps and ramp for access. Greater detail will be provided through the Construction Certificate phase.
7.3 Flood planning	The site is located within a flood planning area. The site contains existing buildings below the flood planning level, including Block G. The proposal has been prepared in consultation with both hydraulic and structural engineers. The proposal is considered compatible with the flood hazard of the land. The proposal is not considered to significantly adversely affect the environment or involve significant adverse impacts on flood behaviour.

4.4 MAITLAND DEVELOPMENT CONTROL PLAN 2011

Maitland Development Control Plan (DCP) 2011 provides guidance to development of land under LEP 2011 and is intended to act as an integrated planning document. The purpose of the Maitland DCP is to supplement the LEP and provide additional information to take into account when preparing a development application. An assessment of the proposed development against DCP requirements is provided in Table 4.4.1 below.

Table 4.4.1: Consistency with Maitland Development Control Plan 2011

CLAUSE AND CONTROLS	COMPLIANCE
Part B – Environmental Guidelines	
B.2 – Domestic Stormwater	The proposal is not for residential development; notwithstanding, the existing stormwater treatment onsite will be largely unaffected by the proposed development.
B.3 – Hunter River Flood plain 1. An application for development below the FPL must demonstrate: • the proposed development will not increase the flood hazard or flood damage or adversely increase flood affectation on other properties, as assessed by a suitably qualified hydraulic engineer; • the design of the proposed development is such that the risks of structural failure or damage in the event of flooding (including damage to other property) up to the FPL would be minimal, as assessed by a suitably qualified structural engineer; • the proposed development has been designed to withstand the effects of inundation of floodwaters up to the FPL, with contents or fittings susceptible to flood damage being located above this level; • if levees are proposed to protect a development, the impact of the levees on flood behaviour must be assessed and the habitable floor level of the proposed development behind the levee must still be set at or above the FPL (assuming no levee is in place); • the proposed measures to allow the timely, orderly and safe evacuation of people from the site (these measures should be permanent and maintenance free), and the measures proposed to safeguard goods, material, plant and equipment in a flood. These measures should be compatible with the Maitland City Local Flood Plan; • in rural areas, the proposals for the evacuation of any livestock in a flood; • the measures to reduce the risks that the development will allow the accumulation and build-up of debris being carried by floodwaters (particularly associated with fences in flood liable areas); • the design complies with the Table 1: Flood Aware Design Requirements for Residential Development on Flood Prone Land; and • Details of any proposed filling to be provided. 2. Survey plans shall be dimensioned in metres with levels to Australian Height Datum (AHD), prepared and signed by a Registered Surveyor.	Detailed flood information provided by Council states: *"The RL AHD of the 1:100yr (1%) flood affecting the lot is 9.73m. Subject to survey, this equates to 1% flood depths ranging from approximately 1.2m at the north-eastern end of the lot to over four (4) metres at the south-western end. 1% velocities are relatively low and estimated at less than .3m/sec, barring a levee failure.* *For the purposes of Complying Development, the lot is deemed to be:* *(a) within a flood storage area,* *(b) not within a floodway area,* *(c) not within a flow path,* *(d) within a high hazard area,* *(e) not within a high risk area (for non-residential development)."* The undercroft area of Block G has an existing RL of between 7 – 7.05m AHD. The proposed finished floor level (FFL) of this area is 7.14m AHD. The proposal has been prepared in consultation with both hydraulic and structural engineers. The proposal is considered suitable. Proposed filling is extremely minor and only relates to new steps and ramp to the north and south of the building. A survey plan prepared/signed by a Registered Surveyor is provided at Appendix 2 detailing the relevant information.

CLAUSE AND CONTROLS	COMPLIANCE
3. The type and extent of survey information likely to be required to support a development in a flood liable area is as follows: • the location of the site relative to other features such as roads, bridges, etc; • the assessed flood levels at the site (for the 1:100 ARI as a minimum and PMF where critical infrastructure is proposed), the origin of that level and how it was derived; • the position of existing buildings (if any) and proposed buildings and works on the site; • the existing and proposed floor levels of buildings on the site; • the existing ground levels around all existing buildings on the site, or if the site is vacant, ground levels on the site and on adjacent properties within approximately 30 metres of the boundary of the site; • the locations should be shown of any structure of the Hunter Flood Mitigation Scheme (such as levee banks, spillways, floodgates etc.), which are inside or within 100 metres of the subject property site; and • the position and floor and ground levels of buildings on adjacent properties, and the use of the properties within 100 metres of the subject site.	
3.1 Development in Floodways	N/A
3.2 Filling of Flood Storage and Flood Fringe Areas	N/A
3.3 General Building Requirements	N/A
3.4 Multi-Storey Residential Development	N/A
3.5 Basement Car Parking	N/A
3.6 Additions and Renovations	N/A
3.7 House Raising and Flood Proofing	N/A
3.8 Critical Infrastructure and Facilities	N/A
3.9 Mitigating Circumstances 1. Council may consent to a development[3] where: • The land use is permitted in the zone; and • Full compliance with the flood-related development controls is impossible or unreasonable. 2. Any application will be subject to a comprehensive merits-based assessment against the objectives of the DCP and Clause 7.3 of the LEP.	Block G is an existing building within an existing school and the proposal relates to relatively minor works. It is considered unreasonable to achieve all flood-related development controls in this instance. Based on its historic use and existence, the proposal is considered to be compatible with the flood hazard of the land and is not considered to significantly adversely affect the environment or involve significant adverse impacts on flood behaviour.

CLAUSE AND CONTROLS	COMPLIANCE
3. Any application under this clause must be supported by detailed justification including any relevant studies.	
B.4 – On-site sewage management systems	The proposal does not include on-site sewerage management systems.
B.5 – Tree Management	The proposal does not include pruning or clearing of any vegetation.
B.6 – Waste Not- Site Waste Minimisation & Management	A Site Waste Minimisation and Management Plan is provided in Appendix 7.
B.7 – Riparian Land and Waterways	The site is not affected by riparian land or waterways.
Part C – Design Guidelines	
C.1 – Accessible Living ***2.1 Building Regulations*** The building regulations give us the minimum standards for providing a desirable level of access and protection from bad design in the built environment. The requirements are presented in two ways: a) The document known as the Building Code of Australia (BCA), Part D3, sets down the "where, when and in which classes of buildings" access and facilities have to be provided. Section F2.4 covers the provision of amenity in buildings for people with a disability. b) The regulations call upon another document known as Australian Standard (AS), 1428.1-1993, which is the technical design standard for "how" the required access should be provided, to ensure that people with disabilities are afforded the same opportunities to use buildings, gain employment, be entertained and enjoy recreation, as non-disabled people. The cornerstone of this technical standard is the concept of a "continuous, accessible path of travel to or within a building and provides access to all required facilities". This means that an adult will be able to move equally well through the public or street environment and the built environment independently, whether using a wheelchair, walking aids or just pushing a stroller. However, not all classes of buildings, people or situations are covered by these regulations eg. private home owners who want to make their homes more accessible. Appendix 1 lists the various requirements per class of building.	An Accessibility Compliance Statement is provided in Appendix 5. It is noted that this statement refers to works outside of the scope of this SEE. Section 4 of the Accessibility Compliance Statement provides an assessment of the proposed development. The assessment found that the proposal is compliant with the relevant Australian Standards or capable of being compliant provided the recommendations within the Statement are applied.
2.2 Residential Development – Adaptable Housing	N/A
3.1 Planning Principles a) To ensure all new developments are constructed to accommodate the needs of those people who may use the services that the proposed landuse may provide.	Refer to comment under clause 2.1 above.

CLAUSE AND CONTROLS	COMPLIANCE
b) To ensure people with a disability enjoy the same level of access, both in gaining entry to and moving within, those buildings which meet a high public demand. c) To ensure those landuses which provide a service which is likely to attract a larger proportion of people with a disability, adequately provide for the needs of these people. d) That the provisions of continuous access path of travel to and within a building is the primary principle. e) The secondary principle is the provision of car parking and other amenities. f) To ensure that all existing commercial buildings in Maitland are upgraded to meet the primary principle of the Plan, overtime.	
3.2 Enhanced Requirements	N/A
3.3 Car Parking Design	N/A
3.4 Pathways Pathways refer to any external pathway or footpath which provides access to the entrance of a home or building. It should provide a comfortable grade no steeper than 1 in 14. Ramps and pathways should have a slip-resistant surface with a texture that is traversable by a wheelchair. Pathways should be provided with landings except when the pathway grade is flatter than 1 in 33. Some people are easily fatigued and need to rest and regain their strength before continuing their journey. Landings should therefore be located at appropriate intervals and the grade of the pathway between landings should always remain constant. Where at least one side of a pathway is bounded by a kerb with the handrail, or a wall with a handrail, the landing intervals can be set further apart. Where no kerb and handrail, or wall and handrail is provided, the ground which adjoins the side of the pathway should follow the grade of the pathway and extend horizontally for 600 mm. This horizontal width is enough to warn a person with a slight problem that they have veered off from the path and gives then time to avoid possible danger.	All pathways are unaffected and not steeper than 1 in 20.
3.5 Ramps This refers to any inclined pathway with a grade steeper than 1 in 20 but not steeper than 1 in 14.	The proposed ramp is compliant and not steeper than 1 in 20.
3.6 Intersection Details & Kerb Ramps	N/A
3.7 Kerb Ramp Design Criteria	N/A
3.8 Handrails	

CLAUSE AND CONTROLS	COMPLIANCE
This term refers to the handrails used in circulation areas such as corridors, passageways, ramps and stairways which enable a person's continuous movement. Wherever there are one or more steps, handrails should be installed on both sides. This is particularly important in outdoor areas where rain on the surface of the stair trads and poor lighting can be hazardous. Full round handrails are the preferred option. They should be between 30 mm and 50 mm in diameter and any exposed edges should always be rounded off to provide maximum ease of use and safety for people who must rely on them for support or guidance. The top of the handrails should be between 865 mm and 900 mm above the stair tread of floor to provide the best support for the greatest number of people. The clearance between the wall and the inside edge of the handrail is crucial if people are to effectively grip the handrail. It should be a minimum of 50 mm from any wall. there should also be at least 600 mm of clearance above the top of the handrail. Handrails should be securely fixed and rigid so they can easily support a person's weight, with their ends turned downwards for at least 100 mm and then returned in towards the side wall. This return is particularly important on the outside flight of steps for visually impaired or blind people to know on which side of the rail the steps being. There should not be any obstruction to the passage of a person's hand along the rail. It is also useful for handrails to be colour contrasted with the surroundings (with or light colour contrasts are preferable).	Handrails, stairways, entrances and doorways are provided in accordance with the construction requirements as recommended in Appendix 5.
3.9 Stairways Properly designed stairs can provide independent access for many people who are aged or have mobility problems or are visually impaired. There should always be closed risers between the stair treads to prevent a persons' foot from catching under the upper tread when they are climbing the stairs. VISUAL AND TACTILE CUES: One of the features of stairs which causes problems is when the treads and riser are the same colour. For visually impaired or blind people this can be quite dangerous. There should be a strip of contrasting colour or texture at least 25 mm wide on the tread at the nosing. It is preferable for each step to have a strip - preferably white - but yellow will suffice. HANDRAILS: Should be continuous throughout the stair flights and around landings. Wherever the handrail cannot continue without obstruction, a raised warning that the rail is coming to an end should be provided. This warning should be in the shape of a domed button for visually impaired or blind people at the top of the handrail 300 mm before that obstruction. Handrails which end at the top or bottom of a flight of stairs should extend at least 300 mm from the riser at the top of the stairs and at least 300 mm plus one tread width from the riser at the bottom of the stairs. This clearly indicates to visually impaired or blind people that the step has finished. At no time should the top or bottom step, handrail or balustrade encroach into circulation spaces.	

