

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

**PROPOSED CATHOLIC COLLEGE
2 KINGFISHER CLOSE AND 507 MEDOWIE ROAD, MEDOWIE**

Lot 412 and Lot 413 DP 1063902



Prepared on behalf of:
TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF MAITLAND - NEWCASTLE

Prepared for Submission to:
PLANNING & ENVIRONMENT

Prepared by:

CONTENTS

1. INTRODUCTION-----	1
1.1 INTRODUCTION -----	1
1.2 REQUEST FOR SEARS-----	1
1.3 PROJECT OVERVIEW-----	1
1.4 CONSULTATION -----	1
2. PROPOSED DEVELOPMENT-----	3
2.1 EXISTING DEVELOPMENT -----	3
2.2 PROPOSED DEVELOPMENT-----	4
2.3 PROJECT JUSTIFICATION -----	4
3. THE SITE AND SURROUNDING AREA-----	5
3.1 LOCATION -----	5
3.2 SITE AREA -----	5
3.3 PHYSICAL FEATURES -----	5
3.3.1 TOPOGRAPHY -----	5
3.3.2 GEOTECHNICAL -----	5
3.3.3 FLOODING -----	5
3.3.4 VEGETATION AND TREES -----	5
3.3.5 TRAFFIC AND ACCESS -----	5
3.3.6 BUSHFIRE PRONE LAND -----	6
3.3.7 COASTAL ZONE -----	6
3.4 ABORIGINAL HERITAGE-----	6
3.5 NON-ABORIGINAL HERITAGE-----	6
3.6 MINE SUBLISSION-----	6
3.7 SURROUNDING AREA-----	7
3.7.1 LAND TO THE NORTH-----	7
3.7.2 LAND TO THE EAST-----	8
3.7.3 LAND TO THE SOUTH AND WEST-----	9
4. STATUTORY PLANNING CONTROLS-----	10
4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2000-----	10
4.2 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011-----	10
4.3 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017-----	10
4.4 STATE ENVIRONMENTAL PLANNING POLICY NO.14 – COASTAL WETLANDS-----	10
4.5 STATE ENVIRONMENTAL PLANNING POLICY NO.44 – KOALA HABITAT PROTECTION-----	11
4.6 STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND-----	11
4.7 PORT STEPHEN LOCAL ENVIRONMENTAL PLAN 2013-----	11
5. POTENTIAL ENVIRONMENTAL IMPACTS-----	14
5.1 LAND USE-----	14
5.1.1 EXISTING ENVIRONMENT -----	14
5.1.2 POTENTIAL IMPACTS -----	14
5.1.3 PROPOSED ENVIRONMENTAL ASSESSMENT -----	14
5.2 TRAFFIC AND ACCESS-----	14
5.2.1 EXISTING ENVIRONMENT -----	14
5.2.2 POTENTIAL IMPACTS -----	15
5.2.3 PROPOSED ENVIRONMENTAL ASSESSMENT -----	15
5.3 NOISE AND VIBRATION IMPACTS-----	15
5.3.1 EXISTING ENVIRONMENT -----	15
5.3.2 POTENTIAL IMPACTS -----	15
5.3.3 PROPOSED ENVIRONMENTAL ASSESSMENT -----	15
5.4 SOILS, GEOLOGY AND CONTAMINATION-----	15
5.4.1 EXISTING ENVIRONMENT -----	15
5.4.2 POTENTIAL IMPACTS -----	15
5.4.3 PROPOSED ENVIRONMENTAL ASSESSMENT -----	16
5.5 AIR QUALITY -----	16
5.5.1 EXISTING ENVIRONMENT -----	16
5.5.2 POTENTIAL IMPACTS -----	16
5.5.3 PROPOSED ENVIRONMENTAL ASSESSMENT -----	16

5.6	WATER QUALITY AND HYDROLOGY-----	16
5.6.1	EXISTING ENVIRONMENT -----	16
5.6.2	POTENTIAL IMPACTS -----	16
5.6.3	PROPOSED ENVIRONMENTAL ASSESSMENT -----	16
5.7	FLORA, FAUNA AND BUSHFIRE-----	16
5.7.1	EXISTING ENVIRONMENT -----	16
5.7.2	POTENTIAL IMPACTS -----	17
5.7.3	PROPOSED ENVIRONMENTAL ASSESSMENT -----	17
5.8	HERITAGE – ABORIGINAL-----	17
5.8.1	EXISTING ENVIRONMENT -----	17
5.8.2	POTENTIAL IMPACTS -----	17
5.8.3	PROPOSED ENVIRONMENTAL ASSESSMENT -----	17
5.9	HERITAGE – NON-ABORIGINAL-----	17
5.9.1	EXISTING ENVIRONMENT -----	17
5.9.2	POTENTIAL IMPACTS -----	18
5.9.3	PROPOSED ENVIRONMENTAL ASSESSMENT -----	18
5.10	VISUAL IMPACTS-----	18
5.10.1	EXISTING ENVIRONMENT -----	18
5.10.2	POTENTIAL IMPACTS-----	18
5.10.3	PROPOSED ENVIRONMENTAL ASSESSMENT-----	18
5.11	SOCIAL AND ECONOMIC-----	18
5.11.1	EXISTING ENVIRONMENT -----	18
5.11.2	POTENTIAL IMPACT-----	18
5.11.3	PROPOSED ENVIRONMENTAL ASSESSMENT-----	18
5.12	WASTE-----	18
5.12.1	EXISTING ENVIRONMENT -----	18
5.12.2	POTENTIAL IMPACT-----	19
5.12.3	PROPOSED ENVIRONMENTAL ASSESSMENT-----	19
5.13	CUMULATIVE ISSUES-----	19
6.	CONCLUSION-----	20
7.	REFERENCES -----	21

APPENDICES

Appendix 1:	Location Map
Appendix 2:	Aerial Photo of Locality
Appendix 3:	Zoning
Appendix 4:	Port Stephens Council Wetland Map
Appendix 5:	Concept Plans prepared by Webber Architects
Appendix 6:	Survey Plan prepared by Parker Scanlon
Appendix 7:	SEPP 14 Wetland
Appendix 8:	Review of Bushfire Constraints prepared by Newcastle Bushfire Consulting
Appendix 9:	Preliminary Ecology Comments prepared by Biosis
Appendix 10:	AHIMS searches
Appendix 11:	Minutes of Concept Meeting with Port Stephens Council

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1. INTRODUCTION

1.1 Introduction

This Request for Secretary's Environmental Assessment Requirements (SEARs) has been prepared on behalf of the Trustees of the Roman Catholic Church for the Diocese of Maitland – Newcastle to accompany a development application (DA) for a Catholic College at 2 Kingfisher Close and 507 Medowie Road, Medowie (Lot 412 and Lot 413 DP 1063902) (the site). The document is a request for the Department of Planning & Environment to issue SEARs for proposed State Significant Development. Location of the site is provided in Appendix 1 and 2.

The proposed development is for the purpose of a new school and as such is identified as State significant development under Clause 15 of Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 and Part 4, Division 4.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The capital investment value for the proposed development is \$54.7 million.

1.2 Request for SEARs

In accordance with Clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation on behalf of the Trustees of the Roman Catholic Church for the Diocese of Maitland – Newcastle we request Department of Planning & Environment issue SEARs for the proposed State Significant Development. The SEARs will be used to assist with the preparation an environmental impact statement (EIS) as required under Section 78A (8) of the EP&A Act.

1.3 Project Overview

The DA relates to construction of new buildings including:

- Demolition of existing dwelling, shed and out buildings
- Construction of 3 stream primary school and 7 stream high school
- Place of worship
- Residential duplex
- Child care centre
- Associated works: car park, retaining walls, landscaping etc.

The PEA outlines potential environmental impacts of the proposed development and how these will be considered and assessed. Construction is planned to be staged over ten years.

