



Request for SEARs

Proposal for State Significant Development

Taree Christian College Great Lakes

Lot 1 DP 1264355 – The Southern Parkway, Forster

Project: 19166

Tuncurry Office

5/4 South Street

Tuncurry NSW 2428

PO Box 568 Forster NSW 2428

Phone (02) 6555 2178

Fax (02) 6555 2741

Email

forster@coastplan.com.au

© This document is copyright.

Coastplan Group Pty Ltd ACN 114 738 662

TABLE of CONTENTS

1.	<i>INTRODUCTION</i>	1
1.1	PURPOSE OF REPORT	1
2.	<i>SITE AND SURROUNDING LOCALITY</i>	2
2.1	SITE DETAILS	2
2.2	SITE CONTEXT	6
2.3	SOILS	6
2.4	TOPOGRAPHY	7
2.5	ECOLOGICAL VALUES	7
2.6	TRAFFIC AND ACCESS	8
2.7	HAZARDS	8
2.7.1	FLOODING	8
2.7.2	BUSHFIRE	9
2.8	HERITAGE	9
2.8.1	EUROPEAN HERITAGE	9
2.8.2	ABORIGINAL HERITAGE	9
3.	<i>THE PROPOSED DEVELOPMENT</i>	9
4.	<i>PLANNING FRAMEWORK</i>	10
4.1	STRATEGIC FRAMEWORK	10
4.2	STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE CENTRES) 2017	11
4.3	STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011	11
4.4	STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018	11
4.5	STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2019	11
4.6	STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007 12	
4.7	STATE ENVIRONMENTAL PLANNING POLICY 55 – REMEDIATION OF LAND	12
4.8	GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014	12
4.8.1	ZONING AND PERMISSIBILITY	12
4.8.2	DEVELOPMENT STANDARDS	12
4.8.3	MISCELLANEOUS AND LOCAL PROVISIONS	13

4.9	GREAT LAKES DEVELOPMENT CONTROL PLAN 2014	13
5.	<i>IMPACT IDENTIFICATION AND PRELIMINARY ASSESSMENT</i>	13
6.	<i>JUSTIFICATION.....</i>	15
7.	<i>CONSULTATION.....</i>	16
8.	<i>CAPITAL INVESTMENT VALUE</i>	16
9.	<i>CONCLUSION</i>	16
	APPENDIX A.....	18

© It is a breach of copyright for this document to be used to support a development application for any person/entity other than that for whom this document was prepared. Other than for the purpose for which this document has been prepared and subject to conditions prescribed under the Copyright Act no part of this document may in any form nor by any means be reproduced or stored in a retrieval system or transmitted without the prior written permission of the company (Coastplan Group Pty Ltd ACN 114 738 662).

1. Introduction

This report has been prepared to accompany a request for the Secretary's Environmental Assessment Requirements (SEARs) for a proposed new school located at South Forster. The proposed school is identified as State Significant Development (SSD).

The new school is an independent school operated by Taree Christian College who operate a large independent school in the Taree township. The school serves a large area and includes many students from the Forster Tuncurry area, as well as areas such as Pacific Palms. The school has been identified as an opportunity for the provision of a local campus which can better serve students in the Forster Tuncurry Area.

1.1 Purpose of Report

This request has been prepared by Coastplan Group Pty Ltd on behalf of Taree Christian College to address relevant matters to enable the issue of the SEARs. The report provides:

- Detail of the proposed site and surrounding area.
- Detail of the proposed development.
- Identification of the Planning Framework for the land/proposal.
- Identification and Preliminary Assessment of potential Environmental Impacts.
- Justification for the proposal.
- Summary of Consultation undertaken/proposed.
- Discussion of Capital Investment Value.

2. Site and Surrounding Locality

2.1 Site Details

The following data is provided in relation to the site:

Table 2.1: Site details

Title Description	Lot 1 DP 1264355
Property Address	The Southern Parkway, Forster
Site Area	1.4 hectares
Zoning – Great Lakes LEP 2014	RU2 – Rural Landscape

The subject site is located in South Forster located in urban areas of Forster Tuncurry in the MidCoast Council Local Government Area. The South Forster Area is a suburban growth area with relatively new estates and release areas in the area. The subject land is part of the South Forster Urban Growth area identified in the *South Forster Structure Plan*.