CLAUSE AND CONTROLS	COMPLIANCE
3.10 Entrances In all buildings the main entrance should be made accessible and form part of a continuous accessible path of travel so that people with disabilities can enter and leave on an equal basis with other users. If making the main entrance accessible is not possible, the accessible entrance should be one which is customarily intended for use by the general public. The location of the entrance should be clearly and directionally signposted at all other entrances/ exits so that valuable energy is not wasted trying to find it - tactile signs are preferred. Where revolving doors or turnstiles are installed in a building such as in some retail outlets or libraries, an alternative hinged or sliding door should be provided so that wheelchair users can use these services. Doorways to all homes and buildings should have level access especially where the door has to be opened manually. If a threshold is required at the entrance, its height should not be more than 50 mm and a step ramp (inclined pathway) with a grade not greater than 1 in 8 should be provided. This will result in a ramp of at least 400 mm long which is necessary for wheelchair users. The distance between the front and back wheels of a wheelchair is roughly 500 mm. Where the threshold extends outward for sufficient distance for someone to stand with both feet on it, there will usually be enough space for the front wheels to be on one level surface while the back wheels are on the other level surface with the ramp in between. This leaves the wheelchair user free to take one hand off a drive wheel to unlock, open, enter and then close the door. One problem which can arise is when the construction requires either the front or rear wheels to be on the ramp when the person has to take one hand off the drive wheels to unlock and open the door. The chair will probably pivot around the stationary wheel and swivel out of position.	
3.11 Doorways CLEAR OPENING DOORWAYS: The minimum width for a clear opening doorway is 760mm for a private dwelling. It is important to note that creating access in old houses with narrow hallways can often be facilitated by making door openings wider. This creates increased circulation space for manoeuvrability. CIRCULATION SPACES AT DOORWAYS: Care should be taken when planning renovations to ensure that no doors open directly across the top of a flight of stairs or swing in a way which obstructs the top or bottom step. Where a door has to open into a stair landing, it should be recessed so that it does not interfere with people's movement on the stairs. DISTANCE BETWEEN DOORWAYS IN PASSAGES: The distance between doorways should not be less than 1,340 mm unless the doors open into this space ie. in air locks, vestibules etc. in which case the distance you calculate should include the width of door leaf. DOOR HANDLES AND HARDWARE: Generally door handles should be of the type that can be easily opened and	

CLAUSE AND CONTROLS	COMPLIANCE
closed by one hand. Wherever possible lever action handles are preferred because they do not require high levels of dexterity or effort to operate. They should be of the type which will not permit the hand to slip from the handle while using it. The clearance between the handle and the door measured at the centre of the handle should be between 35 mm and 45 mm from the door surface. Opening and locking controls for door should be placed between 900 mm and 1,100 mm above the finished floor (see AS 1428.1 Clause 11). SWITCHES AND POWERPOINTS: These should all be consistently horizontally aligned with the door handles and other controls and not less than 500 mm from the internal comers. Rocker action, toggle or push pad switches with a recommended width of 35 mm are the preferred types. For people with severe finger and hand disabilities, these types allow convenient operation by arm or elbow.	
3.12 Access to Shops	N/A
3.13 Signs & Symbols	N/A
3.14 Assistive Listening Devices	N/A
3.15 Planning a Bathroom	N/A
3.16 Planning a Kitchen	N/A
C.2 – Child Care Centres	The proposal does not involve child care centres.
C.3 – Exhibition Homes & Villages	The proposal does not involve exhibition homes or villages
C.4 – Heritage Conservation ***2.1 General Requirements*** The content and range of issues to be addressed in a development application will depend on the heritage significance of the site and the impact the proposed development is likely to have. As a general rule, the greater the significance of the item or the potential impacts of the proposal, the more detail should be provided.	Refer to clause 2.2 below.

CLAUSE AND CONTROLS	COMPLIANCE
2.2 Heritage Impact Statement (HIS) Clause 5.10(5) in the Maitland LEP 2011 provides for a consent authority to request the preparation of a Heritage Impact Statement (HIS) to assist in the assessment of a development application. A HIS analyses the impact that proposed works will have on a heritage item or Conservation Area. It is usually prepared with reference to a Statement of Heritage Significance. The HIS will often form part of the Statement of Environmental Effects usually required for a development application. It needs to be supported by sufficient information to allow Council to make an informed decision about the impact of the proposal. Together with supporting information it addresses: • why the item or area is of heritage significance; • what impact the proposed works will have on that significance; • what measures are proposed to mitigate negative impacts; • the range of solutions considered and evaluated, and why more sympathetic solutions are not viable. The NSW Heritage Manual "Statements of Heritage Impact" is to be adopted for the purposes of preparing the HIS. The amount of information and level of detail required will depend upon the significance of the building, work or place the subject of the application, and the nature and extent of the work proposed. Applicants should determine, through pre-application consultation with Council staff, whether a HIS is required for a particular proposal.	A Statement of Heritage Impact (SoHI) is provided in Appendix 4. It is noted that the SoHI refers to works outside of the scope of this SEE. The assessment of Block G states: *"The integrity of this mid twentieth century building on the St Mary's campus is maintained and does not impact on the surrounding HCA* [Heritage Conservation Area] *due to effective screening from other buildings on the site. Similarly, the new COLA is located between buildings and the open design blends the building into its educational surrounds."* The proposal is not considered to adversely affect the heritage significance of Item 183 or the HCA. The remaining clauses of C.4 are not considered relevant.
C.5 – Industrial Land **C.6 – Outdoor Advertising** **C.7 – Outdoor Dining** **C.8 – Residential Design** **C.9 – Sex Services Premises & Restricted Premises** **C.10 – Subdivision** **C.11 – Vehicular Access & Car Parking**	The proposal does not relate to C.5 – C.11.
C.12 - Crime Prevention through Environmental Design ***1.1 Development requirements*** Objectives	The proposal is contained within an existing secured school premises. The proposal provided added security and safety for Block G by enclosing the undercroft area. The formalised use of this space provided added surveillance and activity that promotes the safe use of the area and limits excuse-making behaviour and areas for concealment.

CLAUSE AND CONTROLS	COMPLIANCE
1. The security of buildings and public spaces is achieved through the application of Crime Prevention through Environmental Design principles. 2. Territorial reinforcement is achieved through good quality, well maintained buildings and spaces and the delineation of public and private areas. 3. Good natural surveillance is achieved by the position of buildings and the orientation of uses toward public areas. 4. Landscaping and lighting contribute to the safety of an area. 5. Mechanical surveillance (e.g. CCTV) is only used where passive surveillance cannot be achieved or in isolated, high risk areas. 6. Way-finding, desire lines and formal/informal routes are reinforced by physical and symbolic barriers that channel and group pedestrians into areas. 7. Activity in public spaces is promoted by providing and maintaining high-quality public areas and promoting a diversity of uses that encourage activity throughout the day and night. 8. Perception of crime is minimised by maintenance of public areas and the rapid response to vandalism and graffiti.	A detailed Crime Prevention through Environmental Design Assessment is not considered necessary in this instance.
Part D – Locality Plans	
	The site is not subject to a Locality Plan.
Part E – Special Precincts	
E.1 – Centres ***2. New centres***	N/A
3. All centres ***3.1 Active Frontages***	N/A
3.2 Arcades	N/A
3.3 Awnings	N/A
3.4 Building design An application for a new building or building works shall: • Adopt elements reflected in the dominant era and style of buildings in the centre. • Avoid intrusion of incompatible elements. 2. Have a façade height within 20% of the average height of the buildings on either side.	The proposal is largely consistent with the existing building to which it relates. The proposed improvements are consistent with other recent improvements that have occurred on site.

CLAUSE AND CONTROLS	COMPLIANCE
3. Where more than 2-storeys are proposed, the third and higher storeys are setback further by a minimum of 3.0m. 4. In an established street, roof form and roof materials shall be consistent or complementary to those developments in that street. 5. Variations in roof form including the use of skillions, gables and hips are to be provided in the development or between developments. 6. Flat roofs shall be avoided unless they are behind a parapet. 7. Lift over-runs and service plant shall be concealed within roof structures. 8. All roof plant is to be represented on plans and elevations. 9. Outdoor recreation areas on flat roofs shall be landscaped and incorporate shade structures and wind screens to encourage use. 10. Security grills (for e.g. roll-up doors) shall be avoided. 11. If installed, security grilles shall be provided within the building, behind the glazing and be constructed of material that allows the interior to be visible.	
3.5 Gateway, corner and landmark sites	N/A
3.6 Pedestrian Entries and Access	This matter is addressed under Part C and Appendix 5.
3.7 Parking, loading and servicing	N/A
3.8 Public art, landscaping and public domain works	N/A
3.9 Setbacks	N/A
3.10 Waste management	This matter is addressed under Part B and Appendix 7.
3.11 Vehicular access	N/A
3.12 Development adjoining sensitive land uses	N/A
3.13 Mixed use development	N/A
3.14 Thornton	N/A
3.15 Rutherford	N/A
3.16 Central Maitland Development Applications – General Principles	The proposal is relatively minor in scale and is not considered to significantly affect the existing flood behaviour or hazard to the site or surrounding areas. As stated, the proposal has been prepared in consultation with a hydraulic and structural engineer.

CLAUSE AND CONTROLS	COMPLIANCE
In making or determining a development application on land the subject of this plan, the applicant and the Council respectively shall have regard to a number of planning principles. A statement, which adequately addresses these principles, shall be prepared and accompany the development application. These principles are as follows:- 1. The development will not increase the flood hazard or flood damage to other properties, or adversely affect them in any way during times of floods. 2. Development should be designed in such a manner that the risks of structural failure or damage in the event of flood, including damage to other property, are minimised. 3. Development should be designed to withstand the effects of inundation of floodwaters, including the incorporation of measures to raise floor levels, to prevent the entry of floodwater by way of levees or the like, to seal or floodproof buildings, to avoid activities or fittings susceptible to flood damage, or to store the contents of buildings above the Flood Standard. 4. Permanent, fail safe, maintenance free measures are incorporated in the development to ensure the timely, orderly and safe evacuation of people from that area, should a flood occur. In addition, it must be also demonstrated that the displacement of these people during times of flood will not significantly add to the overall cost and community disruption caused by the flood. 5. Applications for development on land below the flood standard should be accompanied by information describing the intended method of evacuation or removal of people, goods, material, plant equipment or livestock, in the event of a flood. 6. Land above the flood standard should be carefully managed to enable it to be used for high intensity development that is less able to locate in flood prone areas. 7. Development should not have the effect of increasing the exposure of people to risk or life or health in the event of a flood, and wherever possible should contribute to a reduction of such risk. 8. Development should as far as possible contribute to the functioning of Central Maitland as a commercial, historical, tourist, recreation and entertainment centre. 9. Development should be of a type, height and scale that is compatible with the existing urban and historic fabric and to the maximum extent, consistent with the expansion of the functions of the centre. 10. Construction methods and materials used at levels below the flood standard shall conform with Part 8 – Flood Proofing Guidelines.	