1.4 Consultation

A meeting was held with Council on 10 August 2017 to discuss the proposed development (Appendix 11). A number of key issues were discussed at the meeting including:

- JRPP
- zoning and permissibility
- building height
- staging
- referrals
- onsite parking
- vehicular access
- ecology
- bushfire
- non-discriminatory access



- visual impact
- lighting
- noise impact
- crime prevention.

Each of the items discussed in the pre-lodgement meeting will be considered throughout the design and will be addressed as part of the application.

2. PROPOSED DEVELOPMENT

2.1 Existing Development

The property currently contains a single storey dwelling, tennis court and rural shed. There is a cleared section of land on the eastern half of the site facing Medowie Road. The site contains different environmental conditions that have been considered in the proposed development.



Photo 1 – Existing Dwelling and Shed (looking north west)

There is also an existing Ausgrid substation on the eastern boundary facing Medowie Road. A number of power transmission lines are connected to the substation.



Photo 2 – Existing Ausgrid Substation (looking west)

2.2 Proposed Development

The Catholic Diocese of Maitland - Newcastle wish to erect and operate a new Catholic College in Medowie. The college will educate up to 1,190 students. The project has the following objectives:

- provide a long term financially viable solution for ongoing operation of the school
- comply with relevant codes (National Construction Code and Australian Standard)
- erect buildings that provide contemporary educational facilities that meet community expectations
- provide facilities that allow for modern delivery of education to students
- on site car parking, driveway and access
- landscaping
- associated infrastructure and services.

The proposed development provides for long-term education for residents of Medowie and broader population. The proposed development will involve the following works:

- clearing of vegetation within the site
- construction of new buildings including:
 - classrooms and other learning spaces
 - library
 - hall
 - canteen
 - place of worship
 -
 - child care
 - administration and other staff facilities
- construction of new driveway and parking
- landscaping
- associated infrastructure and services.

2.3 Project Justification

The proposed Catholic College will provide a new purpose built development with facilities including classrooms, administration buildings and training facilities. The college will provide a Catholic based education to the expanding population of Medowie and the broader area.

The proposed development will provide long-term benefit to students, educators and residents of the region.

3. THE SITE AND SURROUNDING AREA

3.1 Location

The site comprises Lot 412 and Lot 413 DP 1063902 at 2 Kingfisher Close and 507 Medowie Road, Medowie (the site). Development in the area includes residential and commercial as shown on the location and aerial plans (Appendix 1 and 2).

3.2 Site Area

The site has a total area of around 26.83 hectares (Lot 412 is 16.83 hectares and Lot 413 is 10 hectares). Site area will not change as a result of the development.

3.3 Physical Features

3.3.1 Topography

As shown in the survey plan in Appendix 6, the site slopes to the south west towards existing watercourse and wetland areas.

3.3.2 Geotechnical

A geotechnical report will be prepared to accompany the DA.

3.3.3 Flooding

The site is considered flood prone land (part). The south western and northern part of the site contains wetland areas (Appendix 4 and 7). A stormwater and flood management report will be prepared to accompany the DA.

3.3.4 Vegetation and Trees

The site is predominantly clear in the area of proposed development. A number of scattered trees are located in the middle of the site with more dense vegetation on the western part.

An ecological impact assessment will be prepared to accompany the DA.

3.3.5 Traffic and Access

Access will be provided from Medowie Road. A new entrance will be constructed to accommodate vehicles, including school buses.

A Traffic Impact Assessment will be prepared to accompany the DA.



Photo 1 – Vehicular Access (looking west)

3.3.6 Bushfire Prone Land

The site is considered bushfire prone land.

A Bushfire Threat Assessment will be prepared to accompany the DA.

3.3.7 Coastal Zone

The site is not located within the coastal zone. A Review of Bushfire Constraints has been prepared for preliminary advice and is provided in Appendix 8.

3.4 Aboriginal Heritage

A search of the Aboriginal Heritage Information System identifies four Aboriginal sites recorded in or near Lot 412 and two Aboriginal sites recorded in or near Lot 413 (Appendix 10).

An Aboriginal Heritage Impact Assessment will be prepared to accompany the DA.

3.5 Non-Aboriginal Heritage

The site is not located in a heritage precinct and does not contain a known heritage item.

3.6 Mine Subsidence

The site is not located within a Mine Subsidence District.

3.7 Surrounding Area

3.7.1 Land to the North

Native vegetation, recreation areas and dwellings are located to the north. The proposed development will also have access to Kingfisher Close on the northern boundary. Hunter Water assets are also located on the northern boundary and accessed from Kingfisher Close.



Photo 2 – Kingfisher Close (looking north)



Photo 3 – View from Kingfisher Close to Existing Dwelling (looking south east)

3.7.2 Land to the East

A range of land uses are located to the east. Dwellings, a childcare and Pacific Dunes golf course are located west of the site. Local commercial premises and dwellings in the Medowie suburb are located further east.



Photo 4 – Child Care on Medowie Road (looking east)



Photo 5 – Pacific Dunes Golf Course on Medowie Road (looking north east)

3.7.3 Land to the South and West

Native vegetation, a creek and wetlands are located south of the site. Wetlands extend into the site (Appendix 4 and 7). Ausgrid infrastructure is also located on the southern part of the site.



Photo 6 – Ausgrid Infrastructure and Native Vegetation (looking west)

4. STATUTORY PLANNING CONTROLS

4.1 Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000

The proposed development will require consent under the provisions of Part 4 of the EP&A Act and requires an application to the Department of Planning & Environment. Under Section 89D the Minister for Planning is the consent authority for State significant development. Section 78(8A) requires preparation of an EIS. This document requests SEARs to assist with preparation of the EIS.

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

Schedule 1 of SEPP (State and Regional Development) 2011 identifies State Significant Development as follows:

"15 Educational establishments

- (1) Development for the purpose of a new school (regardless of the capital investment value).*
- (2) Development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school..."*

The proposed development is for a new school and as such is identified as State significant development under the SEPP. This document has been prepared to have the project registered as State significant and request the SEARs.

Section 89G of the EP&A Act requires an EIS to accompany an application for State significant development

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

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education and Child Care SEPP) seeks to improve certainty and efficiency of planning for education and early education establishments. Part 3 of the Education and Child Care SEPP identifies specific development controls for early education and car facilities while Part 4 identifies specific development controls for schools. The development will consider the specific development controls in the SEPP.

Clause 35 of the Education and Child Care SEPP states 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 development is permissible with consent in the R2 Low Density Residential, R5 Large Lot Residential and RU2 Rural Landscape zones pursuant to Clause 35.

Part 7 relates to traffic generating development. Educational establishments that have a capacity of 50 or more students is considered a Traffic Generating Development that needs to be referred to Roads and Maritime Services (RMS). The proposal will be referred to RMS.

4.4 State Environmental Planning Policy No.14 – Coastal Wetlands

The boundaries of designated wetlands covered by State Environmental Planning Policy No.14 – Coastal Wetlands (SEPP 14) are mapped under the policy.

The site contains SEPP 14 wetland No. 813. Clause 7 of SEPP 14 states:

- (1) In respect of land to which this policy applies, a person shall not:
 - (a) clear that land,
 - (b) construct a levee on that land,
 - (c) drain that land, or
 - (d) fill that land,

except with the consent of the council and the concurrence of the Director.

Clause 7(3) states development for which consent is required by subclause (1) is declared to be designated development for the purposes of the Act.

Section 78A(8) of the EP&A Act states that a development application for designated development must be accompanied by an environmental impact statement.

In addition Clause 8 states “Where a council receives an application for consent to carry out development referred to in clause 7 (1), the council shall, within 7 days of its receipt of that application, forward a copy of the application to the Director of National Parks and Wildlife.”

No work will occur in the SEPP 14 wetland to minimise approval requirements and potential environmental impacts (Appendix 7).