The site was recently created through a subdivision to excise the land from other disconnected lands located to the north and east of the site. The lot has a variable width easement for the drainage of stormwater along the southern edge of the site, and a 3m wide easement along the northern side of the land.

The site in its regional context is shown in Figure 1 below.

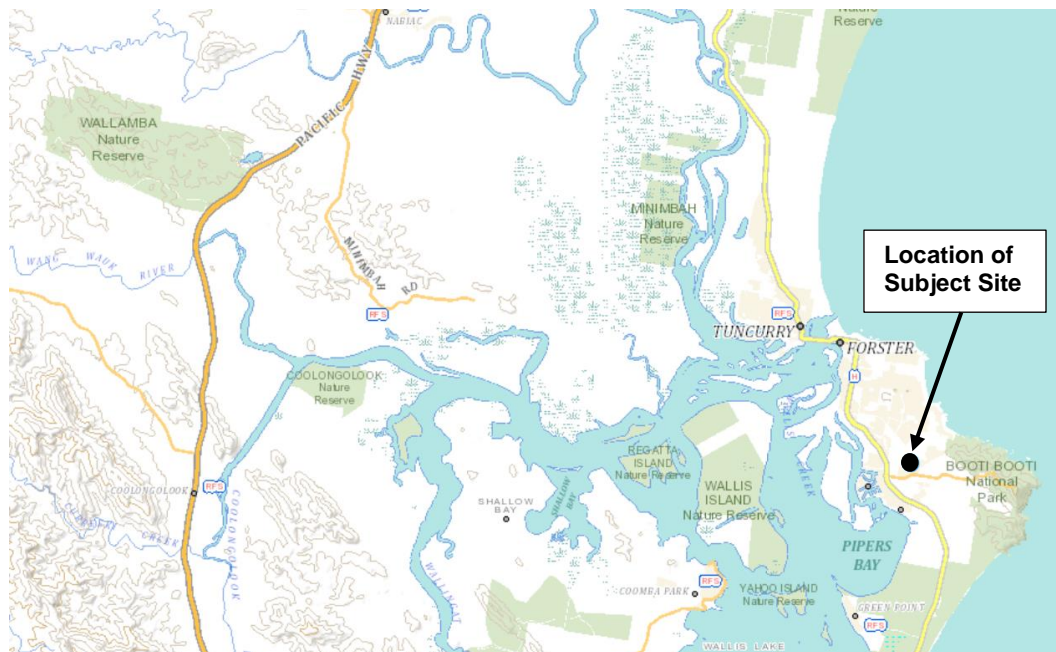


Figure 1 – Location of Site (Regional)

[Source: LPMA SIX Maps]

The following plan shows the site in the context of the South Forster Structure Plan.