CLAUSE AND CONTROLS	COMPLIANCE
11. The design and materials of buildings and signage shall be such as to enhance the historic character of Central Maitland.	
E.3 – Heritage Conservation Areas ***2. Central Maitland Conservation Area***	As provided under Part C, a SoHI is provided in Appendix 4. It is noted that the SoHI refers to works outside of the scope of this SEE. The assessment of Block G states: *"The integrity of this mid twentieth century building on the St Mary's campus is maintained and does not impact on the surrounding HCA* [Heritage Conservation Area] *due to effective screening from other buildings on the site. Similarly, the new COLA is located between buildings and the open design blends the building into its educational surrounds."* The proposal is not considered to adversely affect the heritage significance of Item 183 or the HCA.
F – Urban Release Areas	
	The site is not within an Urban Release Area.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 SECTION 4.15(1) (A) – STATUTORY PLANNING CONSIDERATIONS

In determining the subject DA, Council is required to consider those relevant matters listed in Section 4.15 (1) of the EP&A Act. Each of the relevant matters is addressed below.

Section 4.15 (1) (a) requires the consent authority to take into consideration the provisions of any environmental planning instrument (EPI), draft EPI, DCP, planning agreement that has been entered into under Section 7.4 or the Regulations.

These matters (and others) are addressed in Section 4 of this report, and below.

The proposal is permissible with consent of Council, and is generally consistent with the provisions and objectives of Maitland LEP 2011 and DCP 2011.

5.2 SECTION 4.15(1) (B) – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

The relevant matters are addressed below:

5.2.1 Impacts on the Natural Environment

The proposed development does not include a use or activity that could cause impacts to the natural environment. The proposed alterations and additions are minimal, relating to an existing building within a developed site. The minor works are not considered to pose any adverse impacts to the natural environment.

5.2.2 Impacts on the Built Environment

The proposal is substantially consistent with the objectives and development controls contained within the various environmental planning instruments and development control plans that apply to the site (see Section 4). The development will not affect the character of the locality and is consistent with existing built form on site.

5.2.3 Social and Economic Impacts

The development comprises orderly economic development of the site for purposes for which it is zoned. The proposal will not pose any negative social or economic impacts.

5.3 SECTION 4.15(1) (C) – THE SUITABILITY OF THE SITE

Suitability of the site for the proposed development is dealt with in Section 2. The proposal relates to minor alterations and additions to an existing building and does not seek to change the use. It is therefore considered that the site is eminently suitable for the development proposed.

5.4 SECTION 4.15(1) (D) – SUBMISSIONS

Any relevant representations will need to be considered by the Council in the determination of the development application.

5.5 SECTION 4.15(1) (E) – PUBLIC INTEREST

The public interest is best served by the orderly and economic use of land for purposes permitted under the relevant planning regime and substantially in accordance with the prevailing planning controls. The development is a permitted form of development and is therefore considered to be in the public interest.

6. CONCLUSION

The proposed development is for alterations and additions to Level 1 of Block G at All Saints' College on land known as 16 Grant Street Maitland. The proposal seeks to convert this space to a Learning Hub and provides for a new covered outdoor learning area. The development comprises the orderly economic development of the site for purposes for which it is zoned and is not considered to pose any negative social or economic impacts.

The design is of high quality with careful consideration has been given to the functionality for students, staff and overall aesthetic qualities.

The proposal is reasonable and appropriate when considered under the relevant heads of consideration in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, and is worthy of favourable consideration by Council.

APPENDICES

APPENDIX 1

Architectural Plans prepared by Alleanza Architecture

2 VIEW TO ENTRY PORTAL
1 : 1

Catholic Schools Office
DIOCESE OF MAITLAND-NEWCASTLE

All Saints College, Maitland
St Mary's Campus

REFURBISHMENT of BLOCK G : Learning Hub

DA DRAWING LIST	
Sheet Number	Sheet Name
DA-00	COVERPAGE
DA-01	SITE PLAN & SITE ANALYSIS
DA-02	EXISTING & DEMOLITION GROUND FLOOR PLAN BLOCK G
DA-03	PROPOSED GROUND FLOOR PLAN BLOCK G
DA-04	PROPOSED ROOF PLAN BLOCK G
DA-05	PROPOSED ELEVATIONS BLOCK G
DA-06	PROPOSED SECTIONS BLOCK G

Christus Inspirati
ALL SAINTS' COLLEGE
Maitland

Architect
ALLEANZA ARCHITECTURE
Nominated Architect: Charles Glanville NSW Registration No. 3130

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P: 02 8039 8822
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A: 797 Hunter Street, Newcastle NSW 2302
W: www.alleanza.com.au

Client: CSO Maitland-Newcastle Diocese

Project: All Saints College - St Mary's Campus, Maitland

Address: 16 Grant Street, Maitland NSW 2320

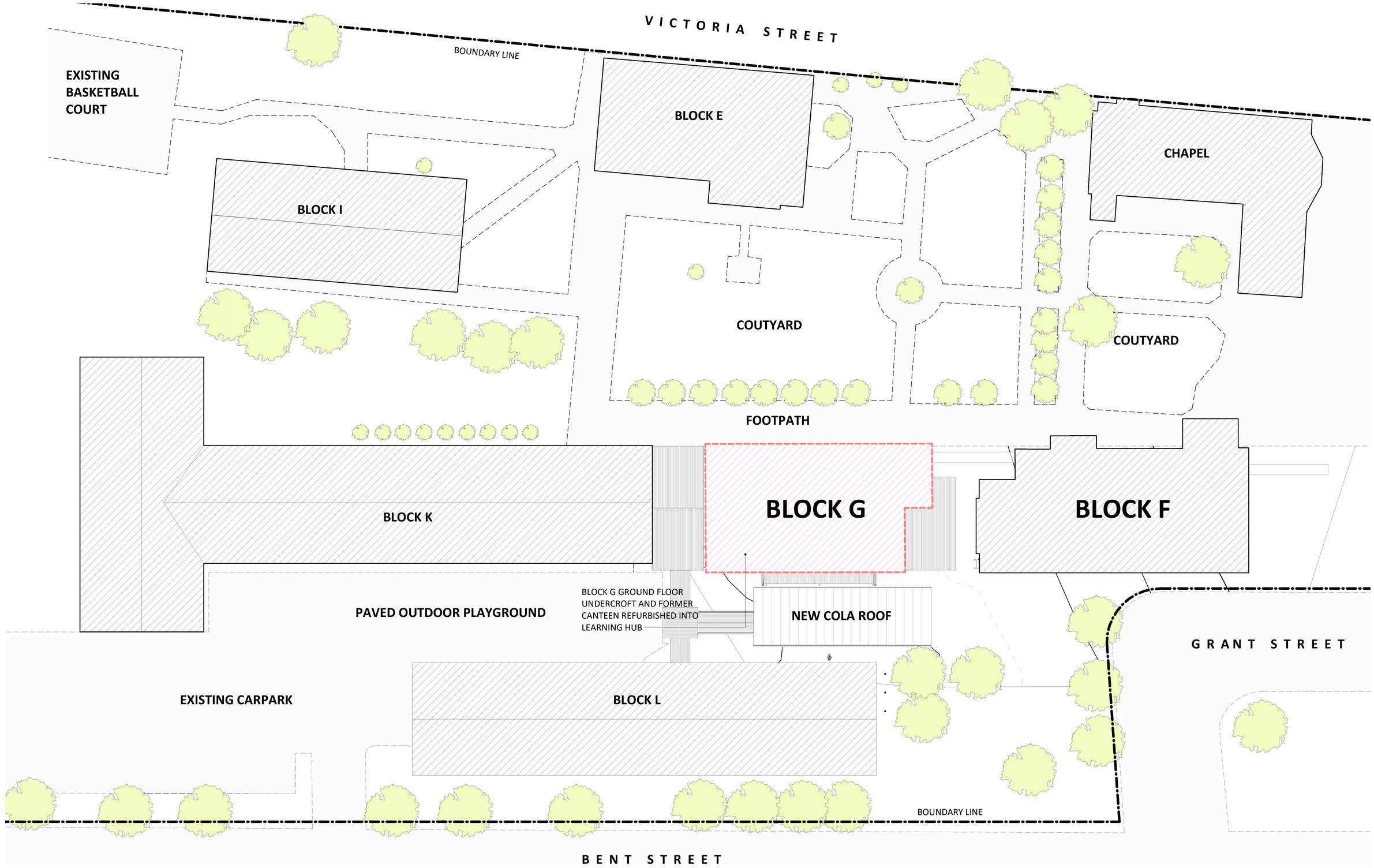
Issue	Date	Subject	PA
1	28.05.21	DA For Planner Review	
2	09.06.21	Issue for DA	

North

Scale:	NTS
Sheet size:	A1
Drawn:	AL, FS, CS
Checked:	CS
Verified:	PG

DEVELOPMENT APPLICATION
COVERPAGE

Project_no.	Sheet_no.	Sheet Issue
21111	DA-00	2



1 DA SITE PLAN
1 : 200

Architect
ALLEANZA ARCHITECTURE
Nominated Architect: Charles Glanville NSW Registration No. 3130

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Issue	Date	Subject
1	28.05.21	DA For Planner Review
2	09.06.21	Issue for DA

PA

0 4 10 16m

North

Scale:	1:200
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Drawn:	AL, FS, CS
Checked:	CS
Verified:	PG