4.5 State Environmental Planning Policy No.44 – Koala Habitat Protection

State Environmental Planning Policy No.44 – Koala Habitat Protection (SEPP 44) aims to encourage the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range and to reverse the current trend of koala-population decline. SEPP 44 applies to the Port Stephen local government area.

It is understood that vegetation along the west of the proposed development is preferred Koala habitat. A Biodiversity Assessment Report will be required.

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

State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55) aims to promote remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. The site is located approximately 2.2 kilometres north of the NSW Environmental Protection Agency's mapped investigation area for potential PFAS (per- and poly-fluoroalkyl substances) contamination associated with the use of PFAS in firefighting chemicals at the RAAF base at Williamtown. Contaminated site assessments are being carried out on land within the investigation area. While the subject land is located outside the investigation area it would be prudent for a Phase 1 Environmental Site Assessment to consider potential PFAS contamination.

4.7 Port Stephen Local Environmental Plan 2013

Educational establishments are not permitted in the R2 or RU2 zones under the Port Stephens Local Environmental Plan 2013 (LEP); however, permissibility for an educational establishment is achieved through Clause 28(1) of SEPP Infrastructure as the proposed development would occur in prescribed zones.

Relevant Clauses of the LEP are discussed in Table 4.1.

Table 4.1 – Relevant Clauses of LEP

Clause	Consistency
1.2 Aims	<p>The plan aims to, <i>inter alia</i>:</p> <ul style="list-style-type: none"> ➤ implement the community's Port Stephens Futures Strategy 2009 and Port Stephens Planning Strategy 2011 ➤ provide for a diverse and compatible mix of land uses supported by sound planning policy to deliver high quality development and urban design outcomes ➤ protect and enhance the natural environmental assets of Port Stephens ➤ continue to facilitate economic growth that contributes to long-term and self-sufficient employment locally ➤ continue to implement the legislative framework that supports openness, transparency and accountability of assessment and decision making.
2.1 Land use zones	<p>Clause 35 of the Education and Child Care SEPP states 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 development is permissible with consent in the R2 Low Density Residential, R5 Large Lot Residential and RU2 Rural Landscape zones pursuant to Clause 35</p>
2.3 Zone objectives	<p>With respect to development for the purpose of an educational establishment objectives of the zones need to be considered.</p> <p>Objectives of the R2 zone are:</p> <ul style="list-style-type: none"> ➤ To provide for the housing needs of the community within a low density residential environment. ➤ To enable other land uses that provide facilities or services to meet the day to day needs of residents. ➤ To protect and enhance the existing residential amenity and character of the area. ➤ To ensure that development is carried out in a way that is compatible with the flood risk of the area. <p>Objectives of the R5 zone are:</p> <ul style="list-style-type: none"> ➤ To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. ➤ To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future. ➤ To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. ➤ To minimise conflict between land uses within this zone and land uses within adjoining zones. <p>Objectives of the RU2 zone are:</p> <ul style="list-style-type: none"> ➤ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. ➤ To maintain the rural landscape character of the land.

	<ul style="list-style-type: none"> ➤ To provide for a range of compatible land uses, including extensive agriculture.
4.1 Minimum subdivision lot size	Minimum lot size is 500m ² (R2 zoned land), 2,000m ² (R5 zoned land) and 20 hectares (RU2 zoned land).
4.3 Height of buildings	The maximum building height for the site is 9 metres in the R2 zoned land with no maximum permissible height in the R5 and RU2 zoned land.
4.6 Exceptions to development standards	Flexibility is provided in the LEP for development standards to achieve a good planning outcome.
5.5 Development within the coastal zone	The proposed development is not within the coastal zone.
5.9 Preservation of trees or vegetation	A Biodiversity Assessment Report will be required.
7.1 Acid sulfate soils	Acid sulfate soils will need to be addressed and a management plan may be required.
7.2 Earthworks	Earthworks will form part of the DA.
7.3 Flood planning	Part of the site is considered flood prone.
7.6 Essential services	Essential services must be provided to the proposed development.
7.8 Drinking water catchments	The proposal will need to address potential impact on the Drinking Water Catchment.
7.9 Wetlands	The proposal will need to address potential impact on wetlands.
7.10 Williams River Catchment	The proposal will need to address potential impact on the Williams River Catchment

5. POTENTIAL ENVIRONMENTAL IMPACTS

5.1 Land Use

5.1.1 Existing Environment

Land use in the study area includes landscape and agricultural supplies to the west, Newcastle airport to the south, golf course and low density residential to the east and north. A child care is located directly across Medowie Road and a substation on the northern boundary.

5.1.2 Potential Impacts

The proposal is for land use relating to education and will involve a new college and associated activities including a place of worship and child care. The main impact on land use is the erection of a new education facility that will accommodate approximately 1,190 students.

5.1.3 Proposed Environmental Assessment

Consideration will be given to adjacent land uses and potential impact such as hours of operation, traffic and access, noise, visual impact and site management. As the proposed development will principally operate during school hours, potential impact on land use is likely to be moderate.

5.2 Traffic and Access

5.2.1 Existing Environment

The site has existing access from Medowie Road. Future access may also be provided from Kingfisher Close (Photo 5).



Photo 9 –Existing access from Medowie Road (looking west)

5.2.2 Potential Impacts

There will be an increase in traffic during construction. Construction vehicles will range from light weight to large trucks and equipment such as rigid trucks for deliveries and a crane for lifting construction materials and equipment into position.

Traffic will also increase as a result of the ongoing use of the site. Council has advised that the South Street / Medowie Road intersection requires upgrading. It is understood there is potential to consider developer contributions in lieu of works to the school's smaller round-a-bout to allow for infrastructure to be set for a future dual lane upgrade.

Parking demand will increase and will be managed through drop off and pick up zones, parking in local areas and on site parking.

5.2.3 Proposed Environmental Assessment

A Traffic Impact Assessment will prepared to consider impact of vehicles on the local road network. As discussed previously, the proposed development is likely to be considered Traffic Generating Development and require referral to RMS.

5.3 Noise and Vibration Impacts

5.3.1 Existing Environment

The property current contains a single storey dwelling, tennis court and rural shed.

5.3.2 Potential Impacts

Construction noise and operational noise will be considered. Construction noise has potential to impact on neighbouring premises as the proposal involves development of a new college and will likely take place over ten years. Dwellings to the north and east and child care across Medowie Road are sensitive receivers for noise.

5.3.3 Proposed Environmental Assessment

A Noise Impact Assessment will be prepared to consider existing and potential future noise as a result of the development. The assessment will consider:

- Environment Protection Authority (EPA) 2000, Industrial Noise Policy (INP)
- Department of Environment and Climate Change (DECC) 2009, Interim Construction Noise Guideline (ICNG)
- Australian Standard AS 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites
- Department of Environment and Climate Change and Water (DECCW) 2009, Assessing Vibration: A Technical Guideline.

5.4 Soils, Geology and Contamination

5.4.1 Existing Environment

A geotechnical report will be prepared to accompany the DA. The site is mapped as containing acid sulfate soils.

5.4.2 Potential Impacts

Construction has potential to result in erosion and subsequent loss of topsoil. Excess soil from construction will need to be managed on site or disposed off-site. Excess soil will need to be managed to ensure it is not lost into previously undisturbed areas or into adjacent land. A designated stockpile location will be required at the construction compound. It is likely excavated material will be reused within the site.

5.4.3 Proposed Environmental Assessment

A geotechnical report will be prepared to accompany the DA. A Phase 1 Environmental Site Assessment will be prepared by a geotechnical engineer (if required) to consider potential contamination. However, as the site is currently used as a residence there is considered to be low likelihood of contamination. A Phase 1 Environmental Site Assessment will be prepared by a geotechnical engineer to consider potential contamination. It would be prudent for the Phase 1 Environmental Site Assessment to consider potential PFAS contamination. Acid sulfate soils will need to be considered and managed.

