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State Significant Development

Scoping Report

New School – Pacific Brook Christian School

Lot 100 DP 1261496, 72-74 Maitland Street, Muswellbrook

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1 Introduction

1.1 Introduction and background

DFP has been commissioned by Pacific Brook Christian School to assist in the planning and design of a new Christian School, being a staged K-8 co-educational school including an assisted learning class.

The current school site is located at 30 Sowerby Street, Muswellbrook. The school proposes to relocate to a permanent location at 72-74 Maitland Street (New England Highway), Muswellbrook and establish a new school at this site. The proposal will be made via a staged concept Development Application (DA) under Section 4.22 of the EP&A Act.

The proposal meets the criteria for State Significant Development (SSD) as it is a new school. Pursuant to Clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

Accordingly, this letter constitutes a written application to obtain the Secretary's Environmental Assessment Requirements (SEARs) as required under Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulations 2000* (the Regulation).

This written application is accompanied by:

- Aboriginal Cultural Heritage Assessment Report, prepared by APEX Archaeology, dated September 2020.
- Acoustic Impact letter, prepared by Acoustic Logic, dated 14.10.2020.
- Concept Architectural Plans prepared by NBRs;
- Cost Statement prepared by Rider Levett Bucknall;
- Detailed Site Investigation prepared by Douglas Partners, dated August 2020, revision 1;
- Flood Information and Levels Memo, prepared by Royal Haskoning DHV, dated 15 June 2020;
- Traffic Statement prepared by ptc, dated 19 October 2020.
- Survey prepared by LTS;
- Arborist Assessment Report by Abel Ecology, dated 3 September 2020;
- Prescribed Ecology Actions Report, Able Ecology, dated 9 November 2020;
- Hazardous Building Materials Survey prepared by Douglas Partners, dated August 2020, revision 1;
- Remediation Action Plan prepared by Douglas Partners, dated August 2020, revision 1;
- Sampling, Analysis and Quality Plan, Supplementary Contamination Assessment prepared by Douglas Partners, dated August 2020, revision 1.
- Report on Supplementary Detailed Site Investigation (Contamination) prepared by Douglas Partners, dated August 2020, revision 2; and
- Report on Geotechnical Investigation and Preliminary Salinity Assessment, prepared by Douglas Partners, dated August 2020, revision 1.

Matters relating to the proposed development, permissibility, strategic planning context, associated impacts and justifications are discussed in detail below.

1.2 Purpose of Report

This report accompanies a request to DPIE to obtain the Secretary's Environmental Assessment Requirements (SEARs) as required under Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulation).

1 Introduction

Matters relating to the proposed development, permissibility, strategic planning context, associated impacts and justifications are discussed in detail in this report.

2 Consultation

2.1 Introduction

Consultation with Muswellbrook Shire Council (Council) commenced on 23rd January 2020. Council recognised that there is a need for additional educational facilities such as that proposed by Pacific Brook Christian School.

Council also acknowledged that the design response of the building to its immediate context will need to be carefully considered to ensure an appropriate streetscape outcome is achieved impacts on adjoining residents are minimised, and traffic impacts on Maitland Street are resolved.

During the preparation of the EIS, the following consultation is proposed:

- Community information drop-in session(s).
- Mail-drop of information brochures/flyers to surrounding residences and properties;

The school is also intending to engage the services of a Public Relations consultant to undertake required consultation throughout the preparation of the EIS, the construction phase and 12 months post completion of the development, which will be a requirement of the DA consent conditions.

2.2 DPIE Scoping Meeting

A Scoping Meeting has been requested for February 2020. The following matters are expected to be discussed at the meeting:

- Nature and scale of the proposed development;
- Assessment pathway;
- Engagement approach;
- Level of assessment required;
- Parking and access;
- Contamination; and
- Staging.

2.3 Government Architects NSW (GANSW)

We have reached out to arrange a meeting with the Government Architect NSW and the State Design Review Panel (SDRP) and have been advised that a meeting will be arranged for March 2021. Further liaison with GANSW will also be carried out following issuing of the SEARs and progression of the design documentation.

3 Site Context

3.1 Location

The Site is located in the Upper Hunter Region of NSW in the regional suburb of Muswellbrook. The Site is irregularly shaped, with street frontage to Maitland Road (see **Figure 1** and **Figure 2**) south eastern side boundary to residential properties, rear and north western side boundary to Muswellbrook Golf Course.