DEVELOPMENT APPLICATION
SITE PLAN & SITE ANALYSIS

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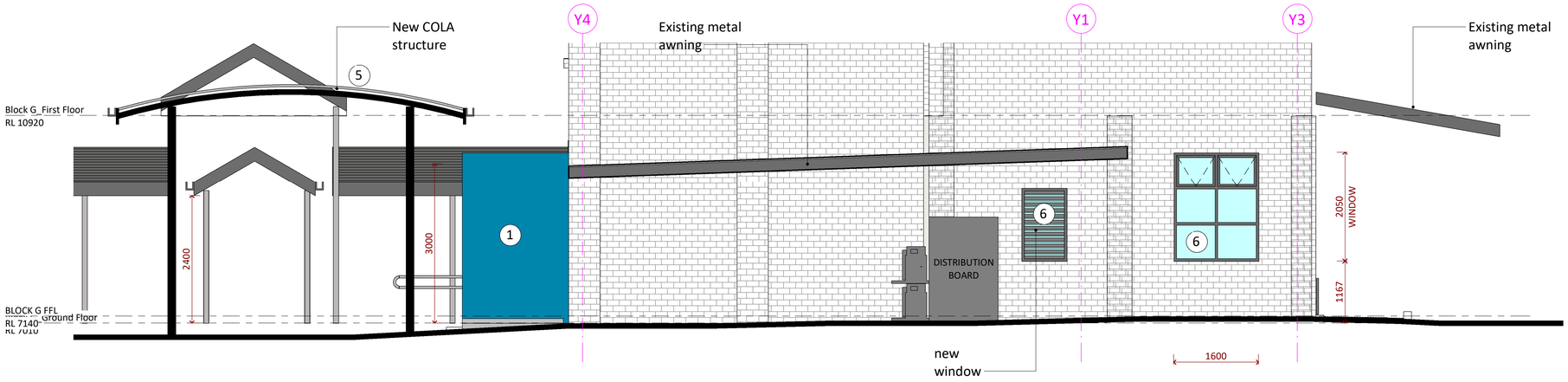
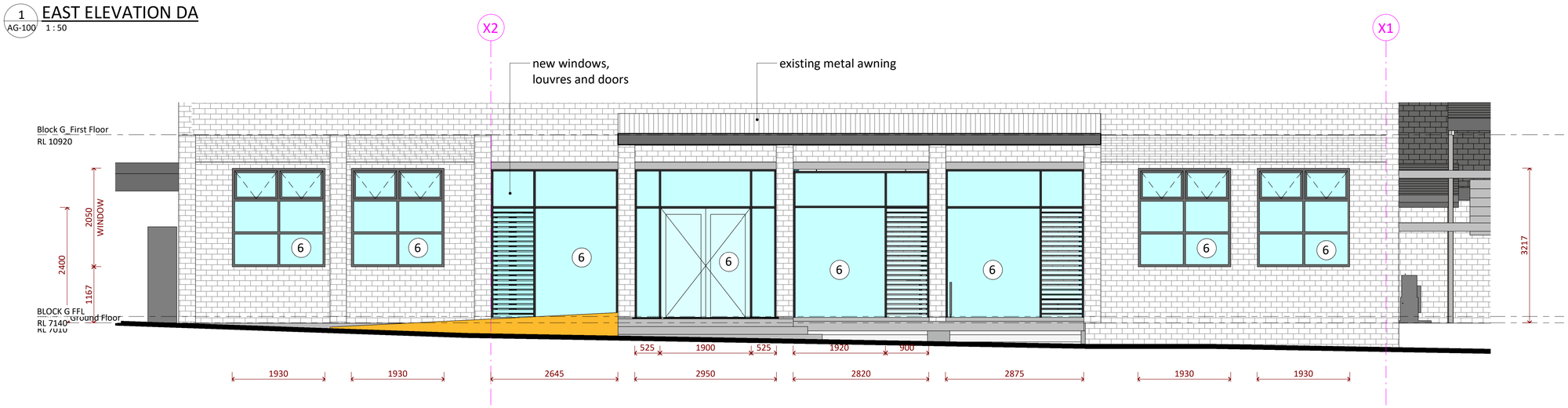
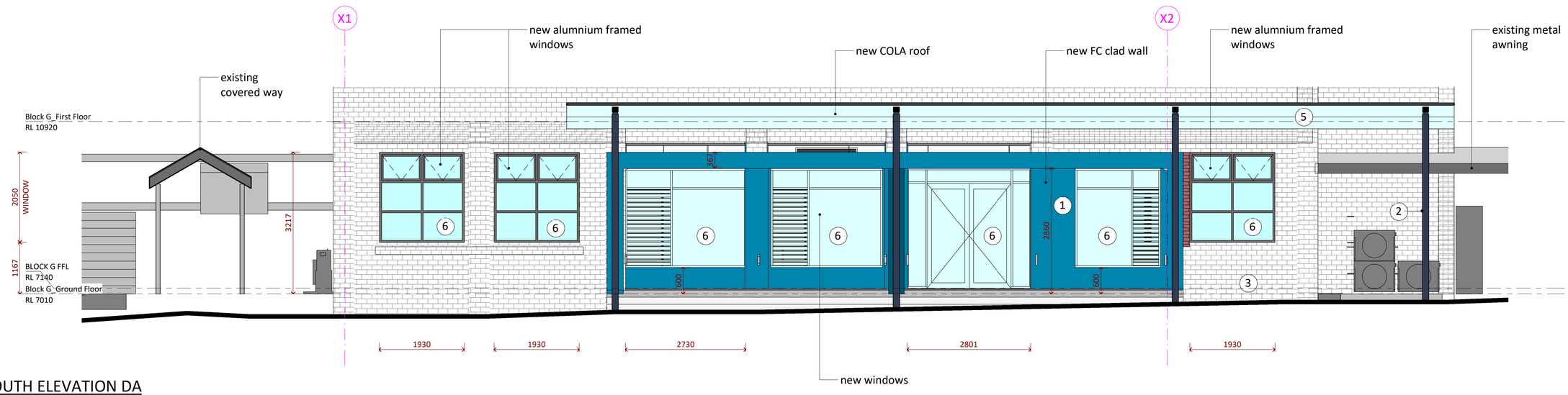


1 AG-100 **EAST ELEVATION DA** 1 : 50



2 AG-100 **NORTH ELEVATION DA** 1 : 50



3 AG-100 **SOUTH ELEVATION DA** 1 : 50

MATERIALS LEGEND

1. Painted fibre cement sheeting to be painted Dulux 'Singing Blue'
2. Window frames and painted steel to be 'Monument'
3. Feature paint to ramps to be Dulux 'Sundial'
4. Colourbond Roof sheeting to be 'Surfmist'

5. COLA roof to be translucent everbright roof colour 'opal'
6. New glazing

Architect
ALLEANZA ARCHITECTURE
Nominated Architect: Charles Glanville NSW Registration No. 3130

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Issue	Date	Subject
1	28.05.21	DA For Planner Review
2	09.06.21	Issue for DA

PA

0 1 2.5 4m

North

Scale:	1:50
Sheet size:	A1
Drawn:	AL, FS, CS
Checked:	CS
Verified:	PG

DEVELOPMENT APPLICATION

PROPOSED ELEVATIONS BLOCK G

Project_no.	Sheet_no.	Sheet Issue
21111	DA-05	2

APPENDIX 3

AHIMS Search Result

AHIMS Web Services (AWS)
Search Result

Purchase Order/Reference : 11898

Client Service ID : 596455

Marina Budisavljevic

7 Canberra Street
Charlestown New South Wales 2290

Attention: Marina Budisavljevic

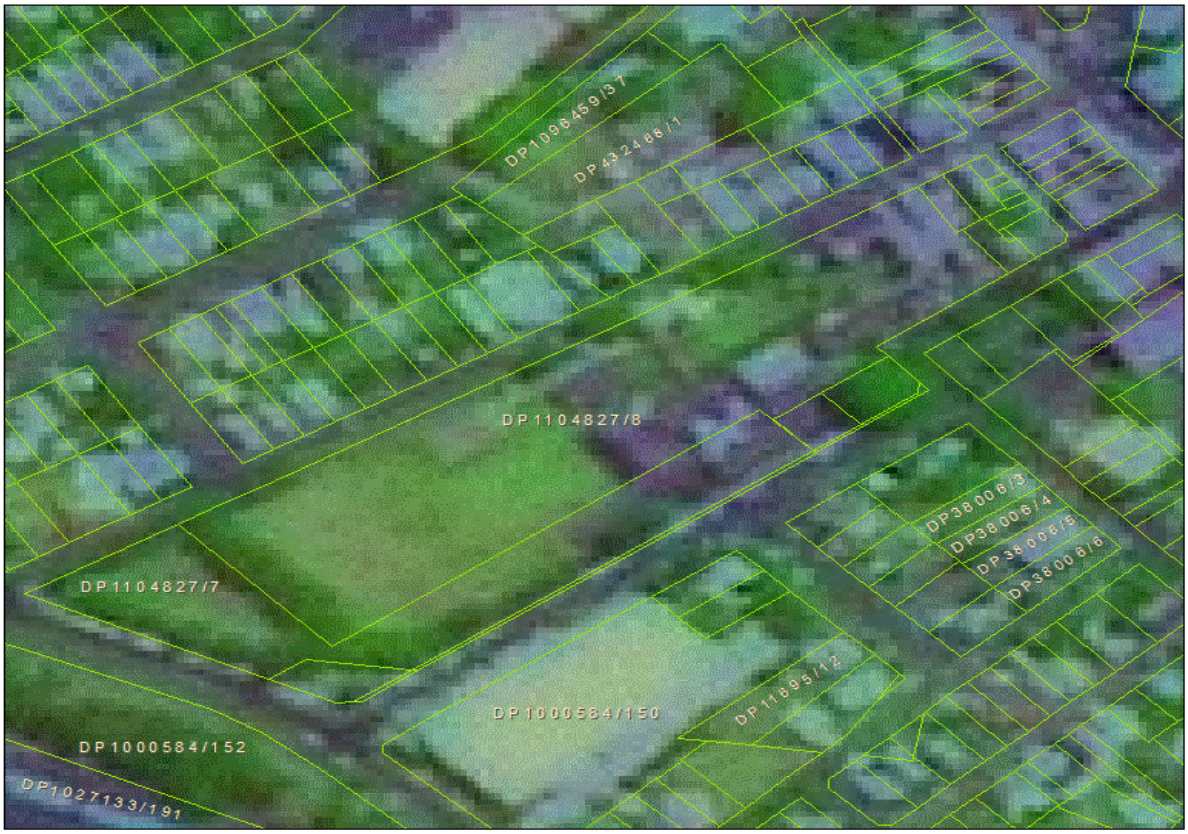
Email: marina.budisavljevic@dewittconsulting.com.au

Date: 04 June 2021

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 8, DP:DP1104827 with a Buffer of 50 meters, conducted by Marina Budisavljevic on 04 June 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
Tel: (02) 9585 6380 Fax: (02) 9873 8599

ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au

APPENDIX 4

Statement of Heritage Impact prepared by John Carr Heritage Design

John Carr
13 Renwick Street Toronto 2283
Phone (02) 4959 1653 (mob.) 0411 550 303

Heritage Design
ABN 72 840 384 366
Email – john.carr.heritage@hotmail.com

2 June 2021

Catholic Schools Office
Diocese of Maitland-Newcastle
C/- Cassie Stronach
Alleanza Architecture
797 Hunter Street
NEWCASTLE WEST NSW 2302

Dear Cassie,

RE: STATEMENT OF HERITAGE IMPACT FOR THE PROPOSED ALTERATIONS TO BLOCKS G, F & I AT St MARYS, MAITLAND.

INTRODUCTION:

The following report comprises a Statement of Heritage Impact (SoHI) for the proposed alterations and additions to the St Mary's High School Library to form a Visual Arts & Design Centre. Guidelines published by Heritage NSW have been used to produce this Statement of Heritage Impact. John Carr Heritage Design has been engaged by Alleanza Architecture on behalf of the Catholic Schools Office to prepare the SoHI to accompany the submission of a Review of Environmental Factors for a Development Application for the project.