5.5 Air quality

5.5.1 Existing Environment

The site has been used as a dwelling for many years.

5.5.2 Potential Impacts

Construction of the proposal has potential to generate wind borne dust from exposed soil. Dry and windy conditions will generate additional dust from exposed soil and movement of vehicles and wind conditions should be monitored. Exhaust from heavy machinery and other vehicles may also impact on local air quality.

Operation of the college is unlikely to result in air impacts, however this will be confirmed through detailed environmental assessment.

5.5.3 Proposed Environmental Assessment

Future environmental assessment will consider existing climatic conditions of the site. Potential air quality impacts such as vehicle and dust emissions will be identified with appropriate mitigation measures proposed. Environmental management measures are likely to only be required during construction.

5.6 Water Quality and Hydrology

5.6.1 Existing Environment

Council's mapping indicates that the proposal is located in a flood control lot – low hazard. Existing stormwater on the site generally drains to low lying flooding and wetland areas. The proposed works are located more than 40 metres from a watercourse with Campvale Drain and Campvale Swamp located to the north east. Surface water drains to SEPP 14 wetland number 813 located on the southern part of the site. Depth to groundwater is currently unknown.

5.6.2 Potential Impacts

Changes to extent of building and paved areas may impact on surface flows. Additional or changed stormwater flows have potential to impact on drainage regimes and downstream properties. If stormwater is not adequately managed it may cause drainage issues on site. Additional flow of stormwater has potential to erode soil, divert water to new areas or impact nearby wetland through additional volume or localised energy. Poor stormwater management has potential to impact water quality of the nearby SEPP 14 wetland.

5.6.3 Proposed Environmental Assessment

Construction and development in flood prone land will be avoided, where practicable, or managed appropriately. A stormwater management plan will be prepared to appropriately limit post development flows and manage downstream water quality.

5.7 Flora, Fauna and Bushfire

5.7.1 Existing Environment

Preliminary advice has been received on ecological attributes of the site (Appendix 9). Four plant community types (PCTs) in varying condition and extent within the study area, including:

- PCT 1564 Blackbutt - Rough-barked Apple - Turpentine - ferny tall open forest of the Central Coast (HU778)
- PCT 1598 Forest Red Gum grassy open forest on floodplains of the lower Hunter (HU812)
- PCT 1619 Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands (HU833)
- PCT 1718 Swamp Mahogany – Flax leaved Paperbark swamp forest on coastal lowlands of the Central Coast (HU932).

The shrub and mid layer is mostly absent in the study area except in PCT 1718 and PCT 1619 communities and the northern portion of PCT 1598

- Two endangered ecological communities (EECs) are identified in the study area:
- Swamp Sclerophyll forest on coastal floodplains EEC: Restricted to PCT 1718 and located to the west and north of the subject site
- Hunter Lowland Redgum forest EEC: Restricted to the PCT 1598 and located along the western edge of the subject site.

No threatened flora species have been identified in the study area. Thirteen hollow-bearing trees have been identified and there are indications of presence of Koalas.

The site is considered bushfire prone land and the proposed development is considered a Special Fire Protection Purpose under Section 100B of the *Rural Fires Act 1997*. A Review of Bushfire Constraints has been prepared for preliminary advice and is provided in Appendix 8.

5.7.2 Potential Impacts

Based on the proposed development footprint a number of trees will require removal. Removal of trees has potential to impact on threatened flora and fauna and their habitats.

Bushfire has potential to be a risk to the safety of occupants of the college. Bushfire risks can include smoke inhalation and direct exposure to radiant heat. A bushfire safety authority will be required from the NSW Rural Fire Service.

5.7.3 Proposed Environmental Assessment

An Ecological Impact Assessment will be provided to present existing ecological conditions. The ecological assessment will consider potential effect on threatened species, populations or ecological communities, or their habitats. The assessment will consider the *Biodiversity Conservation Act 2016*.

A bushfire threat assessment will be prepared as part of future environmental assessment.

5.8 Heritage – Aboriginal

5.8.1 Existing Environment

A search of the Aboriginal Heritage Information System identifies four Aboriginal sites recorded in or near Lot 412 and two Aboriginal sites recorded in or near Lot 413 (Appendix 10).

5.8.2 Potential Impacts

Aboriginal heritage is protected under the *National Parks and Wildlife Act 1974*.

5.8.3 Proposed Environmental Assessment

An Aboriginal Heritage Impact Assessment will be prepared as part of future environmental assessment.

5.9 Heritage – non-Aboriginal

5.9.1 Existing Environment

The site does not contain a known item of non-Aboriginal heritage.

5.9.2 Potential Impacts

There are no State and Local heritage items located on the site or in close proximity.

5.9.3 Proposed Environmental Assessment

The environmental assessment will present potential impact on non-Aboriginal heritage and likely include an environmental management measure relating to unexpected finds.

5.10 Visual impacts

5.10.1 Existing environment

The study area involves a typical low density environment with a mix of child care, residential, recreation and local commercial land uses. The proposed college will be erected on a site that is predominantly vacant.

5.10.2 Potential impacts

The proposed development will significantly alter the current visual environment. The Medowie Planning Strategy (2016) identifies Medowie as a growth area. Land is identified to accommodate 2,400 new dwellings in residential release areas and additional 180 in rural residential release areas. The population of Medowie in 2016 is 10,300 people; with growth to increase by 7,200 people to a total of 17,500 people by the year 2036. These figures are estimates under a 'maximum growth' scenario (Port Stephens Council, 2016).

Construction and operation of the college will facilitate education and associated services for future residents of the Medowie area. Visual impact of the proposed development will be assessed in context of likely future growth of Medowie.

5.10.3 Proposed Environmental Assessment

Future environmental assessment will consider development in the locality and likely future development.

5.11 Social and Economic

5.11.1 Existing Environment

According to the Australian Bureau of Statistics (ABS, accessed 20 September 2017) approximately 22.7% of Medowie were 5-19 years of age in 2016. While the school will assist students from the broader area, the Census data highlights that a significant portion of the local population are of school age.

5.11.2 Potential Impact

There is ongoing need for quality education in Port Stephens and the Hunter generally. Creation of new purpose built education facilities will provide long term facilities for the community, including new classrooms, administration buildings and training facilities. The proposal will result in positive social impacts through a purpose built educational facility.

Economic impact of the development is likely to be positive. Up to 150 construction jobs may be generated by the proposed development. The school will become an integral part of the community and the development will ensure ongoing employment for staff and suppliers

5.11.3 Proposed Environmental Assessment

Future environmental assessment will discuss existing social and economic conditions and potential impacts of the proposed development. Assessment of social and economic impacts of the proposed development may be informed by consultation with stakeholders including teaching staff.

5.12 Waste

5.12.1 Existing Environment

Existing waste facilities relate to the dwelling on site roadside Council collection. Future provision of waste facilities including small bins and central collection will be provided to the proposed development.

5.12.2 Potential Impacts

Construction waste is likely to include building material, soil, concrete, asphalt, steel, piping and similar. Waste generated during operation of the school will be similar to the nature and volume of similar schools.

5.12.3 Proposed Environmental Assessment

An assessment of waste will include overview of waste streams including construction waste and waste generated during operation of the school. The assessment of waste will include likely volumes and disposal or management of waste generated.

5.13 Cumulative issues

Cumulative impact of the proposal will be considered. Consideration of cumulative impact will include synergistic from several environmental issues or as a result of other developments occurring at the same time as that proposed.

6. CONCLUSION

The proposal is for development of a new educational establishment and child care centre at 501 Medowie Road and 2 Kingfisher Close, Medowie. The proposal involves construction of new buildings including classrooms and other learning spaces, library, hall, canteen, place or worship, childcare centre, administrative and other staff facilities, parking, landscaping and provision of services.