The Site is currently identified as Muswellbrook State Forest, as it has historically functioned as a NSW State Forest operations site and plant nursery until its recent decommissioning and sale. The Site features dense vegetation on the north west area of the site and dilapidated buildings, green houses, water tanks, sheds and an at grade gravel/ grass car parking area to the south east. Minimal trees are located to the south east of the site, including some that are dead and pose a safety risk.

Two (2) vehicular entry points are located along Maitland Street with a gravel driveway sweeping around the car parking area, connecting the two entry points.

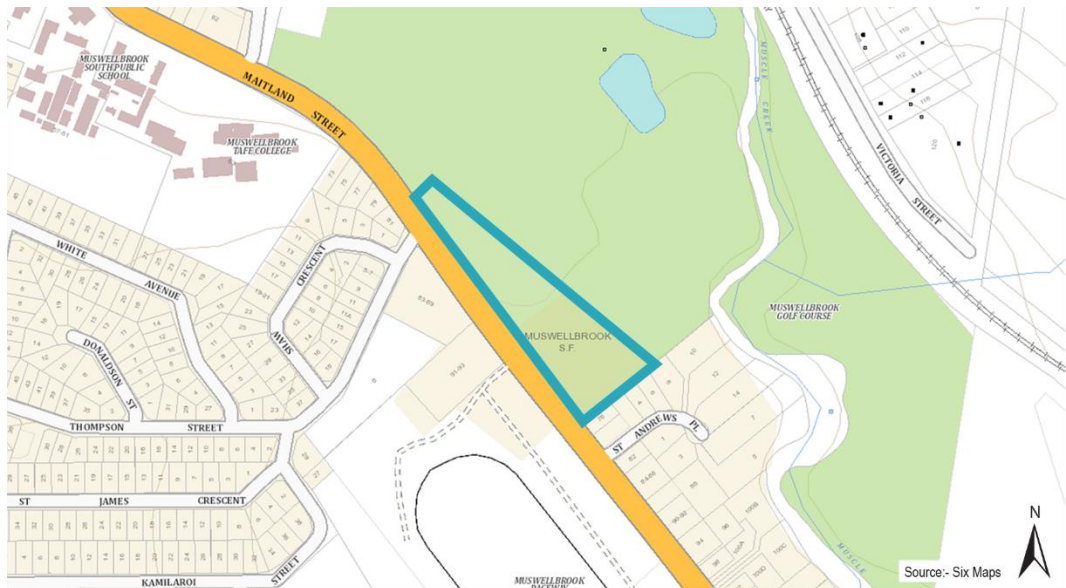


Figure 1 Site Location

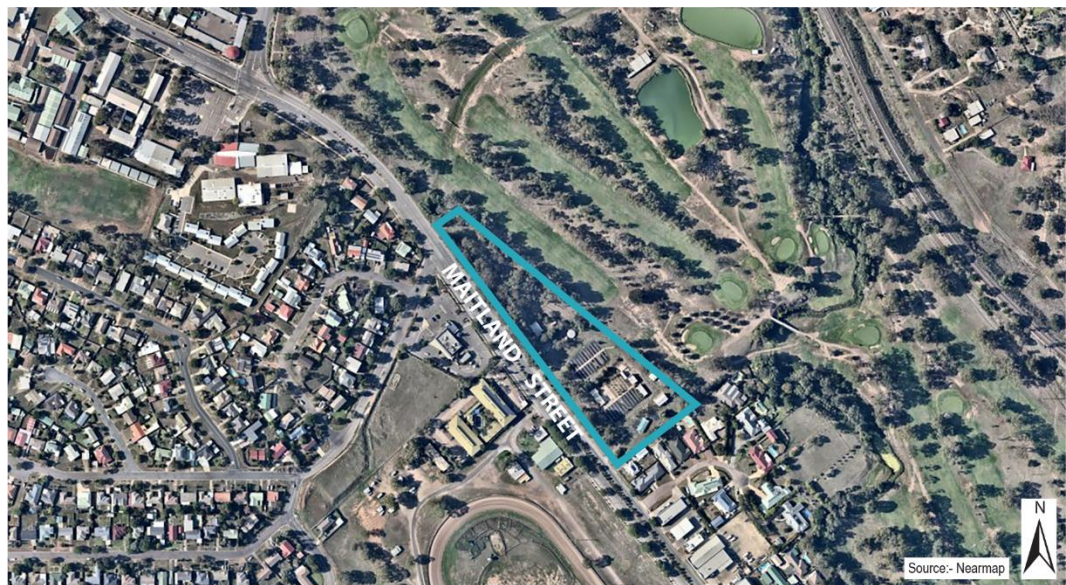


Figure 2 Aerial photograph

3 Site Context

The Site comprises of one (1) allotment as detailed in **Table 1** below.