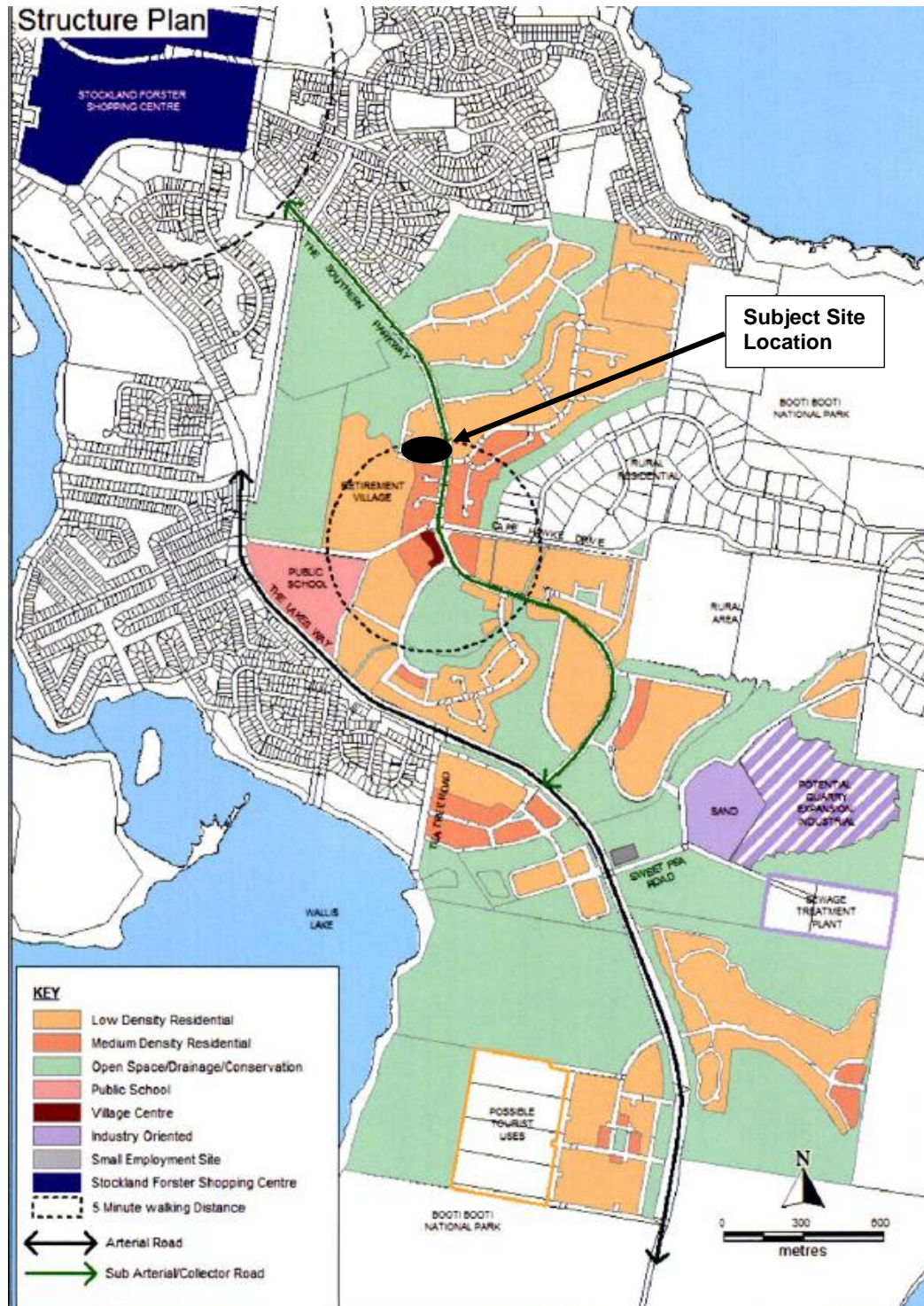


Figure 2 – Extract of South Forster Structure Plan

[Source: MCC]

The site and surrounding area is depicted in Figures 3 and 4 on the following pages.