The request for SEARs outlines potential environmental impacts of the proposed development and how these have been or will be considered and assessed. The statutory framework and associated approvals required is also outlined. This document is a request for SEARs to address in preparation of the EIS. It is likely the following specialist reports will be required:

- Architectural
- Archaeological
- Bushfire threat assessment
- Consideration of traffic and parking
- Ecological impact assessment
- Geotechnical and contamination
- Noise assessment.

Risks to the environment from the project based on information available at this time are presented and discussed. Future environmental assessment will consider matters that affect or may affect the environment in relation to the proposed development.

7. REFERENCES

Australian Bureau of Statistics, 2016 Census, accessed 20 September 2017.

Port Stephens Local Environmental Plan 2013.

Port Stephens Council, 2016, Medowie Planning Strategy 2016.



APPENDICES



APPENDIX 1

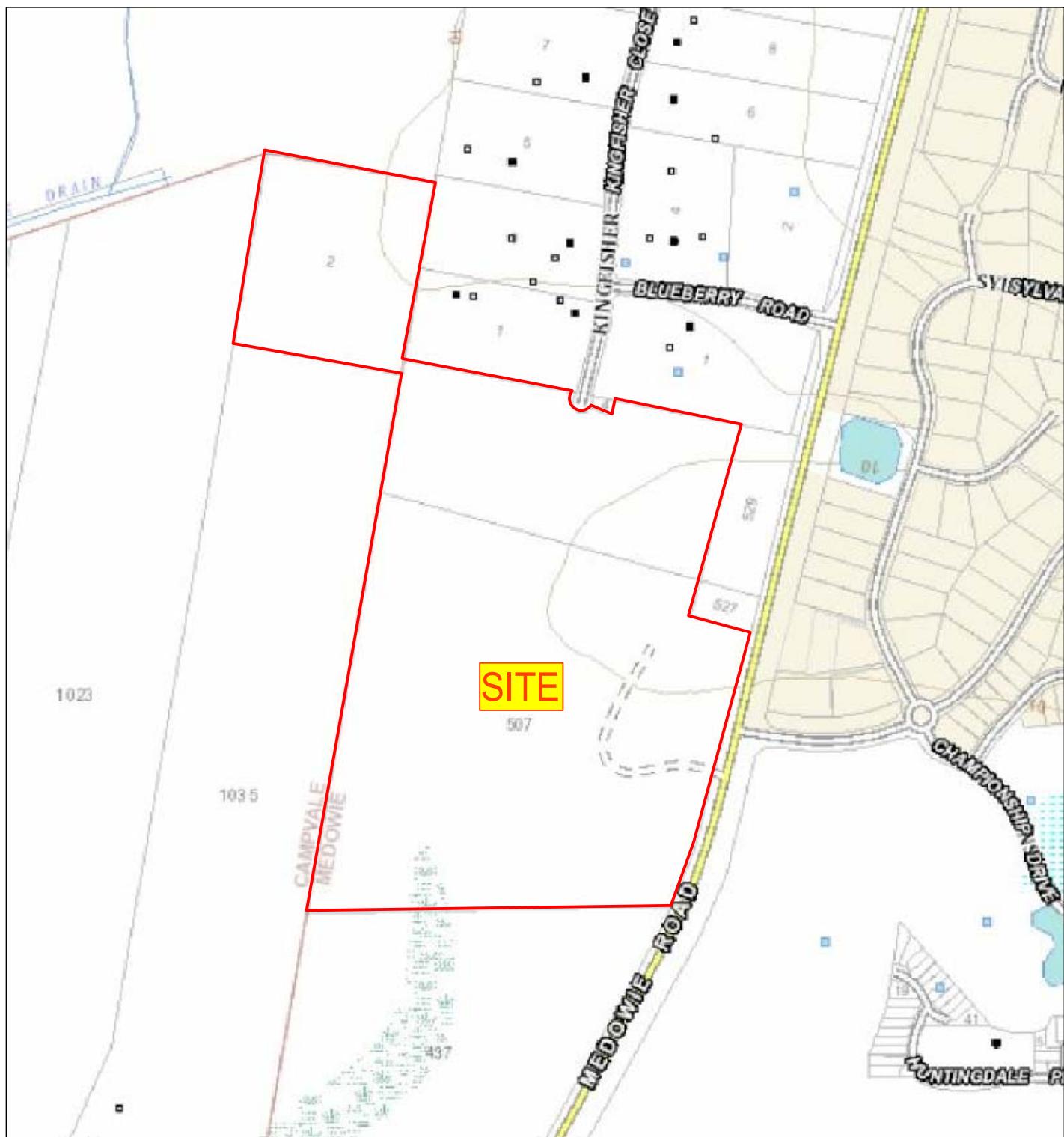
Location Plan



NORTH

PROPERTY REFERENCE :

PROPOSED CATHOLIC COLLEGE
LOTS 412 & 413 D.P.1063902



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WESTERN REGION
87 Herbert Street Gulgong
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P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

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DESIGNED N/A APPROVED MM		
PLAN DATE: 19.04.2017		
CAD REF: N/A	DWG REF: 7484-FIGURES-19.04.2017	



APPENDIX 2

Aerial Photo of Locality



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APPENDIX 3

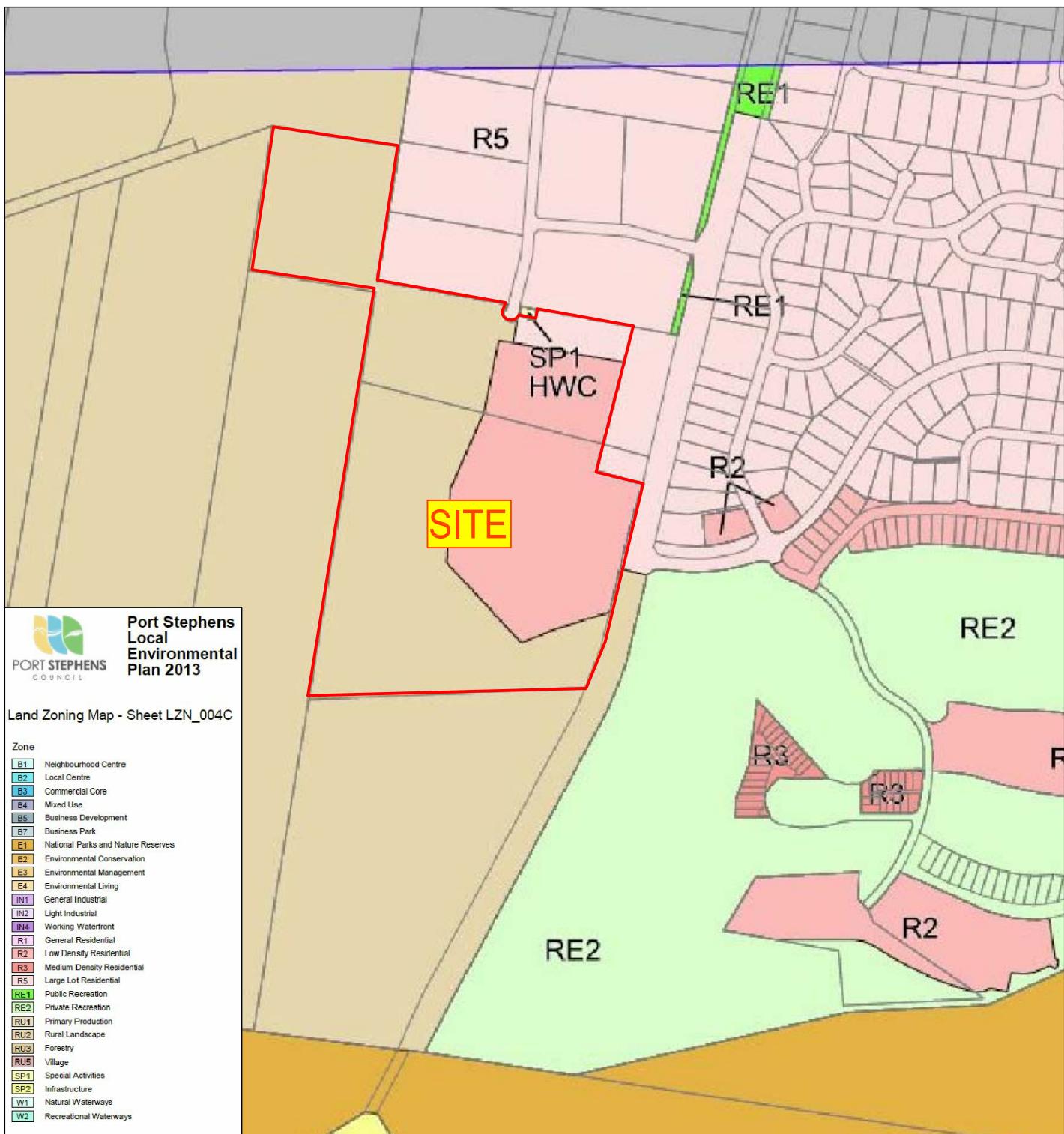
Zoning – Port Stephen Local Environmental Plan 2013