Table 1 Site Description		
Property Description	Legal Address	Area (m ²)
72-74 Maitland Street, Muswellbrook	Lot 100 / DP 1261496	4,2000 (approx.)
TOTAL		4,2000 (approx.)

72-74 Maitland Street was previously used for forestry purposes and is mapped as Muswellbrook State Forest. Separate rezoning is being sought as the site is no longer used for forestry and currently sits as an empty and underutilised site.

Main vehicular access to the site is from Maitland Road. There is also pedestrian access to the site from Maitland Road. Existing vehicular parking on site includes open air at grade parking spaces facing Maitland Road.



Figure 3 Maitland Street looking south east



Figure 4 Maitland Street looking north west

3 Site Context



Figure 5 Maitland Street looking south east from northern end of site



Figure 6 Maitland Street looking towards site from South



Figure 7 Residential properties adjoining site to south

3 Site Context



Figure 8 Structures on site and adjoining fence to Muswellbrook Golf Course



Figure 9 Structures on site



Figure 10 Structures on site and adjoining fence to Muswellbrook Golf Course

3 Site Context



Figure 11 Structures on site



Figure 12 Existing Driveway



Figure 13 Existing vegetation/ adjoining fence with Muswellbrook Golf Course

3 Site Context

3.2 Surrounding Context

The immediate surrounding locality has varying characteristics, being a mixture of Muswellbrook Golf Course (adjoining to the north west and north east boundaries), Muswellbrook Paceway, educational facilities (Muswellbrook TAFE and Muswellbrook South Public School approximately 130m north west of the Site), retail outlets and residential properties (adjoining south east boundary).

4 Proposed Development

The proposed development comprises the construction of a new school 'Pacific Brook Christian School' with a masterplan to be built in stages which responds to new student enrolments and includes single and two (2) storey buildings, sporting/ recreational areas and amenities. The proposal will comprise a staged concept DA under Section 4.22 of the EP&A Act.

Stage 0 will be constructed with demountable buildings which will be removed when required to be replaced with permanent buildings. Stage 0 represents the establishment of the use of the site, with a future Stage 1 representing the commencement of permanent buildings.

The total enrolment at Pacific Brook Christian School is proposed to be 600 students.

The overall scope of works (as identified in the masterplan) comprises the development of a new school campus catering for years K-6 and Middle School years 7 & 8 including:

Junior School

- 6 x general learning areas
- 2 x specialist rooms
- 1 x store-room
- 1 x amenities block
- 1 x courtyard/ COLA

Middle School

- 5 x general learning areas
- 2 x specialist rooms
- 1 x store-room
- 1 x amenities block
- 1 x courtyard/ COLA

Senior School

- 2 x general learning areas
- 2 x food technology rooms
- 1 x drama room
- 1 x art room
- 3 x TASS room
- 2 x store-room
- 2 x amenities block
- 1 x courtyard/ COLA

Hope School

- 4 x general learning areas
- 1 x interview/ therapy room
- 1 x specialist room
- 1 x staff room
- 1 x office
- 2 x store-room
- 2 x amenities block