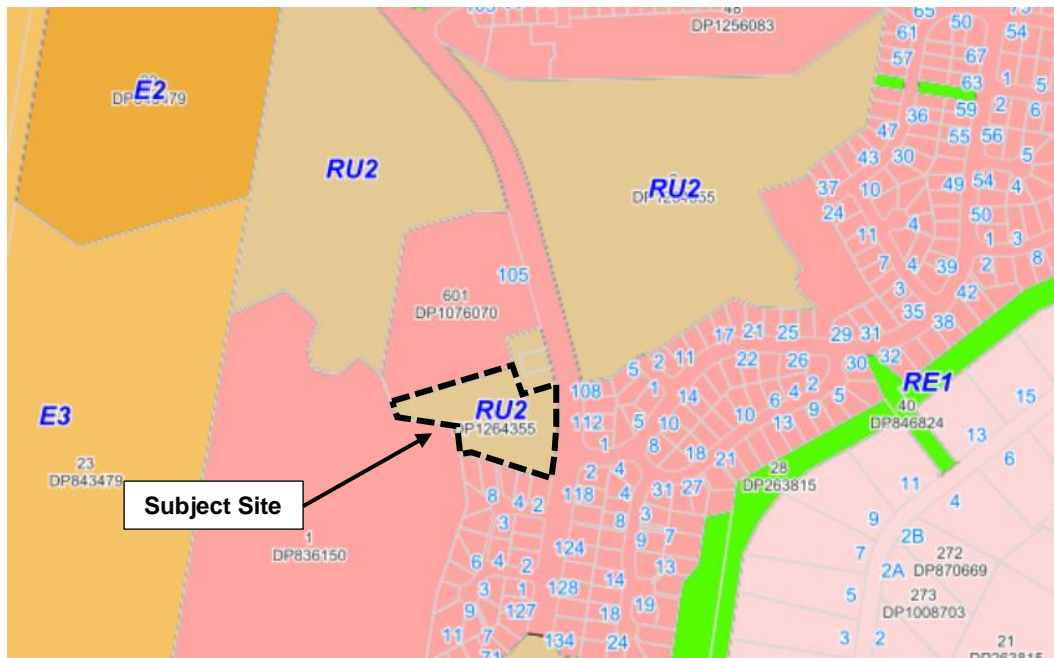


Figure 2 - Site Locality Plan (Zoning)

[Source: MCC IntraMaps]



Figure 3 - Site Locality Plan (Satellite)

[Source: LPMA SIX Maps]



Site frontage to The Southern Parkway



View over site to rear



Existing stormwater drainage corridor

2.2 Site Context

The site is located in a transitioning urban fringe area with new suburban residential subdivisions and other primarily residential development forms. The adjoining property to the north contains a 100 bed Residential Care Facility (Estia Health Forster) and the land to the west contains a large retirement village (Golden Ponds). The land to the south and east (on opposite side of Cape Hawke Drive) is comprised of low-density residential development comprising single dwelling house and villa developments.

2.3 Soils

Soils on the site have been derived through filling and site regrading works over the area to create residential development land and create drainage corridors, etc.

The land is mapped partially as Class 2 and Class 3 land on the Acid Sulfate Soils Planning Maps.

2.4 Topography

The site has slight gradients down from east to west, with lower areas along the drainage corridor passing along the southern boundary of the site.

There are no significant topographic features identified on the land and there are no natural watercourses crossing through the site. The drainage corridor through the site has been constructed as part of works to create an urban drainage network. The natural drainage corridor in the area is located further north of the site.

2.5 Ecological Values

The subject site is disturbed from past development activities over the land, including clearing, filling, regrading and excavation, and the site is a derived landscape of introduced grasslands. There is some regrowth in areas of the drainage corridor, as well as a small patch (approximately 100m²) of *Casuarina glauca* regrowth in the western edge of the site. The vegetation on the land is evident in the following photos:



Vegetation in drainage corridor



Casuarina glauca regrowth

2.6 Traffic and Access

Access to the site is available from The Southern Parkway frontage.

The Southern Parkway is a distributor road within the Forster road network that connects the South Forster area with the main shopping centre at Breese Parade. The Southern Parkway is an existing bus route for school buses and the town service number 306.

2.7 Hazards

2.7.1 Flooding

The site is identified as within the Council flood planning area (1% AEP flood plus 500mm freeboard). The flood study for the area, however, identifies that low hazard areas generally only affect the drainage corridor in the south and west of the site.

2.7.2 Bushfire

The subject land is identified as bushfire prone land, with a small area of buffer to Category 1 vegetation located in the western part of the site. An extract from the map is provided below with the subject site highlighted.

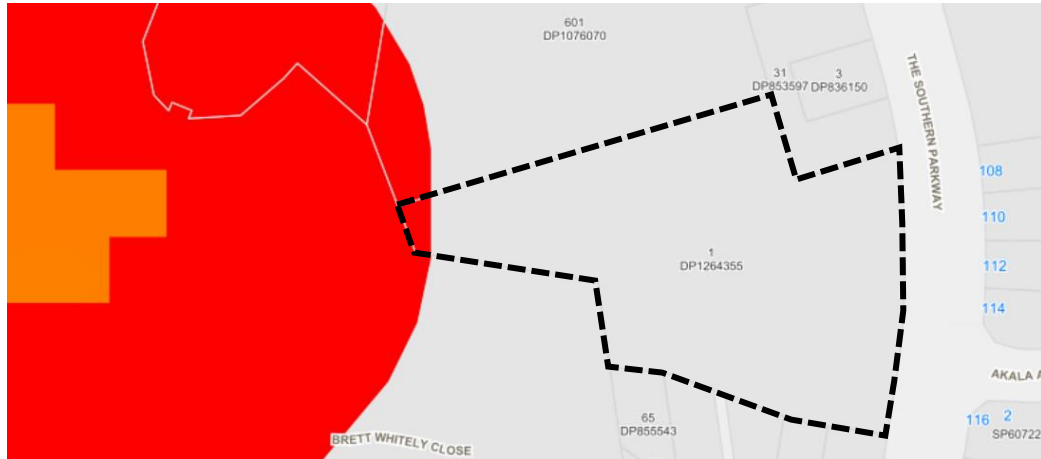


Figure 5: Bushfire prone land map

(Source: MCC IntraMaps)