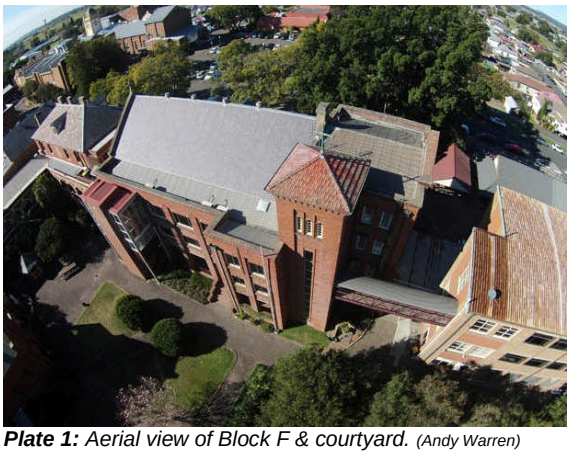


Plate 1: *Aerial view of Block F & courtyard.* *(Andy Warren)*

Plate 2: *View from the centre of the building.* *(A. Warren)*

The proposed project to the second floor of Block F includes all works associated with changing the current use as a Library to a Visual Arts & Design Centre with spaces for Visual Arts, Textiles & Major Works together with associated Stores and services.

Plate 3: *The second floor Library and verandahs from the courtyard.* *(JCHD 6928)*

HISTORICAL BACKGROUND:

The Dominican Sisters arrived in Maitland from Ireland in September, 1867. Their focus was the education of young ladies and children, firstly in Maitland and later in Newcastle, Mayfield and Waratah. The Sisters had a strong commitment to special education, establishing an Institute for Girls with a Hearing Impairment in Newcastle in 1873. St Dominic's at Mayfield is a continuation of this work.

Plans were produced on 27 August 1883 for extensive additions to the convent by Maitland architect J.W. Pender; it is likely that these included the chapel. Interestingly, the builder was Henry Noad and one might question a relationship with the 20th century Sydney organ builder S.T. Noad. John Wiltshire Pender (1833-1917) was Scottish born and trained in Inverness before his arrival in Australia in 1855 seeking gold. His was the leading architectural practice in the Hunter Valley with 1028 projects documented before his retirement in 1908, these also including plans produced on 15 September 1894 for remodelling of the front of the convent in Albert Street to three storeys.

Plate 4: *Block F building with bullnose verandah.* *(St Marys HS)*

Plate 5: *Block F building with additions to enclose the verandah.* *(St Marys HS 1967)*

The above two photographs show the Hall/Classroom building in its original configuration with an open bullnose verandah on the courtyard side, with the first floor glazed in with operable sashes.

The mid twentieth century saw the removal of the bullnose verandah and a new verandah constructed in brick with an additional mid level to join to the Cloisters of the adjacent classroom block. A staircase tower and four levels were added to the building which can be seen in *Plate 3.*

These alterations have affected the heritage significance of the Hall/Library building, particularly on the courtyard side of the school as the large and imposing semicircular windows were compromised by having a reinforced concrete suspended floor slab installed at the upper level of the window, requiring the semicircular sash to be infilled. The sash is maintained internally which compliments the identical sashes on the other (street) side of the building.

THE PROPOSED DEVELOPMENT:

BLOCK I - AMENITIES BUILDING:
The proposed works to Block I involve an internal rearrangement and renewal of the toilet facilities including the removal of some external wall areas to be replaced by mesh. Block I is a contemporary design and the proposed alterations do not detract from the original design. The location of this services building near the centre of the site addresses access from both the classroom buildings and the open play space within the grounds. The external alterations face the nearby twentieth century school buildings which screen the building from Bent Street.

Assessment - The works maintain the existing external building design replacing some brickwork with mesh fabric. The integrity of this late twentieth century building on the St Mary's campus is maintained and does not impact on the surrounding HCA due to effective screening from other buildings on the site.

BLOCK G - UNDERCROFT LEARNING HUB:
Block G is a mid twentieth century education building, three storeys in height including an open undercroft area on the ground floor.

Plate 6: *Block G from the courtyard.* (JCHD 6929)

Plate 7: *The existing open undercroft area.* (JCHD 6931)

The proposed works to Block G include infilling the existing openings with new glazed aluminium framed windows and doors. A new Covered Outdoor Learning Area is to be constructed on the southern side of the building screened from Bent Street by Block L.

Assessment - The works generally are minor and maintain the existing external building design infilling some existing openings with glazing. The integrity of this mid twentieth century building on the St Mary's campus is maintained and does not impact on the surrounding HCA due to effective screening from other buildings on the site. Similarly, the new COLA is located between buildings and the open design blends the building into its educational surrounds.

BLOCK F - VISUAL ARTS & DESIGN CENTRE:
The proposed works to the second floor of Block F to convert this level from an existing Library for us as a Visual Art, Textile and Major Work's area is all internal. As a contributory heritage item within the site the interior of this building is of heritage significance.

Plate 8: *Library looking to the Office.* *(JCHD 6933)*

Plate 9: *The north wall of the Library area.* *(JCHD 6938)*

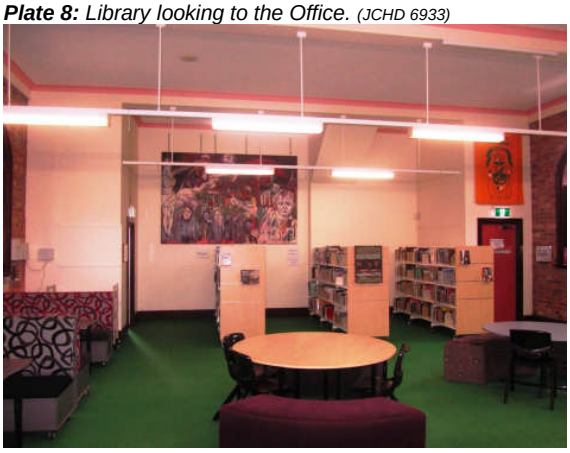


Plate 10: *Eastern Library wall is a light partition.* *(JCHD 6932)*

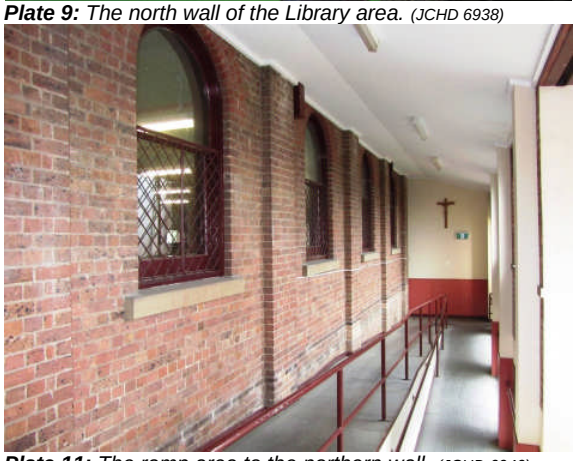


Plate 11: *The ramp area to the northern wall.* *(JCHD 6940)*

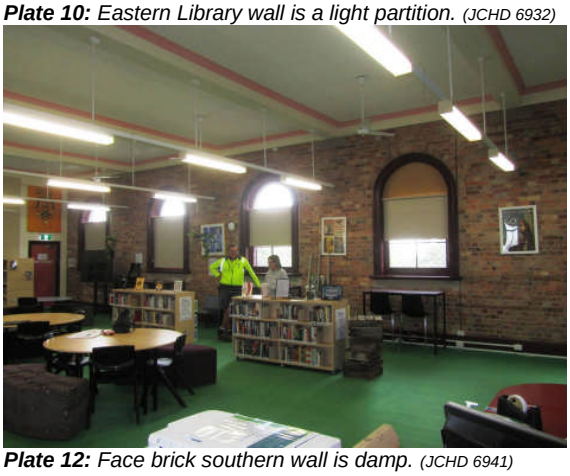


Plate 12: *Face brick southern wall is damp.* *(JCHD 6941)*

Plate 13: *The steps to the office are to be removed.* *(JC 6934)*

Schedule of significance of interior fabric:

(Hidden) timber ceiling structure	*High*	*Maintain*
Plasterboard ceilings	*Low*	
Face brick walls, lime mortar joints, exposed sandstone & Skirtings	*High*	*Maintain*
Timber arched double hung windows and architraves	*High*	*Maintain*
Timber door frames and architraves (two doubles and two single doors)	*High*	*Maintain*
Modern replacement timber and aluminium doors	*Low*	
Timber floorboards and structure under the carpet	*High*	*Maintain*
Small timber double hung windows to office	*Moderate*	*Maintain*
Lightweight partitions	*Low*	

Note: fabric marked as being of low significance can be maintained, altered or replaced.

Comments on the proposed sketch plans for Block F:

Suggested approach to the works:

- Ceiling this has been replaced at some stage with plasterboard. The beams and ceiling joists are probably hardwood and original. Alterations to the plasterboard will not affect significance provided the existing beam/flat ceiling configuration remains and can be seen. Suspended ceiling decoration will need to be confirmed by a structural engineer.
- Face brick walls must remain untouched by applied coatings or coverings as shown in the Artist Impressions. Sealing of the brickwork will crate moisture issues over the long term. It is recommended pin boards be supported 15 mm off the brick walls to allow them to breathe and reduce fungal growth behind the pin boards. The older brick walls in this building are solid with no cavities and therefore subject to moisture. Fixing into the brick walls should be via timber or plastic grounds in the lime mortar joints.
- Ventilate cupboards located near brick walls and fix them 15 mm off the wall surface.
- Lightweight partition walls can be altered or removed. New lightweight partition walls should be carefully constructed so as not to damage the heritage fabric and be easily removed in the future. Cut all framework over existing significant fabric such as skirting boards so they remain intact if the partition is removed in the future. Finish plasterboard against face brickwork using plastic U channels.
- Removal of the southern staircase is acceptable as it is a later addition.
- Preserve existing door frames and architraves to the masonry walls (doors are missing or replaced). Preserve all timber windows and architraves and overhaul as required.
- Carefully plan all services runs for water supply and drainage to sink units. Consider detailing a veneer wall under sinks including splashbacks for services. Maintain the skirting in its original position within the service duct.
- Carefully locate any new air conditioning units and associated external condensers including service runs. Locate condenser units on the ground away from older brickwork or sandstone. Cover risers in a metal duct nominally the size of a downpipe. Provide a service duct below the sinks to the northern wall for service supply and drainage associated with sinks and air conditioning wall units.

Plate 14: *Block F Visual Arts & Design Centre plan layout.* *(Alleanza)*

STATEMENT OF HERITAGE IMPACT:

Statement of Heritage Impact for:	Alterations and additions to an item of heritage significance.
Date:	This Report was completed on 2nd June 2021.
Reference:	The site is within Maitland City Centre Heritage Conservation Area and is adjacent other items of heritage significance. St Marys HS is item 183 on the LEP.
Address & Property Description	The site is located at 16 Grant Street, Maitland 2320. The property description is: ➢ Lot 8, DP 1104827;
Prepared by:	John Carr, a Heritage Architect trading as John Carr Heritage Design, compiled this report.
For:	The report has been prepared for Alleanza Architecture on behalf of the Catholic Schools Office Diocese of Maitland-Newcastle.