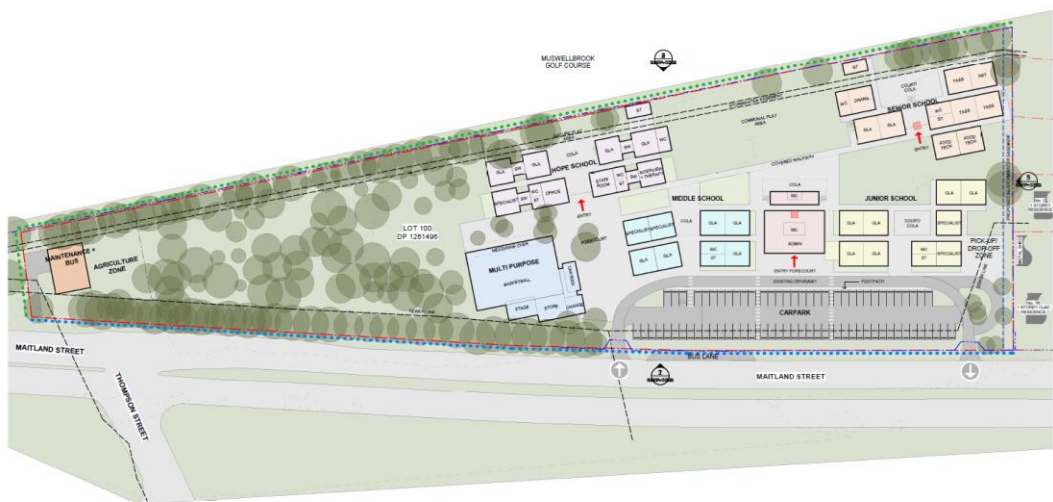
4 Proposed Development

- 4 x SW
- 1 x courtyard/ COLA

General Facilities

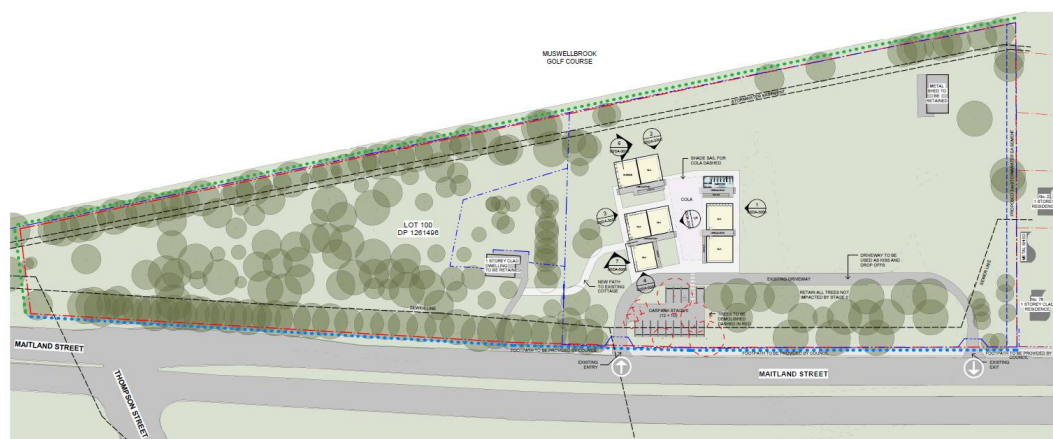
- Administration block
- Multi-purpose hall
- Agriculture zone (including maintenance and bus shed)
- Drop-off / pick-up zone that can accommodate up to 72 vehicles; and
- New landscaping

The proposed scope of works is illustrated in the architectural drawings prepared by NBR Architecture. An extract of the masterplan is shown in **Figure 14**.



1 Ground Floor Concept Masterplan
1:100

Figure 14 Concept Masterplan



4 STAGE 0 - SITE PLAN
1:100

Figure 15 Stage 0 works

5 Statutory and Strategic Context

5.1 Introduction

The following legislation, environmental planning instruments and development controls plans are relevant to the proposed educational establishment development, which are addressed in detail below:

- Hunter Regional Plan 2036;
- Strategic Land Use Plan – Upper Hunter;
- Draft Muswellbrook Local Strategic Planning Statement 2020-2040
- Environmental Planning and Assessment Act 1979;
- Biodiversity Conservation Act 2016;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy No. 55 - Remediation of Land;
- State Environmental Planning Policy No. 64 - Advertising and Signage;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- Draft State Environmental Planning Policy (Remediation of Land);
- Draft State Environmental Planning Policy (Environment);
- Muswellbrook Local Environmental Plan 2009; and
- Muswellbrook Development Control Plan 2009;

5.2 Hunter Regional Plan

Hunter Regional Plan 2036 (The Plan) identifies that Muswellbrook is well placed to enhance its role as a centre of educational excellence in the upper Hunter. Muswellbrook is identified as a strategic centre with two of the priorities being:

- Maintain its regional centre role in providing educational, administrative, government, retail and commercial functions for the Upper Hunter
- Support the development of Muswellbrook as a centre of educational excellence.

The proposal is consistent with the above priorities by providing additional educational facilities within Muswellbrook.

5.3 Strategic Land Use Plan – Upper Hunter

Demand for social infrastructure, including health, community and social services, education and emergency facilities is likely to increase as a result of population and economic growth and any existing deficiencies are likely to be compounded. In regions experiencing mining growth, health facilities, schools, pre-schools, early child care centres and tertiary education are experiencing increased waiting lists and enrolments. Further increases are likely to create demand to expand built infrastructure.