2.8 Heritage

2.8.1 European Heritage

There are no items of European heritage listed as being present on the land and the site is not located in a heritage conservation area. There are no items identified on adjoining lands.

2.8.2 Aboriginal Heritage

An AHIMS Search for the site did not reveal any Aboriginal Sites or Places on the land. The landform of the site has been derived from previous construction works and would be *disturbed land* as described under the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

3. ***The Proposed Development***

The proposed development involves the establishment of an infants/primary school at the site by the proponent.

A concept plan of the school has been provided in Appendix A.

The concept proposal will provide 7-8 buildings which will be able to be developed on a gradual basis as the school grows. The concept provides 25 classrooms,

as well as administration, amenities, covered outdoor spaces, playgrounds and maintenance shed. The proposal would provide places for students from kindergarten to year 6 with a total student population in the order of 350 students.

The concept provides for access to be via a circulating driveway from The Southern Parkway with a parking area and pick up areas for parents.

4. Planning Framework

The legislation and Planning instruments applying to the land and proposed development include:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy (Koala Habitat Protection) 2019*
- *State Environmental Planning Policy No. 55 - Remediation of Land*
- *Great Lakes Local Environmental Plan 2014*
- *Great Lakes Development Control Plan 2014*

Relevant matters under these instruments are further discussed below.

4.1 Strategic Framework

There are a number of strategies that have guided development of the South Forster area that include the subject land. These documents include:

- *Forster Tuncurry Conservation and Development Strategy*
- *South Forster Structure Plan*
- *Mid North Coast Regional Strategy*
- *Hunter Regional Plan*

4.2 State Environmental Planning Policy (Educational Establishments and Child Care Centres) 2017

This SEPP provides controls in considerations in relation to the development of schools and other educational establishments throughout the state. Part 4 of the SEPP provides specific development controls for schools. Clause 35 provides that development for the purposes of a school may be carried out with consent on land within a *prescribed zone*. Clause 33 provides a definition of a *prescribed zone* and includes the RU2 Rural Landscape Zone. Clause 35 also provides that, before determining a development application for a school, the consent authority must take into consideration the design quality of the development evaluated against the principles set out in Schedule 4 of the SEPP and whether the development enables the use of school facilities to be shared with the community.

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

This SEPP identifies development forms and types that are to be treated as State Significant or Regionally Significant Development.

Schedule 1 of the SEPP identifies that the development for the purposes of a new school is state significant development, regardless of capital investment value.

4.4 State Environmental Planning Policy (Coastal Management) 2018

The land is mapped as being affected by the Coastal Management SEPP and is mapped as:

- Coastal Environment Area; and
- Coastal Use Area.

The SEPP provides a series of consideration for development in these areas under clauses 13 and 14. It is noted that the proposal is unlikely to impact on key coastal values provided in these considerations.

4.5 State Environmental Planning Policy (Koala Habitat Protection) 2019

The subject land is in an area affected by the Koala Management SEPP. The site also has a site area of more than 1 hectare and is subject to considerations

under clause 9 of the SEPP including the provisions of the accompanying Guideline.

Consistent with the Guideline, the proposal would be a Tier 1 Development which is of low or no impact on koalas or koala habitat given the tree species over the land and the existing barriers to movement (fences, etc.) surrounding the site.

4.6 State Environmental Planning Policy (Infrastructure) 2007

The provisions of this SEPP provide controls and considerations in relation to urban infrastructure. Clause 104 of the SEPP provides that certain types of traffic generating development is to be referred to Transport for NSW. The types of development to be referred are detailed in schedule 3. The subject site is not located within 90 metres of a classified road and does not meet or exceed the size or capacity for development in column 2 for which referral to Transport for New South Wales is required.