ASSESSMENT OF HERITAGE IMPACT:

The following aspects of the proposal respect or enhance the heritage significance of the item or area for the following reasons:

- The proposed internal alterations to the second floor of Block F do not destroy any original heritage building fabric.
- The internal rearrangement of partitions does not damage any original heritage material.
- The interior works to provide a suitable area for an Art Learning Hub are reversible and maintain current education code requirements for higher education.
- Some of the work helps reverse previous alterations to the space.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:

- There are no aspects of the works that would impact on building, the heritage conservation area or nearby heritage items.
- There are no aspects of the alterations to Blocks I and G that would impact on the heritage buildings in the school or could be easily observed from outside the grounds.

The following sympathetic design solutions were considered and discounted for the following reasons:

- No other sympathetic design solutions were considered.

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item:

The comments on the sketch plan for Block F on page 5 of this report are recommended and should be checked off on completion of the CC documentation for Tender Call.

STATEMENT OF HERITAGE IMPACT:

The proposed alterations to Blocks I and G will have minimal impact on the heritage significance of All Saints St Mary's College at Maitland for the following reasons:

- Both blocks were constructed between the mid and late twentieth century as the school population grew and education code requirements resulted in the design of new accommodation for students and services.
- Both blocks are screened from the surrounding HCA and individual heritage items by other existing buildings on the site.

The proposed alterations to the second floor of Block F to form an Art Learning Hub in the building on Grant Street, Maitland for educational purposes will have minimal affect on the heritage significance of the heritage item and the surrounding heritage conservation area due to the work not damaging original heritage building fabric and being confined to internal alterations which are to be detailed as reversible in the future so as not to permanently damage significant building fabric.

CONCUSION:

Art Classes are notoriously "messy" due to the nature of the subject so the brick walls may be vulnerable to damage from flying paint or other objects. The school appears very proud of their facilities so it is reasonable to assume that locating Art to this space won't be regretted in the future from a cleaning aspect.

The necessity to locate moisture absorbing fixtures off walls exhibiting indications of moisture deterioration is a benefit to both the fixtures and the face brick solid walls.

Installation of security bars, if required, should be to the inside of the school's windows as a preference to external bars or fine security mesh that may reduce natural lighting to the room.

The resolution of services installation to the room is an important aspect to consider and detail for both now and for future changes to the room.

Please let me know if you require any further information.

Yours faithfully,

John Carr
Heritage Architect
B. Sc. (Arch), B. Arch. (Registered Architect NSW ARB 4128)

Date	Rev	Description
2 June 2021	**B**	Final for DA lodgement.
7 May 2021	A	Draft for comment

APPENDIX 5

Accessibility Compliance Statement prepared by Lindsay Perry Access

lindsay perry access

Lindsay Perry
B.Arch., M. Dis. Stud.
Accredited Access Consultant
Registered Architect NSW 7021

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ACCESSIBILITY COMPLIANCE STATEMENT
Documentation Review

Our ref:	LP_21129
Project:	**All Saints College** St Mary's Campus, Maitland The project is the refurbishment of three (3) buildings within the school – Block F, Block G & Block I. Block F will accommodate new visual arts and textiles learning areas at the second floor; Block G a new Learning Hub at the ground floor level; and Block I, new sanitary facilities.
Client:	Catholic Schools Office PO Box 714 NEWCASTLE NSW 2300 c/- Alleanza Architecture
Documentation Review Date:	5 May 2021 3 June 2021
Compliance Status:	**Compliant as Documented** Refer to following compliance summary
Notes:	This report is limited to items within drawings listed in this report only. Construction is to be in accordance with the recommendations made in this access report to ensure compliance. **Any dimensions quoted throughout this report and within Australian Standards are CLEAR dimensions, not structural. This needs to be considered during construction to account for wall linings and the like.** Best practice options, as noted in the report, are not mandatory but will minimise the risk of a complaint made under the DDA. The recommendations throughout this report reflect the professional opinion and interpretation of Lindsay Perry Access Pty Ltd. This may differ from that of other consultants.

Applicable Legislation:	The following legislation has been considered in the preparation of this Accessibility Compliance Statement: — The Commonwealth Disability Discrimination Act 1992 (DDA) — Disability (Access to Premises (Buildings)) Standards 2010 — Access Code for Buildings 2010 — The National Construction Code Building Code of Australia Volume 1, Amendment 1 2019 (BCA) – Section D2.14 / D2.15 / D2.17 – landings, thresholds and slip resistance – Section D3 – Access for People with Disabilities – Section F2.4 – Accessible Sanitary Facilities — Australian Standard AS1428.1 (2009) Amendment 1 & 2, – Design for Access and Mobility — Australian Standard AS1428.2(1992) – Design for Access and Mobility: Enhanced and additional requirements — Australian Standard AS1428.4.1 (2009) Amendment 1 – Design for Access and Mobility: Means to assist the orientation of people with vision impairment – Tactile ground surface indicators
BCA Classification:	Class 9b
Appendix 1:	Accessibility Requirements – Guidelines for Construction
Appendix 2:	Reviewed Documentation

LINDSAY PERRY
Access Consultant (ACAA Accreditation No. 136)

Revision Summary:

Date	Description	Revision
5 May 2021	Accessibility Compliance Statement	draft
3 June 2021	Accessibility Compliance Statement	1

Contact Details:

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NEW LAMBTON NSW 2305
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0418 909 180

Qualifications:

Lindsay Perry, principle of Lindsay Perry Access Pty Ltd, is a qualified Access Consultant, holding the Certificate IV in Access Consulting. Her other qualifications are as follows:

- Internationally Certified Access Consultant GAATES ICAC BE-02-106-18
- ACAA Accredited Member No. 136
- Registered Architect NSW 7021
- Livable Housing Assessor 20047
- NDIS SDA Assessor SDA00049

Clarifications

Lindsay Perry is a qualified Access Advisor, being an accredited member of ACAA within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

Insurances:

Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

1 Access and Approach / External Areas

The approach to the building needs to be considered when considering access for persons with a disability. The BCA has three requirements for the approach to the building for persons with a disability. An accessible path of travel is required to the building entrance from the allotment boundary at the main points of pedestrian entry, from accessible carparking areas and from any adjacent and associated accessible building.

For Block F & Block I, as the proposed building works are internal refurbishments, we assume that the approach to the buildings and associated external areas will remain unchanged and are therefore not within the scope of this report.

For Block G, localized external access will be via an accessible ramp at the ground floor level (northern side of the existing building).

2 Disability (Access to Premises) Standards 2010 Provisions

The Disability (Access to Premises – Buildings) Standards (APS) apply to **...a new part, and any affected part, of a building,** to the extent that the part of the building is...a Class 3, 5, 6, 7, 8, 9 or 10 building (Clause 2.1).

New work is defined as follows (Clause 2.1 (4)):

- An extension to the building or a modified part of the building.

An **affected part** is defined as follows (Clause 2.1 (5)):

- The principle pedestrian entrance of an existing building that contains a new part; and
- Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

Item:	APS Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
2.1 Disability (Access to Premises – Buildings) Standards 2010 "new work & affected part" provisions	2.1(4)	Y	N	TBC	Due to the nature of the refurbishment works, an accessible path of travel is provided between the entry doorway and the new building work within each Block F, Block G and Block I. With respect to Block F, where refurbishment works are at the second-floor level, an existing lift provides access to the subject area.
2.2 Compliance with Access Code	3.2	Y	N	TBC	Refer to following BCA commentary.
2.3 Lessee Concession	4.3	Y	N	TBC	Not applicable
2.4 Lift Concession	4.4	Y	N	TBC	Capable of compliance As documented the existing lift provides adequate dimensions.
2.5 Toilet Concession	4.5	Y	N	TBC	The existing accessible facility within Block I is an existing condition with no changes proposed as a part of the refurbishment works.

3 Block F

The refurbishment works within Block F are at the second-floor level. Learning areas to support Visual Arts and Textiles will be provided. There are three (3) main areas being Major Works (Art), Visual Art and Textiles.

The proposed Major Works area (currently the Library back-of-house areas) is at a different level to the main floor level – 680mm higher. Existing stairs – that will be retained – provide access to this area. There is a location nominated for a stairway platform lift that will be installed in the future should the need arise. This is considered a reasonable approach given that the change in level is an existing condition.

Figure 1 | Block F Artists Impression

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
3.1 Accessible Entrance	D3.2	Y	N	TBC	Double swinging doors are provided for the accessible entrance to the refurbished area at the second-floor level. Ensure 850mm clear opening width is achieved for single leaf operation. Minimum 30% luminance contrast to be achieved between the door leaf and the wall or frame. Lever handles to be installed within the accessible height range of 900-1100mm affl. Refer to Appendix 1 for construction requirements.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
3.2 Extent of Access	D3.1	Y	N	TBC	An accessible path of travel is provided to and within the textiles and visual art area. The major works area is at a different level being 680mm above the main floor level. This is an existing condition. There is a provision for a future platform lift that will provide an accessible path of travel to the area as required, noting that the DDA allows for "reasonable adjustment".
3.3 Circulation Areas	D3.3	Y	N	TBC	Adequate circulation areas are provided throughout the building for wheelchair turning and passing as per BCA requirements.
3.4 Doorways Generally	D3.1	Y	N	TBC	Compliant circulation areas have been achieved at the doorways Ensure 850mm clear opening width is achieved at all doorways. Minimum 30% luminance contrast to be achieved between the door leaf and the wall or frame. Lever handles to be installed within the accessible height range of 900-1100mm affl. Refer to Appendix 1 for construction guidance.
3.5 Doorways in Vestibules	D3.1	Y	N	TBC	There is a vestibule between the lift lobby and Textiles room. The double swinging doorway is an existing condition. The configuration of the vestibule is considered acceptable as the doorways are offset. The new doorway is provided within adequate circulation areas for compliance with AS1428.1.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
3.6 Hearing Augmentation	D3.7	Y	N	TBC	BCA requires that where an inbuilt amplification system is provided, a hearing augmentation system is required.
3.7 Stairs	D3.3	Y	N	TBC	Existing stairs are to be retained. As such, upgrade of the stairs is required for compliance with AS1428.1 including provision of contrasting non-slip nosing strips, handrails with extensions both sides and tactile indicators top and bottom. Refer to Appendix 1 for construction guidance.
3.8 Exempt Areas	D3.4	Y	N	TBC	Exempt areas include service and plant areas generally There are no except areas specified.
3.9 Floor Finishes	D3.3	Y	N	TBC	Ensure seamless transition between different floor finishes.
3.10 Carpet	D3.3	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
3.11 Tactile Indicators	D3.8	Y	N	TBC	Tactile indicators are required to the stairs.
3.12 Controls	D3.1	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
3.13 Signage	D3.6	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
3.14 Slip Resistance (Ramps & Stairs)	D2.14	Y	N	TBC	To be addressed during construction. Refer to Appendix 1

4 Block G

The refurbishment works within Block G are located at the ground floor level that is currently an undercroft. The space will accommodate a new learning hub with associated facilities such as interview room and seminar room. Stairs and a walkway are provided for access to the building along the northwest side for access form the adjoining footpath and courtyard. There are no sanitary facilities provided within Block G as a part of the proposed building work.