5.4 Draft Muswellbrook Local Strategic Planning Statement

The strategic vision set out in the draft LSPS is:

A Community in Transition - Muswellbrook will have a more sustainable community, environment and economy through diversification.

5 Statutory and Strategic Context

This Vision will be achieved by the Shire becoming:

- The State's major innovative energy centre.
- One of the State's major food bowls, through large scale food production and processing (agribusiness).
- A major regional location for tertiary education services.
- A leading location for equine industries.
- A location of significance for the viticulture industry.
- A diverse visitor economy.
- A place that celebrates its natural heritage, landscapes, biodiversity, and Aboriginal and non-Aboriginal heritage; and
- A Regional Centre with higher order services and facilities, including aged care, diverse housing opportunities and entertainment facilities.

The proposed new school is generally consistent with the strategic vision set out in the LSPS as it will provide for the day to day needs of a regional that is growing across multiple areas of industry and employment through quality education.

5.5 Environmental Planning and Assessment Act 1979

The assessment framework for SSD is established under Part 4 Division 4.7 of the EP&A Act with Section 4.12 requiring a Development Application (DA) for SSD to be accompanied by an Environmental Impact Statement (EIS). Matters relevant to the preparation of an EIS (including the application for SEARs) are set out under Schedule 2 of the Regulation.

Section 4.22 of the EP&A Act sets out provisions enabling the submission of a staged concept DA, including a concept plan and first stage of work. This proposal will operate under these provisions, comprising a staged concept DA inclusive of the first stage of work (being Stage 0). It is anticipated that the SEARs issued for this project will reflect a structure of the DA including staged concept plus first stage of work.

Section 4.5 of the EP&A Act identifies that the Minister is the consent authority for SSD.

Educational Establishments are prohibited in the RU3 Forestry Zone; therefore development Consent may not be granted within the existing zoning, pursuant to Section 4.38 (2) (refer to Section 5.11 of this letter).

Educational Establishments are permitted with consent in the proposed R1 General Residential Zone. The SSDA will be prepared for submission upon successful rezoning of the subject site from RU3 to R1, upon which development consent may be granted pursuant to Section 4.38(1)(a).

5.6 Biodiversity Conservation Act 2017

Section 7.9 of the BC Act requires that an application for SSD under the EP&A Act must be accompanied by a Biodiversity Development Assessment Report (BDAR), unless an exemption from this requirement has been provided by DPIE and OEH.

An exemption request application will be prepared by a qualified ecologist. The request will address Section 1.5 and 7.3 of the BC Act, along with Clause 1.4 of the Biodiversity Conservation Regulation 2017.

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

The provisions of *State Environmental Planning Policy No. 55 - Remediation of Land* (SEPP 55) apply to the Site and are a relevant matter for consideration as part of the assessment of the Proposal. The land use history of the site for forestry purposes requires the preparation of

5 Statutory and Strategic Context

Preliminary Site Investigation Report and if required, a Detailed Site Investigation Report. These reports will address the requirements of SEPP 55 and the suitability of the site for use as educational establishment.

A Detailed Site Investigation and Remediation Action Plan have been prepared and identify the contaminated areas of the site requiring remediation and the method of remediation. An EPA Accredited Auditor has been appointed to the project and is informing the contamination investigation and remediation process. An Interim Audit Statement will be provided as part of the EIS submission.

5.8 State Environmental Planning Policy No. 64 Advertising and Signage

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64) sets out provisions relating to the assessment of development which comprises signage, including business identification signs. It is likely that there will be some minor signage included in the proposal to display the school name and to provide wayfinding, although the location, size and content of any such signage has not yet been determined. Details will be provided with the DA and the provisions of SEPP 64 will be considered as part of the EIS.

5.9 State Environmental Planning Policy (Infrastructure) 2007

5.9.1 Clause 101 – Development with frontage to Classified Road

Clause 101 of *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) applies to the Site as it fronts a Classified Road (New England Highway). Clause 101 provides as follows:

“(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.”

The existing vehicular access can currently accommodate up to 12.5m long Heavy Rigid Vehicles. A detailed Traffic and Parking Assessment Report will be prepared by ptc. as part of the EIS that addresses the requirements of Clause 101 of the Infrastructure SEPP.