NORTH

PROPERTY REFERENCE :

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LOTS 412 & 413 D.P.1063902



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APPENDIX 4

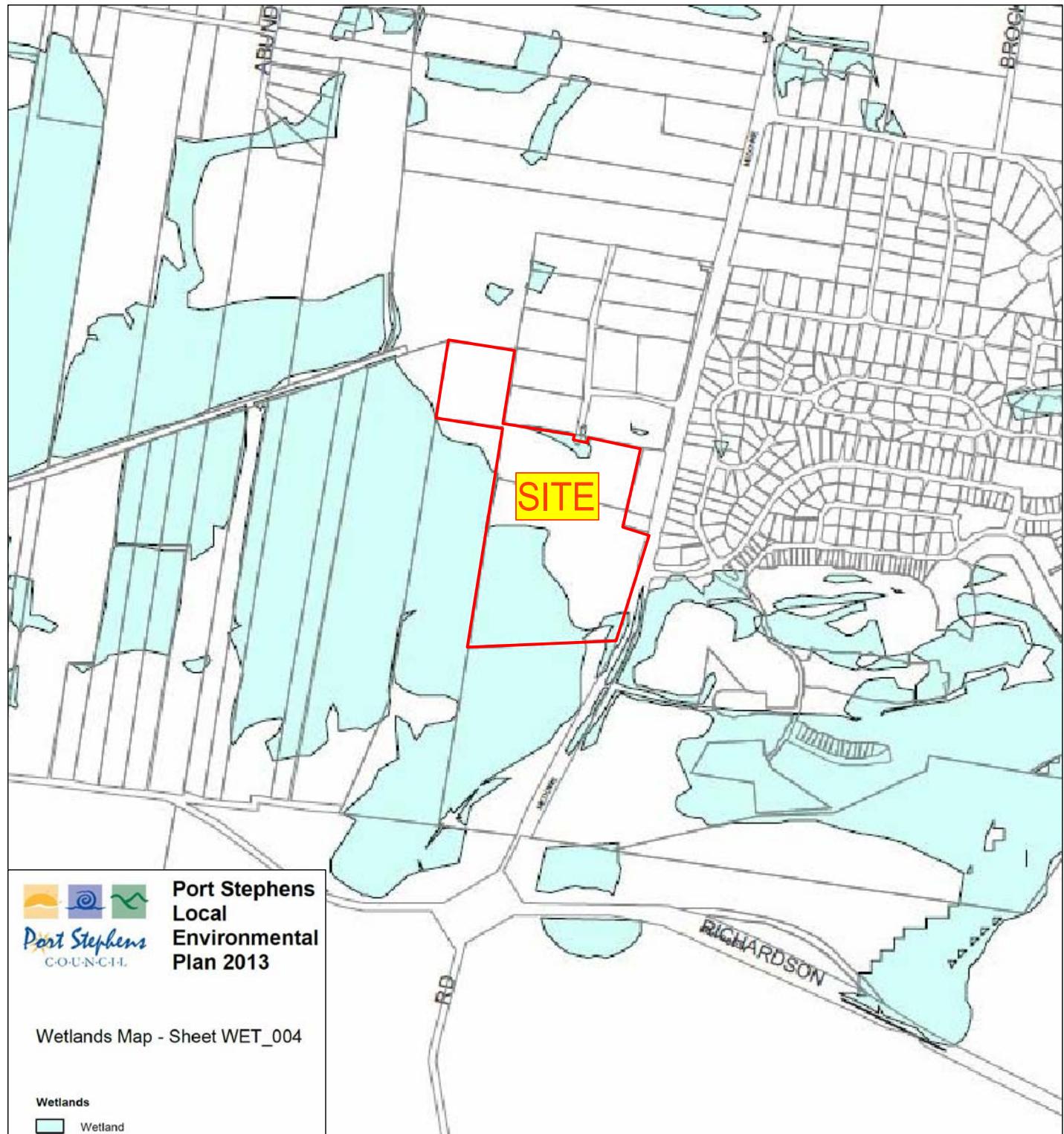
Port Stephens Council Wetland Map



NORTH

PROPERTY REFERENCE :

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TITLE: PORT STEPHENS COUNCIL WETLANDS MAP

JOB REF:

7484

JOB ADDRESS: 2 KINGFISHER CL & 507 MEDOWIE RD, MEDOWIE

DRAWING No.

1

CLIENT: CATHOLIC DIOCESE OF MAITLAND - NEWCASTLE

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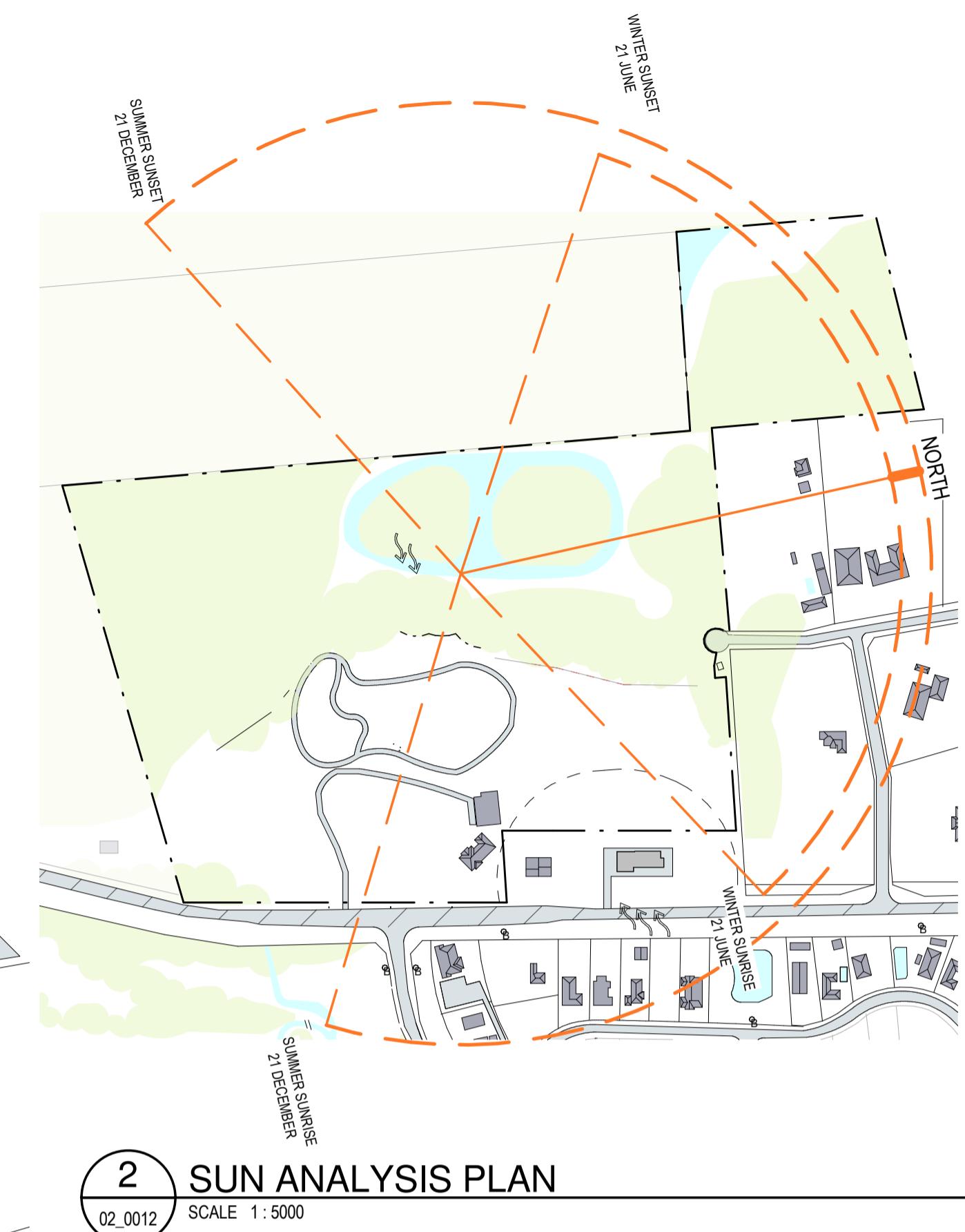
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PLAN DATE: 19.04.2017 CAD REF: N/A DWG REF: 7484-FIGURES-19.04.2017