Figure 2 | Block G Artists Impression

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
4.1 Entrance Walkway	D3.2	Y	N	TBC	A walkway is provided in conjunction with stairs for access to the entrance doors on the northwest side of the building. Overall configuration is in keeping with AS1428.1 including gradient (1:20) and length (3300mm). Refer to Appendix 1 for construction requirements
4.2 Entrance Stairs	D3.2	Y	N	TBC	Stairs are provided to the northwest side of the building for access to the entry doors. They are required to comply with AS1428.1 including provision of contrasting non-slip nosing strips, handrails with extensions both sides and tactile indicators top and bottom. Refer to Appendix 1 for construction guidance.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
4.3 Entrance Walkway	D3.2	Y	N	TBC	A walkway is provided in conjunction with stairs for access to the entrance The walkway is located on the northwestern side of the building and provides access from the adjoining courtyard. Overall configuration – gradient, length, width – offer compliance and we note the walkway is enclosed both sides. Refer to Appendix 1 for construction guidance.
4.4 Accessible Entrance	D3.2	Y	N	TBC	Double swinging doors are provided for entry to the building (north-western side). Ensure 850mm clear opening width is achieved for single leaf operation. Minimum 30% luminance contrast to be achieved between the door leaf and the wall or frame. Lever handles to be installed within the accessible height range of 900-1100mm affl. Refer to Appendix 1 for construction guidance.
4.5 Extent of Access	D3.1	Y	N	TBC	An accessible path of travel is provided to and within all areas normally used by the occupants
4.6 Circulation Areas	D3.3	Y	N	TBC	Adequate circulation areas are provided throughout the building for wheelchair turning and passing as per BCA requirements.
4.7 Doorways Generally	D3.1	Y	N	TBC	Compliant circulation areas have been achieved at the doorways. Ensure 850mm clear opening width is achieved at all doorways.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
					Ensure 850mm clear opening width is achieved at all doorways. Minimum 30% luminance contrast to be achieved between the door leaf and the wall or frame. Lever handles to be installed within the accessible height range of 900-1100mm affl. Refer to Appendix 1 for construction guidance.
4.8 Hearing Augmentation	D3.7	Y	N	TBC	BCA requires that where an inbuilt amplification system is provided, a hearing augmentation system is required.
4.9 Hearing Augmentation at Service Counters	D3.7	Y	N	TBC	Service counters are not screened from the user. Therefore, hearing augmentation is not required.
4.10 Exempt Areas	D3.4	Y	N	TBC	Exempt areas include service and plant areas generally. There are no except areas specified.
4.11 Floor Finishes	D3.3	Y	N	TBC	Ensure seamless transition between different floor finishes.
4.12 Carpet	D3.3	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
4.13 Tactile Indicators	D3.8	Y	N	TBC	Tactile indicators are required to the stairs.
4.14 Controls	D3.1	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
4.15 Signage	D3.6	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
4.16 Slip Resistance (Ramps & Stairs)	D2.14	Y	N	TBC	To be addressed during construction. Refer to Appendix 1

5 Block I

Block I is an existing amenities building that is to be reconfigured internally with some enlarged openings. The existing unisex accessible sanitary compartment, accessible change room and staff facilities (male and female) are to be retained with no works proposed in these areas.

Item:	BCA Ref:	Compliance Status			Comments / Recommendations:
		Y	N	TBC	
5.1 Accessible Entrances	D3.2	Y	N	TBC	Existing The doorway to the unisex accessible sanitary compartment and accessible change room are existing conditions.
5.2 Extent of Access	D3.1	Y	N	TBC	An accessible path of travel is provided to and within all areas normally used by the occupants that are required to be accessible.
5.3 Circulation Areas	D3.3	Y	N	TBC	Adequate circulation areas are provided throughout the building for wheelchair turning and passing as per BCA requirements.
5.4 Doorways Generally	D3.1	Y	N	TBC	Doorways to the existing accessible facilities are an existing condition. Ensure doorways to the ambulant cubicles achieve a clear opening width of 700mm.
5.5 Doorways in Vestibules to Ambulant Toilets	D3.1	Y	N	TBC	A 900x900mm circulation area is provided within the path of travel to male and female toilet areas containing the ambulant cubicles.
5.6 Exempt Areas	D3.4	Y	N	TBC	Exempt areas include service and plant areas generally. There are no except areas specified.
5.7 Floor Finishes	D3.3	Y	N	TBC	Ensure seamless transition between different floor finishes.
5.8 Signage	D3.6	Y	N	TBC	To be addressed during construction. Refer to Appendix 1
5.9 Distribution of Accessible Sanitary Facilities	F2.4	Y	N	TBC	A unisex accessible sanitary compartment is provided within the building (existing condition).
5.10 Unisex Accessible Sanitary Compartment	F2.4	Y	N	TBC	Existing condition
5.11 Ambulant Cubicles	F2.4	Y	N	TBC	Overall cubicle dimensions offer compliance – ensure arrangement of fixtures and fittings is in accordance with AS1428.1 (2009).

Appendix 1 | Accessibility Guidelines for Construction

The following accessibility requirements are to be incorporated into the design prior to commencement of construction to ensure compliance with access legislation:

1. Walkways

AS 1428.1 has access requirements for walkways as follows:

a. The minimum unobstructed width of walkways is to be 1000mm (AS1428.1, Clause 6.3). A width of 1200mm is preferred for compliance with AS1428.2.

b. Walkways are to be constructed with no lip or step at joints between abutting surfaces (a construction tolerance of 3mm is allowable, 5mm for bevelled edges -refer to Figure 6 of AS1428.1).

c. The maximum allowable crossfall of a walkway is to be 1:40.

d. Surface of the walkway to be slip-resistant.

e. The ground abutting the sides of the walkway should follow the grade of the pathway and extend horizontally for 600mm. This is not required where there is a kerb or handrail provided (refer to AS1428.1 Clause 10.2).

f. Maximum allowable gradient of the walkway is 1:20 and maximum length between landings to be 15m (for 1:20 gradient). Landings to be a minimum 1200mm in length (where there is no change in direction). For changes in direction of 180º, landings to be 1540mm in length – refer to AS1428.1(2009), Clause 10.8.

2. Stairs – External

AS 1428.1 has access requirements for all public access stairs as follows:

a. Stairs to comply with AS1428.1(2009), Clause 11.2.

b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open riser.

c. Provide handrails, with extensions, to both sides of the stair (AS1428.1 (2009), Clause 11.2 & 12). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis.

   Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available. In this instance, the use of a double handrail is encouraged so that two users can travel in opposite directions and maintain their grip on the handrail.

d. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

e. Stair nosings shall not project beyond the face of the riser.

f. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.

   Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour.

3. Accessible Entrances

Access requirements for entrances are as follows.

a. Entrance to comply with AS1428.1(2009), Clause 13 as part of the accessible path of travel.

b. Door are to have a minimum clear opening width of 850mm to comply AS1428.1(2009), Clause 13.2 as part of the accessible path of travel.

c. Door threshold to be level to provide seamless entry as part of the accessible path of travel. Maximum allowable construction tolerance is 3mm for compliance with AS1428.1(2009), 5mm where beveled edges are provided between surfaces – refer to Figure 6.

d. Door to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5)

e. For glass doors, provide decals to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

f. Where double door sets are provided, one door leaf is to be capable of being held in the closed position to provide door opening widths and circulation to comply with AS 1428.1.

g. For a best practice approach to access, and to assist people with a vision impairment locate the entrance, consider providing features with a minimum 30% luminance contrast to the background surface such as an entry mat or awning.

4. Circulation Areas Generally

BCA (Clause D3.3) requires the provision of turning spaces and passing areas to corridors to enable wheelchair circulation throughout a building.

Turning spaces 1540mm wide by 2070mm long are required within 2m of the end of corridors to enable a wheelchair to turn through 90° and passing areas 1800mm wide by 2000mm long are required every 20m along a corridor unless there is a clear line of sight.

Within corridor areas, 1500x1500mm is required to facilitate a 90° turn by a wheelchair. This must be accommodated within accessible areas.

5. Doorways

Access requirements for doorways within the accessible path of travel are as follows:

a. Doorways within the accessible path of travel to have a minimum clear opening width of 850mm (AS1428.1(2009), Clause 13.2). We recommend the use of a 920 leaf door as a minimum to achieve adequate clear width.

   For double doors, the operable leaf must achieve this clear opening width to facilitate single leaf operation.

b. All doorways within the accessible path of travel to have complying circulation areas as illustrated in AS1428.1(2009), Figure 31. Circulation areas to have a maximum crossfall of 1:40.

c. Doors between indoor and outdoor spaces to have a level threshold for seamless transition.

d. Doorways to have minimum 30% luminance contrast as described in AS1428.1(2009), Clause 13.1.

e. Doors to have hardware within the accessible height range of 900-1100mm above the finished floor level (AS1428.1(2009), Clause 13.5). Note that within a childcare centre, this is applicable to the unisex accessible sanitary facilities only.

6. Doorways within Vestibules and Airlocks

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks to enable independent access for people using a wheelchair. Clause 13.4 requires a minimum dimension of 1450mm between doors. Where a doorway encroaches into the space, 1450mm plus the door leaf width is required.

7. Doorways within Vestibules and Airlocks to Ambulant Toilets

AS1428 has requirements for circulation areas between doorways within vestibules / airlocks as part of the path of travel to ambulant toilet cubicles to enable independent access for people using a mobility aid. Figure 34(b) requires a minimum dimension of 900mm between doors. Where a doorway encroaches into the space, 900mm plus the door leaf width is required.

8. Hearing Augmentation

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems within auditoriums, meeting rooms and the like **where an inbuilt amplification system, other than the one used for emergency warning is installed**. An induction loop to at least 80% of the floor area is required.

The hearing augmentation system is to be identified using the International Symbol for Deafness.

9. Hearing Augmentation at Service Counters

For buildings that are required to be accessible, the BCA (Clause D3.7) requires hearing augmentation systems at service counters where the user is screened from the service provider. We note that this may not be relevant to this project.

With the implementation of “sneeze screens” as a COVID-19 mitigation measure, the provision of hearing augmentation at service counters has become a critical accessibility issue for people with hearing impairments.

10. Floor Finishes

All floor finishes are to be flush to provide an accessible path of travel throughout the different areas of the building. Maximum allowable construction tolerance is 3mm (5mm for bevelled edges) as part of the accessible path of travel. Refer to AS1428.1(2009), Clause 7.2 for further details. This should be implemented during construction to ensure compliance.

11. Carpet

AS1428.1 has access requirements for carpet. Where carpet is used as the floor surface, pile height should not exceed 4mm. Exposed edges will be fastened to the floor surface. Carpet trims shall have a vertical face not more than 3mm high.

BCA states that clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with ‘the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm.

12. Controls

Controls such as light switches, GPOs, alarm keypads, card swipes, intercoms, etc are to be located within the accessible height range of 900-1100mm above the floor level and not within 500mm of an internal corner to comply with AS1428.1(2009), Clause 14. This should be implemented during construction to ensure compliance.

13. Visual Indication to Glazing

Provide decals to all full height glazing that can be mistaken for a doorway to assist persons with a vision impairment. Decals to be solid and have a minimum 30% luminance contrast to the background colour and be not less than 75mm high located within the height range of 900-1100mm above the finished floor level. Decals are to be solid. AS1428.1, Clause 6.6.