Preliminary advice from ptc. is included as part of this SEARS request, which includes:

- Nil change to existing vehicular access from Maitland Road for stage 0, which caters for 90 students
- A slip lane will be required along Maitland Road at approximately when the student numbers reach 100-150.

5.9.2 Clause 102 – Impact of road noise or vibration on non-road development

Clause 102 of the Infrastructure SEPP applies to development for the following purposes that is on land adjacent to a road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of Roads and Maritime Services) and that the consent authority considers is likely to be adversely affected by road noise or vibration:

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- (a) a building for residential use;
- (b) a place of public worship;
- (c) a hospital;
- (d) an educational establishment or child care centre.

TfNSW Roads and Maritime Services traffic volume data identifies the 2019 average daily traffic count at 9577. Being below the 20,000 threshold an acoustic assessment is not considered to be required for impact of road noise.

5.10 State Environmental Planning Policy (State and Regional Development) 2011

Clause 15(1) of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies the proposal as SSD as it a new school (regardless of the capital investment value).

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

The Education SEPP aims to streamline the planning system for education and child care facilities and the delivery of new schools.

The proposal entails the development of a new school and applicable clauses of the Education SEPP are identified and briefly discussed below:

5.11.1 Clause 35 – Schools – development permitted with consent

Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone. The proposed zone for subject site (subject of a Planning Proposal) is R2 General Residential under Muswellbrook Local Environmental Plan 2009. The R2 zone is a prescribed zone for the purpose of the SEPP in accordance with Clause 33, therefore the provisions of Section 4.38(1)(a) of the EP & A Act apply and enable the consent authority to grant consent to the application with such modifications of the proposed development or on such conditions as the consent authority may determine.

- This clause also provides that the consent authority must take into consideration:
- The design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4; and

Whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.

The design quality principles of Schedule 4 and details of any proposed shared use of facilities with the community will be addressed within the SSDA and considered as part of the EIS.

5.11.2 Clause 42 – State Significant Development for the purpose of schools – application of development standards in environmental planning instruments

Clause 42 provides that development consent may be granted for development for the purpose of a school that is SSD even though the development would contravene a development standard imposed by this or any other environmental planning instrument under which the consent is granted.

5.11.3 Clause 57 – Traffic Generating Development

Under the provisions of Clause 57 of the Education SEPP, the Proposal is classified as traffic generating development as the school is an educational establishment and has size or capacity of 50 or more students with access to any road.

As the Proposal involves more than 50 students it must be referred to NSW Road and Maritime Services (RMS) for comment as part of the assessment process.

5 Statutory and Strategic Context

5.12 Draft State Environmental Planning Policy (Remediation of Land)

Draft State Environmental Planning Policy (Remediation of Land), forms part of the review program by the NSW Government and is intended to replace SEPP 55. Public consultation on the policy closed on 13 April 2018, accordingly as the proposed environmental planning instrument has been the subject of consultation it must be taken into consideration during the assessment of any future DA. The EIS will address the requirement of the draft policy.

5.13 Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Environment) (Environment SEPP) was exhibited from 31 October 2017 to the 31 January 2018. The draft SEPP proposed to repeal certain SEPPs and SREPs including SEPP 19. Amendments include the transfer of some provisions of SEPP 19 to the draft Environment SEPP, updating references, and updating or removing definitions to be consistent with the Standard Instrument.

5.14 Muswellbrook Local Environmental Plan 2009

The Site is subject to the provisions of the Muswellbrook Local Environmental Plan 2009 (MLEP 2009) and the key provisions of the LEP are briefly discussed below.

5.14.1 Land Use Tables

The site is zoned RU3 Forestry pursuant to MLEP 2009.

Educational Establishments are prohibited in the RU3 Forestry Zone. A Planning Proposal is being sought (separately) to amend development standards including changing the land zoning to R1 General Residential zone in which Educational Establishments are permissible with Consent.