APPENDIX 5

Concept Plans prepared by Webber Architects



LEGEND	
POOL, WETLAND, POND	— (l) — 1:100 YEAR FLOOD LINE
ROAD	— (w) — SEPP 14 WETLANDS
EXISTING DWELLING	- - - (e) - - EDGE OF VEGETATION
MASS PLANTING	— (ev) — 50m OFFSET VEGETATION
EXISTING TREE	— (a) — 50M ASSET PROTECTION ZONE
MAIN ARTERIAL ROAD	— (nw) — FORESTED WETLANDS
NOMINAL ELECTRICAL SUB STATION SET BACK	(B) EXISTING BUS STOP
EASEMENT	××× POWER LINES
BREEZES	— BUS ROUTE

NOTE:
ALL TREES INSIDE THE BOUNDARY LINE HAVE BEEN SURVEYED.
REFER TO SURVEY B1662DET-1-B.
ALL THE TREES OUTSIDE THE BOUNDARY LINE HAVE BEEN TAKEN FROM A GOOGLE EARTH PHOTO.

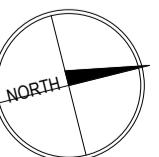
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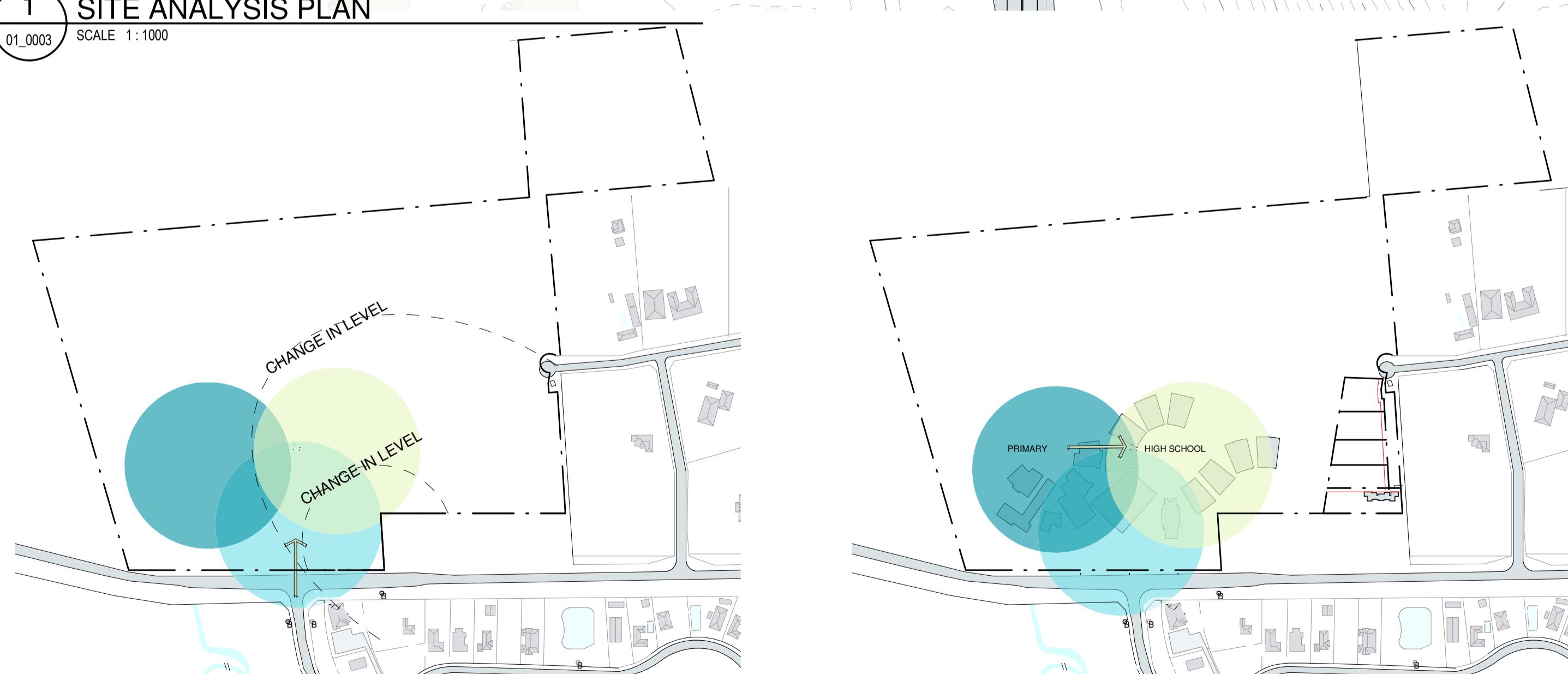
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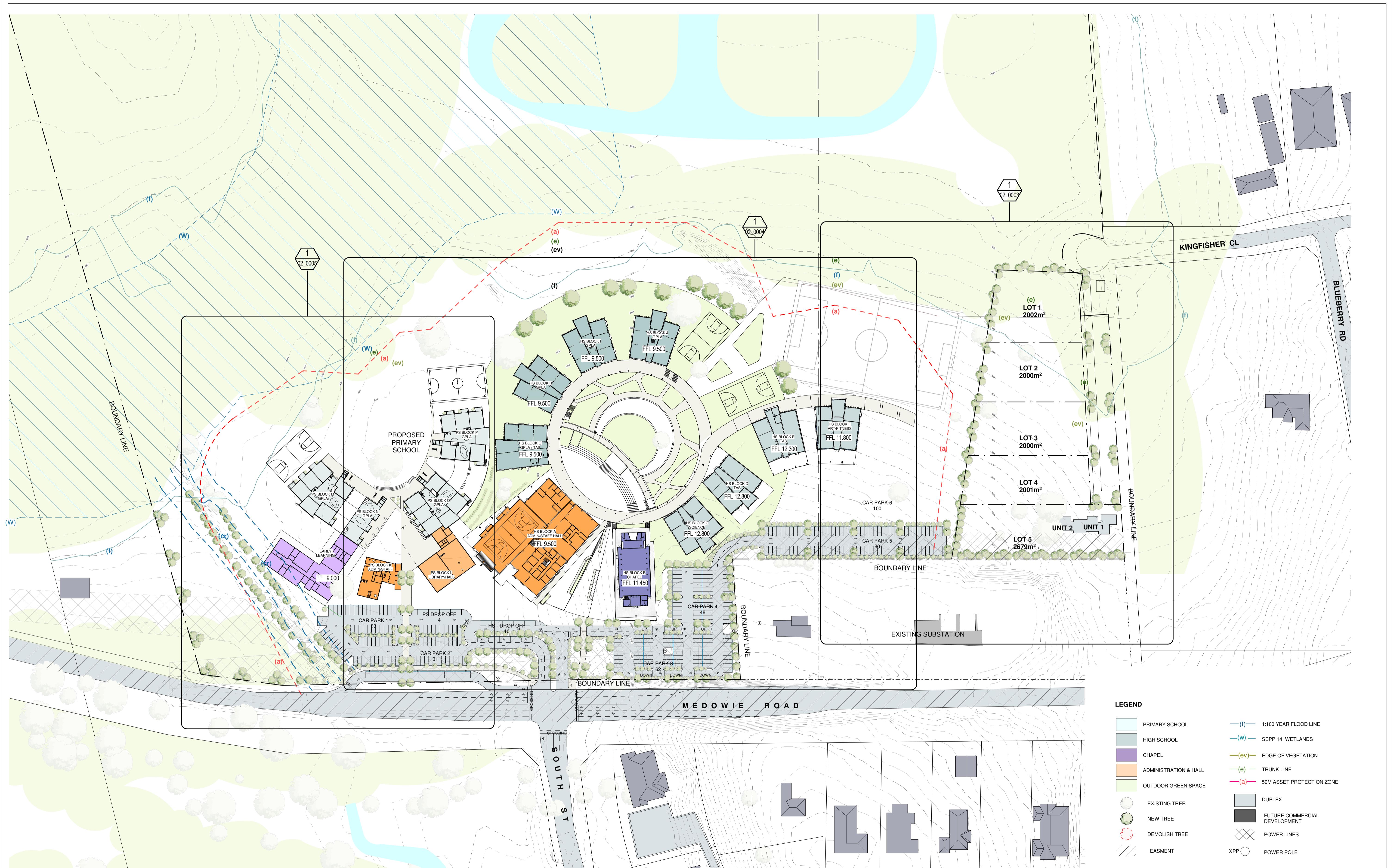
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1 SITE PLAN - OVERALL
02_0012 SCALE 1:1000