14. Tactile Indicators

For a building that is required to be accessible, tactile ground surface indicators must be provided wo warn people who are blind or have a vision impairment that they are approaching a stairway (other than a fire isolated stair); an escalator; a moving walkway; a ramp (other than a fire isolated ramp, step ramp, kerb ramp or swimming pool ramp); and in the absence of a suitable barrier, an overhead obstruction less than 2m above the floor level or an accessway ,meeting a vehicular way if there is no kerb or kerb ramp (BCA D3.8).

Tactile indicators are generally required to be 600-800mm deep across the width of the hazard and set back 300mm from the edge of the hazard (refer AS1428.4.1, Figure A1). Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background color (45% for discrete tactile indicators and 60% for discrete two-tone tactile indicators).

15. Signage

Access requirements for signage are as follows. Note that this does not include general wayfinding signage.

a. Braille and tactile signage formats as outlined within BCA Specification D3.6 that incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must be provided to identify the following:
   - a sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building
   - a space with a hearing augmentation system
   - each door required by E4.5 to be provided with an exit sign and state level
   - an accessible unisex sanitary facility and identify if the facility is suitable for left or right handed use
   - an ambulant accessible sanitary facility 1 and be located on the door of the facility
   - where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access to direct a person to the location of the nearest accessible pedestrian entrance
   - where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary

b. Braille and tactile components of the sign to be located not less than 1200mm and not higher than 1600mm affl.

c. Signage to be located at the latch side of the doorway with the leading edge of the sign 50-300mm from the architrave. Where this is not possible, the sign can be located on the door.

   Sample signs are as follows. These are examples only – ensure selected signage complies with BCA Specification D3.6 including provision of Braille locator for multiple lines of text and characters.

16. Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless in a building required to be accessible by Part D3, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1.

17. Slip Resistance

The BCA defines the following slip resistance requirements for stairs and ramps:

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or Landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

18. Ambulant Toilet Cubicles

Requirements for the ambulant toilets are as follows.

a. Options for the configuration of the ambulant cubicles are illustrated in AS1428.1, Figure 53.

b. Provide an ambulant cubicle within each bank of male and female toilets in compliance with AS1428.1, Clause 16.

c. Minimum width of ambulant cubicles to be 900-920mm.

d. Minimum distance between the front of the WC pan and cubicle door / wall is 900mm,

e. Seat height to be 460-480mm.

f. Provide grabrails to ambulant cubicles to comply with AS1428.1, Clause 17 and Figure 53A.

g. Provide toilet paper holder within the accessible reach zone (within 300mm of the front of the pan at a height less than 700mm).

h. Doors to have a minimum opening width of 700mm and comply with AS1428.1, Figure 53B.

i. Provide signage to the ambulant cubicles to comply with AS1428.1, Clause 16.4.

19. Stairs – Internal

Access requirements for public access stairs are as follows and should be addressed during construction to ensure compliance.

a. Stair construction to comply with AS1428.1, Clause 11.1.

b. Stairs to have closed or opaque risers. Open risers cause confusion for persons with a vision impairment and may trigger conditions such as epilepsy due to light penetrating through the open risers.

c. Where the stair intersects with an internal corridor, the stair shall be set back in accordance with AS2418.1 Figure 26C/D to allow adequate space for handrail extensions and tactile indicators.

d. Provide handrails, with extensions, to both sides of the stair (AS1428.1, Clause 11.2). Handrails to have an external diameter between 30-50mm to assist persons with a manual disability such as arthritis. Handrails should be continuous around the landings where possible.

   Handrails are required on both sides of the stair to cater for left and right-handed disabilities. A central handrail is also an acceptable solution where adequate width is available.

e. Stair nosings to have minimum 30% luminance contrast strip 50-75mm wide to the top of the stair tread to assist persons with a vision impairment. The strip can be set back 15mm from the edge of the riser.

f. Stair nosings shall not project beyond the face of the riser.

g. Provide tactile indicators at the top and bottom of the stair to comply with BCA Clause D3.8 and AS1428.4.1.

   Tactile indicators to be detectable, durable, non-slip and have a minimum 30% luminance contrast to the background colour. For discrete tactile indicators, 45% luminance contrast is required (60% where two-tone indicators are used).

Appendix 2 | Reviewed Documentation

The following documentation prepared by Alleanza Architecture has been reviewed:

Block G

dwg no:	drawing name:	issue:
21111 DA-00	Cover Page	1
21111 DA-01	Site Plan & Site Analysis	1
21111 DA-02	Ground Floor Existing & Demo	1
21111 DA-03	Proposed Ground Floor Plan	4
21111 DA-04	Proposed Roof Plan	4
21111 DA-05	Proposed Elevations	4
21111 DA-06	Proposed Sections	4

Block F:

dwg no:	drawing name:	issue:
21111 AF-010	Second Floor Existing & Demo	4
21111 AF-100	Second Floor Plan	6
21111 AF-210	Sections	6

Block I:

dwg no:	drawing name:	issue:
21111 AI-100	Existing & Demo Ground Floor	6
21111 AI-010	Proposed Floor Plan	6
21111 AI-200	Elevations	5
21111 AI-210	Sections	4

APPENDIX 6

Flood Information provided by Maitland City Council

From: Greg Clayden <Greg.Clayden@maitland.nsw.gov.au>
Sent: Thursday, 20 May 2021 4:48 PM
To: cassie.stronach@alleanza.com.au
Cc: Records Inbox <Records.Inbox@maitland.nsw.gov.au>
Subject: RE: Flood Information Request - Lot 8 DP1104827 - 16 Grant St Maitland
Importance: High

Hi Cassie

The RL AHD of the 1:100yr (1%) flood affecting the lot is 9.73m. Subject to survey, this equates to 1% flood depths ranging from approximately 1.2m at the north-eastern end of the lot to over four(4)metres at the south-western end. 1% velocities are relatively low and estimated at less than .3m/sec, barring a levee failure.

For the purposes of Complying Development, the lot is deemed to be:

(a) within a flood storage area,
(b) not within a floodway area,
(c) not within a flow path,
(d) within a high hazard area,
(e) not within a high risk area(for non-residential development).

As discussed, and as you are aware, the lot contains listed heritage items and the whole of Central Maitland is within a Heritage Conservation Area.

I trust this information is sufficient for a certifier to determine whether a CDC can be issued.

Regards

Greg Clayden
Senior Town Planner
Planning and Environment | Maitland City Council
t 02 4934 9827
f 02 4934 8469
Greg.Clayden@maitland.nsw.gov.au

APPENDIX 7

Site Waste Minimisation and Management Plan prepared by de Witt Consulting

SITE WASTE MINIMISATION AND MANAGEMENT PLAN

Site Details:	16 Grant Street, Maitland NSW 2320 / Lots 6-10 DP1104827
Proposed Development:	Demolition, alterations and additions to Level 1 of Block G
Prepared on behalf of:	Catholic Diocese of Maitland-Newcastle C/- Alleanza Architecture
Prepared for submission to:	Maitland City Council

OVERVIEW OF PROPOSED WORKS

This Site Waste Minimisation and Management Plan (SWMMP) has been prepared in support of a development application (DA) as detailed above. The following description of proposed works should be read in conjunction with architectural plans as provided in Appendix 1 of the Statement of Environmental Effects to which this SWMMP relates:

Demolition:

- existing access stairs to the north and south of the building;
- all canteen facilities including the water closet;
- lower flight of stairs in the north-west of the building;
- all existing glazing;
- existing external door providing access into the canteen;
- Partial demolition of internal walls;
- all redundant pipework to underside of first floor slab; and
- suspended ceiling throughout the canteen area.

Alterations/Additions:

- convert the undercroft and canteen areas of Block G into a new Learning Hub that will house the library;
- new covered outdoor learning area (COLA);
- new openings will be installed to the north and south to enclose the level;
- an accessible ramp, landing and new stairs will be installed to the north;
- new stairs will be installed to the south;
- new roof to connect Block G to the COLA roof;
- new roof to connect the COLA to the existing undercover walkway to the west;
- new glazing; and
- new internal walls / partitions.

DEMOLITION / EXCAVATION WASTE

All demolition materials will be progressively removed from the site as they are demolished to avoid double handling and need for on-site storage. Any sorting or processing of dismantled material will be carried out off site, at a site established by the demolition sub-contractor.

All demolition/dismantling will be carried out in accordance with *AS 2601-2001*, The Demolition of Structures and by the required licenced contractors. All dismantling will occur within the confines of the existing site. Furthermore, the relevant services will be disconnected during demolition/dismantling where required. All of the works will be associated with the proposed development and provide the necessary connections to the new development. The type of waste generated will be that associated with the demolition such as concrete slabs, timber, sheet metal and the like. Quantities of such material are unclear at this time and this will be considered again through more detailed investigation once a contractor has been engaged and at construction design phase.

Where practicable, demolition waste from existing structures on the site will be separated by materials. This will allow reuse and recycling opportunities to be identified by material type and appropriately managed as part of the process. In this regard, the following general strategies are proposed to give effect to waste minimisation:

- Any brick work or concrete will be broken up and reused or taken to a recycling facility where it can be processed for re-use;
- Metal sheeting or partitions will be separated and taken to a metals recycler;
- Useable timber will, to the extent possible, be separated from the general waste and made available for recycling opportunities off site;
- Any fibrous cement sheeting, lagging, or any other material that may contain asbestos, will be inspected and if found to be contaminated it will be removed by a licensed contractor to landfill in accordance with the relevant guidelines and controls.

Any waste collected during the dismantling will be disposed of offsite to the appropriate waste management facility and or recycled where possible for example concrete to Concrush.

It should be noted that as a contractor has not been appointed, a quantity assessment has not been completed, nor detail of final destinations confirmed.

CONSTRUCTION WASTE

When the relevant building contractor is appointed, they will be required to prepare a Construction Environmental Management Plan which will include various operational components of construction, but also relate to site waste minimisation and management. In order to reduce waste and also costs, only appropriate quantities of materials will be obtained. Should oversupply occur, and where the appropriate discussions between parties has occurred, materials may be returned or utilised on alternative sites to ensure waste is minimised.

Throughout construction, waste will be carefully managed to ensure impacts on adjoining sites is minimal. This will include storage of waste being located (where possible) away from areas where impacts on adjoining residents might be adverse from dust etc. A site plan will be submitted at the time of preparing construction documentation indicating the area where the construction waste bins will be located.

OPERATIONAL WASTE

The proposed development does not relate to a new use on the site and will not alter the existing operational waste generation or collection. No changes are proposed or required with respect to operational waste requirements.

CONCLUSION

This SWMMP provides practical details regarding waste generation, storage and disposal matters surrounding the all stages of the proposed development to the extent that information is available. The SWMMP demonstrates that adequate consideration has been given to the management of waste early in the design process and that the proposed development is able to meet the objectives of reuse, reduce and recycling.

As stated, the relevant contractors have not yet been appointed for demolition and construction purposes and specific quantities are not able to be provided at this stage. This will instead be provided at the time of seeking a Construction Certificate and will be specified within the future Construction Environmental Management Plan.