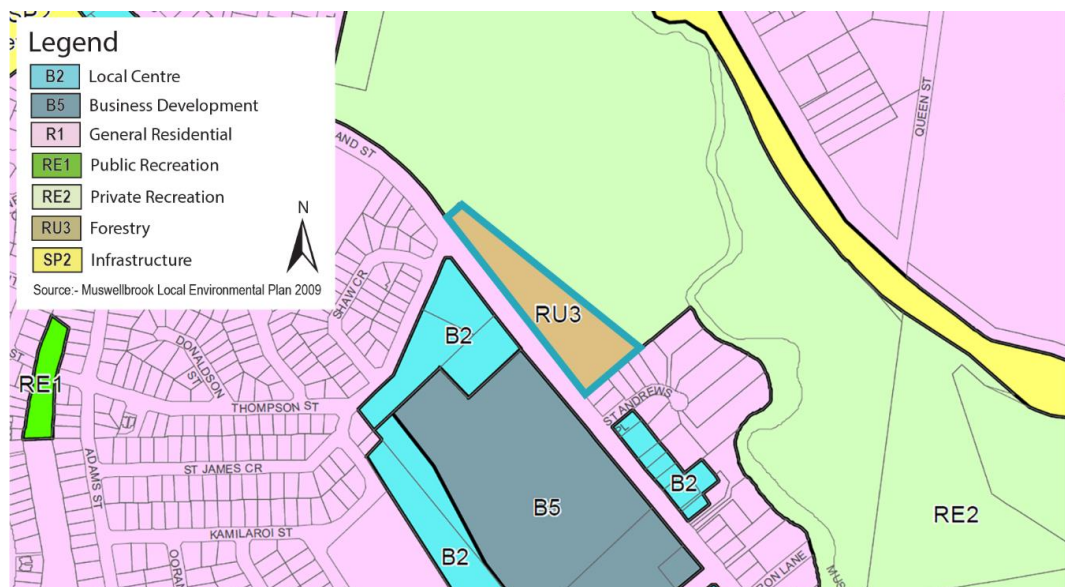


Figure 16 Extract from zoning map

5.14.2 Building Height Development Standard

MLEP 2009 does not include any development standards relating to height of Buildings. A Planning Proposal is being sought to amend development standards within MLEP 2009 including the addition of height of building over the site to match that of existing residential zoned land.

5.14.3 Floor Space Ratio Development Standard

MLEP 2009 does not include any development standards relating to maximum Floor Space Ratio. A Planning Proposal is being sought to amend development standards within MLEP

5 Statutory and Strategic Context

2009 including the addition of floor space ratio over the site to match that of existing residential zoned land.

5.15 Muswellbrook Development Control Plan 2009

The Muswellbrook Development Control Plan 2009 (the DCP) applies to the site although it does not contain controls specific to schools.

Where possible, the design of the Proposal will have regard to provisions of the DCP that may be deemed relevant (such as parking, landscaping and stormwater) although pursuant to Clause 11 of SEPP SRD, DCPs (whether made before or after the commencement of the SEPP) do not apply to SSD.

5.16 Muswellbrook Section 94A Development Contribution Plan

The Muswellbrook S94A Development Contributions Plan applies to the project and requires payment of a 1% development contributions levy for work exceeding \$200,000. It is expected that these provisions will be assessed as part of the EIS when prepared.

6 Preliminary Impact Identification and Assessment

The key likely impacts of the Proposal are discussed below and will be addressed in detail within the EIS required to accompany the SSDA submission.

6.1 Traffic and Parking

Traffic and car parking will be a key consideration for the proposal. As noted in the Traffic and ptc. Forms part of this SEARS request and predominantly relates to Stage 0 works (Attachment 10). 14 pick-up and drop-off spaces are proposed. A full Traffic Impact Assessment will be prepared for the SSD application. The Traffic latter states:

'Based on the high-level pick-up and drop-off calculations presented in Section 3.1 (of the traffic letter), it is assumed that with staggered bell times, some use of public and active transport and utilisation of before and after school care, the development will generate between 230 and 246 trips on the masterplan level and between 50 and 96 trips after commencement of Stage 0 during school peak hours. Considering that Maitland Street is a state road in a rural town and that the in and outbound movements will occur in a left-in & left-out arrangement, it is not considered that the traffic generated by the school will result in a considerable impact on the surrounding road network. In any case, a school zone will need to be applied for and approved by TfNSW as part of this project.

It is acknowledged that queuing generated by the pick-up and drop-off activity onto Maitland Street is unacceptable and that preventative measures need to be employed. Therefore, the school is actively looking for and is prepared to implement measures to reduce car usage and manage school related traffic within the school boundaries'.