4.7 State Environmental Planning Policy 55 – Remediation of Land

The subject land has been filled in the past and a preliminary assessment for contamination may be required to determine if the site is suitable for the proposed use as a school in its current state.

4.8 Great Lakes Local Environmental Plan 2014

4.8.1 Zoning and Permissibility

The land is zoned RU2 – Rural Landscape and the provisions of the development control table provide that the use of land for *educational establishments* is permissible with the consent of Council.

4.8.2 Development Standards

The LEP provides several development standards in relation to development of land.

Table 4.8.2: Development standards

Development Standard	LEP Requirement	Comment
4.1 Minimum Lot Size	1 hectare	Lot was created as a result of this lot size control.
4.3 Height of Buildings	8.5m	It is unlikely that buildings will exceed 8.5m in height.
4.4 Floor Space Ratio	0.4:1	It is unlikely the proposed school will exceed the maximum FSR.

4.8.3 Miscellaneous and Local Provisions

Clause 7.1 of the LEP deals with Acid Sulfate Soils Assessments and Management. As discussed, parts of the land are mapped as class 2 and class 3 on the Acid Sulfate Soils Planning Maps. As such, Acid Sulfate Soils investigations and management (if necessary) are required.

Clause 7.3 of the LEP deals with flood planning and management and provides considerations for development of land in the flood planning area. The subject land is located in the flood planning area and appropriate design responses will be required.

4.9 Great Lakes Development Control Plan 2014

The Great Lakes DCP provides certain controls for management of various development issues. In relation to the proposal, the following matters under the DCP would be relevant:

- 4.2 Flooding
- 11 Water Sensitive Design
- 14 Waste Management

5. Impact Identification and Preliminary Assessment

The following environmental issues are expected to be addressed in the EIS for the State Significant Development Application include:

Neighbourhood context – The surrounding neighbourhood contains a variety of residential development forms including one and two storey development, as well

as large scale seniors housing developments. The proposed school would utilise one and two storey buildings with suitable streetscape treatment that would sit comfortably in the context of the surrounding setting.

Traffic/Parking – The school is located along a main road within the town of Forster and has appropriate access for cars, buses, etc. Traffic impact assessment will be included with the application which will deal with on site manoeuvring, parking, access and analysis of surrounding roads and intersections as well as bus servicing arrangements.

Stormwater/Flooding – The subject land is identified as within the flood planning area and the proposal will require stormwater facilities to manage stormwater quality and flows in accordance with relevant standards. A stormwater and flooding management strategy will be prepared for the proposed school and will include consultation with Council in relation to stormwater management within the existing drainage corridor.

Bushfire - Small areas of the subject land are mapped as bushfire prone. Large areas of managed land within existing developments provide large separation between the site and areas of unmanaged bushland. A bushfire assessment will be submitted with the application detailing compliance with NSW Rural Fire Service guidelines.

Acid Sulfate Soils – The land is mapped as classes 2 and 3 Acid Sulfate Soils. As the proposal will involve disturbance of soils in the class 2 area, further investigation is required to determine if Acid Sulfate Soils are present. Where the investigations determine the presence of actual or potential Acid Sulfate Soils, an Acid Sulfate Soils Management Plan will be prepared for construction works.

Noise - Noise impacts associated with construction and operational phases of the development will be assessed in accordance with the New South Wales Noise Policy. The proposal will incorporate noise control measures necessary to minimise the impact of the development on the adjoining residential care facility.

Contamination - A stage one preliminary environmental site investigation will be undertaken and, if required, a stage two detailed site investigation and remedial action plan will accompany the application.

Ecology – The subject land has been significantly cleared and disturbed from past development activities. The land does not contain any significant areas of native vegetation or other significant ecological values. Small areas of regrowth Casuarina in the western parts of the land will be investigated to determine if any significant ecological values exist. It appears unlikely that biodiversity offsetting will be required; however, this will be reviewed by the project ecologist.

Aboriginal Heritage - The subject site is disturbed land from previous activities in the area. It is considered there is a low likelihood for disturbance of cultural heritage material as a result of the proposal. In the context of the proposal and site, it is considered that due diligence assessment in accordance with the DCC guidelines might be sufficient. Should the due diligence assessment determine further investigation is required, more detailed assessment and consultation will be undertaken.

Social Impact – Schools are an essential social resource in any area. The proposed school meets an existing demand for the many students that attend the school in Taree. The proposal will provide a local campus for this school and allow students to attend a school in closer proximity to their homes. The proposal is expected to have positive social impacts in the area.

Economic Impact - The proposal will generate short to medium term construction employment opportunities, as well as long term job opportunities in the delivery of education services from the school.

6. Justification

The proposed school is consistent with the planning controls for the area and is an appropriate response to the site and surrounding area. The proposed school will provide benefits to the local community such as:

- There is clearly a demand for additional independent school places in the area with students attending the school from Taree.
- The site has excellent transport links being located on a bus route and connected to existing bus services.

- The proposal is a more efficient manner for the delivery of education services to the local area and reduces the need for unnecessary travel for students to Taree.
- The proposal is permissible under both the SEPP (Education) and the LEP.
- The proposal is unlikely to result in any significant environmental impacts.

7. Consultation

Some initial consultation has been undertaken with DPIE and with Council to discuss development of the land for a school. The SEARs will determine consultation requirements for the EIS. Based on the review, consultation with the following authorities is likely in preparation of the EIS:

- MidCoast Council
- NSW Rural Fire Service

Public Exhibition of the DA will also occur following lodgement.

8. Capital Investment Value

No Quantity Surveyors Report has been prepared for the concept; however, it is likely that the capital investment value for the school will be in the order of \$6 million split over 3 phases of development.

As per clause 15(1) of Schedule 1 of SEPP (State and Regional Development) 2011, development for the purposes of a new school is State Significant Development, regardless of capital investment value.

9. Conclusion

This report provides a review of the subject land and proposed school for the purposes of scoping an EIS.

The proposed school is permissible under both the State and local planning instruments and can be developed in accordance with planning controls applying to the land.

The land is significantly disturbed and does not contain significant environmental constraints. Further assessment/consideration has been identified for:

- Bushfire
- Acid Sulfate Soils
- Stormwater and Flooding
- Contamination
- Acoustic Assessment
- Traffic and Parking

In addition, review of the following issues may require confirmation that constraints do not apply:

- Ecology
- Aboriginal Heritage

In light of the above, the Secretary's Environmental Assessment Requirements are now requested for the purposes of preparing the Environmental Impact Statement.

Appendix A
Concept Proposal



STAGING LEGEND	
■	STAGE 1 Administration, Amenities & 3 GLA Classrooms
■	STAGE 2 4 GLA Classrooms
■	STAGE 3 6 Classrooms
■	STAGE 4 Covered Outdoor Learning Area
■	STAGE 5 6 Classrooms
■	STAGE 6 6 Classrooms

A	Client Comment	07/09/20	TC
NO.	DESCRIPTION	DATE	BY

AMENDMENT ISSUE



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED FOR CONSTRUCTION. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. COPYRIGHT OF THIS DRAWING IS VESTED WITH AUSCO & MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

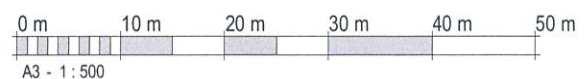
CLIENT:
TAREE CHRISTIAN COLLEGE
CAMPUS

PROJECT:
PROPOSED STAGE 1 & 2

ADDRESS:
105 THE SOUTHERN PARKWAY,
FORSTER CAMPUS

DRAWING TITLE:
SITE PLAN

PROJECT TYPE	DESIGN LOADING	BUILD FACILITY
SALE	B190	MQB
SCALE @ A2	DRAWN	CHECKED
1 : 500	TC	TC
ESTIMATE NO.		
PRODUCTION NO.		
JOB NO.		
DRAWN DATE	DRAWING NO.	ISSUE
07/13/20	A-100	A



1. SITE PLAN
1 : 500

Revit Model: L:\Projects\NSW\ACT\2020\022 - Taree CC Foster\1. Pre-Award\2. Ausco Tender\2. Drawings\1. D&E Drawings\Taree CC - Foster campus (B).rvt