'The following strategies are being considered by the school:

- *Introduction of staggered bell times, which already is common practice at other Pacific Group schools.*
- *It is envisaged that the staggering would occur based on the year groups, see the examples below:*
 - *One bell time: K-12*
 - *Two bell times: K-6 7-12*
 - *Three bell times: K-6 7-9 10-12*
- *Implementation of before and after school activities / care for students who wish to enrol in additional activities or need to be cared for before or after the school;*
- *Pick-up and drop-off management to reduce the dwell times and therefor the possibility of queuing;*

The school will investigate the following in regard to bus transportation:

- *Provision of a bus stop along Maitland Street outside the school boundary to provide an opportunity for students to use public transport;*
- *Possibility to amend the existing school bus network to service the new school location in discussion with the current bus operators;*
- *The option for TfNSW to provide an additional public bus stop in the vicinity of the school and to potentially amend the public bus routes;*
- *Possibility to provide a private PBCS bus.*
- *Provision of a footpath connection from school buildings to the Maitland Street / Thompson Street intersection, which is currently in the process of being signalised;*
- *Provision of cycle facilities;*
- *Implementation of a Green Travel Plan, which will include programs to promote active and public Transport'.*

Access for students from Maitland Road will be addressed in an Operational Management Plan, Access Report and Traffic and Parking Assessment Report.

6 Preliminary Impact Identification and Assessment

6.2 Heritage Conservation

The site is not identified as a heritage item or conservation area. Aboriginal (general) items and conservation area is located within approximately 0.5km north west of the site and is separated from the site by Muswellbrook Golf Course and Muscle Creek. Due to the former use of the site as forestry, the section of the site proposed for development has been previously disturbed and unlikely to contain any archaeological value, however, should any items or relics be found on site, a qualified archaeological consultant will be engaged to undertake a study and provide recommendations.

6.3 Built Form and Streetscape

The site fronts a classified road, within a mixed-use area of Muswellbrook. Currently the surrounding streetscape is characterised by residential dwellings, retail and educational facilities and a transitioning area from a showground to a business park. The site has a large frontage and presents with dilapidated and abandoned built form.

Transformation of the site to an educational establishment with architecturally designed buildings and improved landscaping will assist in beautifying the New England Highway Streetscape. Improvements to the site will also create a safer environment for pedestrians of nearby residences and businesses.

Where possible vegetation (particularly to the north west) will be retained. The proposal will be designed to respond to the design quality principles of the Education SEPP.

6.4 Acoustic Impacts

Acoustic impacts are a key matter for the project in light of the residential, recreational and retail setting surrounding the site. The proposal will include measures to minimise the potential for adverse acoustic impact to the school and to ensure the amenity of the locality is not compromised. Accordingly, the proposal and future SSD will be supported by an acoustic impact assessment.

6.5 Access

The masterplan for Pacific Brook Christian School has given consideration for the Proposal to ensure that accessible paths of travel can be provided to and within all appropriate areas of the buildings and that accessible facilities will be provided. Where required lifts and circulation core will be identified to provide an accessible path of travel. An accessibility report will be prepared and submitted with the SSDA.

6.6 Construction and Operation Impacts

Given the mixed use setting of the Site, the potential impacts of construction works will be considered within the EIS, including:

- Dust control during any demolition and construction;
- Erosion and sediment control measures;
- Noise and vibration during construction; and
- Traffic impacts associated with construction vehicles, particularly to Maitland Road (New England Highway) including local traffic control measures where relevant.

6 Preliminary Impact Identification and Assessment

6.7 Staging

The works are proposed to be undertaken in multiple stages. A Staging Report will be prepared as part of application that discusses in detail the following components of the proposal at each stage:

- Demolition and construction works;
- Mitigation of impacts arising from demolition and construction works; and
- Operation arrangements for the staged school use.

7 Justification and Conclusion

The need for improved/ additional school facilities within Muswellbrook is important in meeting the educational needs of the growing residential population of the Muswellbrook and Upper Hunter area. The upper hunter also lacks specific school facilities for assisted need schooling. The proposal will provide residents in the area and the broader school community with a new school campus that provides improved school facilities, assisted need classes and access from surrounding residential areas and the wider upper hunter area.

The Site is considered to be able to accommodate a development of this nature with potential land use conflicts with surrounding development (i.e. traffic impacts) minimised.

The Proposal is classified as SSD as it falls within the requirements of Clause 15(1) of Schedule 1 of SEPP SRD, being “*Development for the purpose of a new school (regardless of the capital investment value)*”.

The school requests that the Secretary of the DPE issue the SEARs for the proposed new school development to facilitate the preparation of the EIS to accompany the DA.