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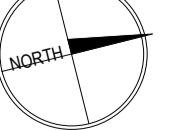
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PART SITE PLAN - NORTH
SHEET 1 OF 3
CATHERINE McAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD

DRAWING NO 02_0003
SCALE As indicated @ A1
PROJECT JOB NO 2544
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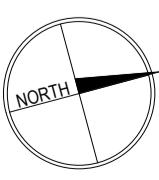
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SHEET 2 OF 3
CATHERINE MCNAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD

DRAWING NO 02_0004

SCALE As indicated @ A1

PROJECT JOB NO 2544

COMMENCEMENT DATE 01.05.2017





1 PART SITE PLAN - SOUTH
02_0002

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PART SITE PLAN - SOUTH
SHEET 3 OF 3
CATHERINE McAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD

DRAWING NO 02_0005
SCALE As indicated @ A1
PROJECT JOB NO 2544
COMMENCEMENT DATE 01.05.2017
NORTH



1 SITE PLAN PRIMARY CAR PARK

02_0012

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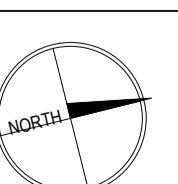
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Tim Hayes, Karen Brooks

Associate Directors Tim Hayes

Associates Luke Keating

URBAN DESIGN & CAR PARK LAYOUT
SHEET 1
CATHERINE McAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD

DRAWING NO 02_0007
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PROJECT JOB NO 2544
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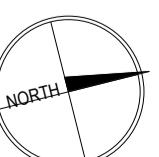
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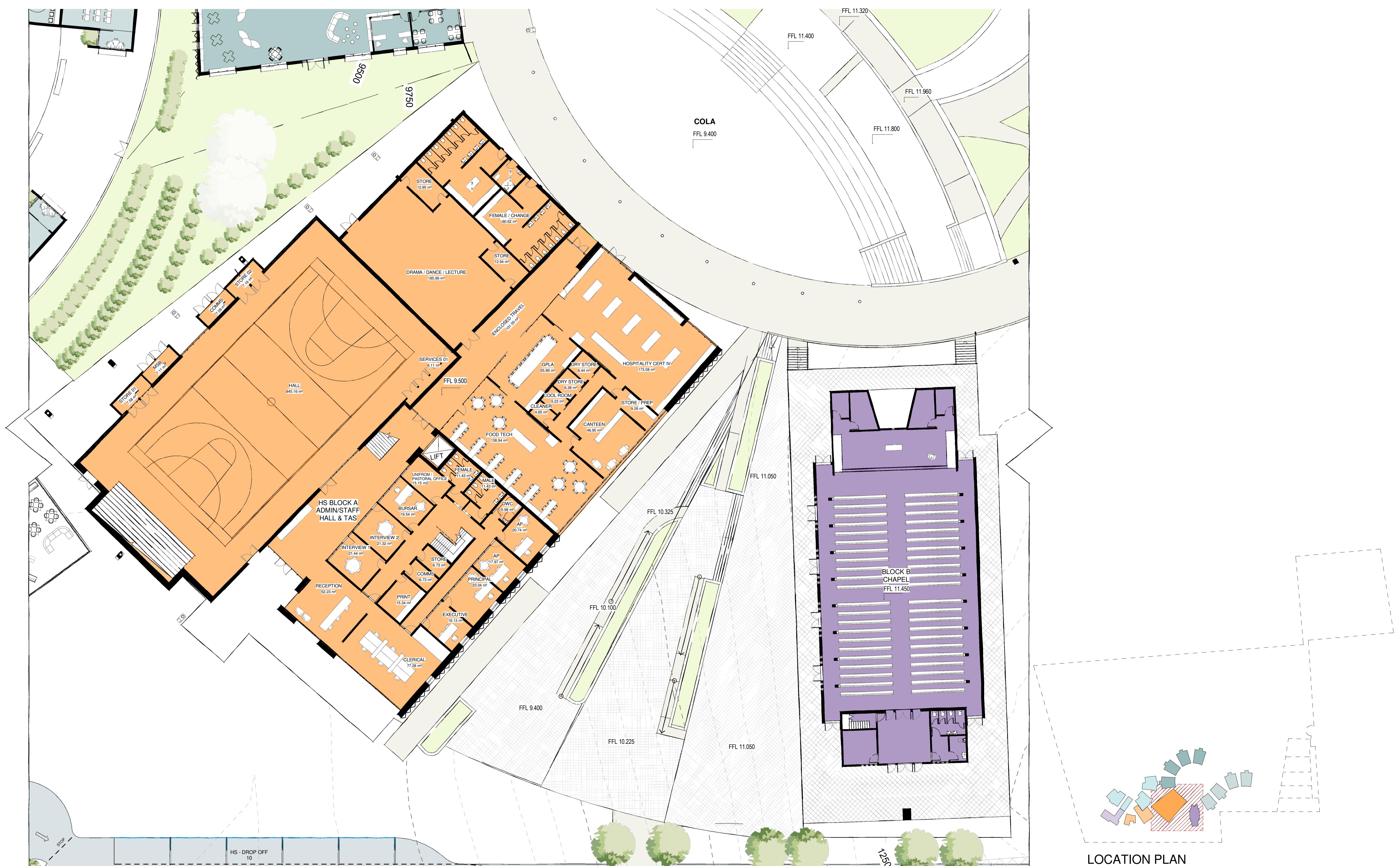
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Associate Directors Tim Hayes
Associates Luke Keating

HS & POW - PART FLOOR PLAN_GROUND
SHEET 2 OF 2
CATHERINE MCAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD

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PROJECT JOB NO 2544
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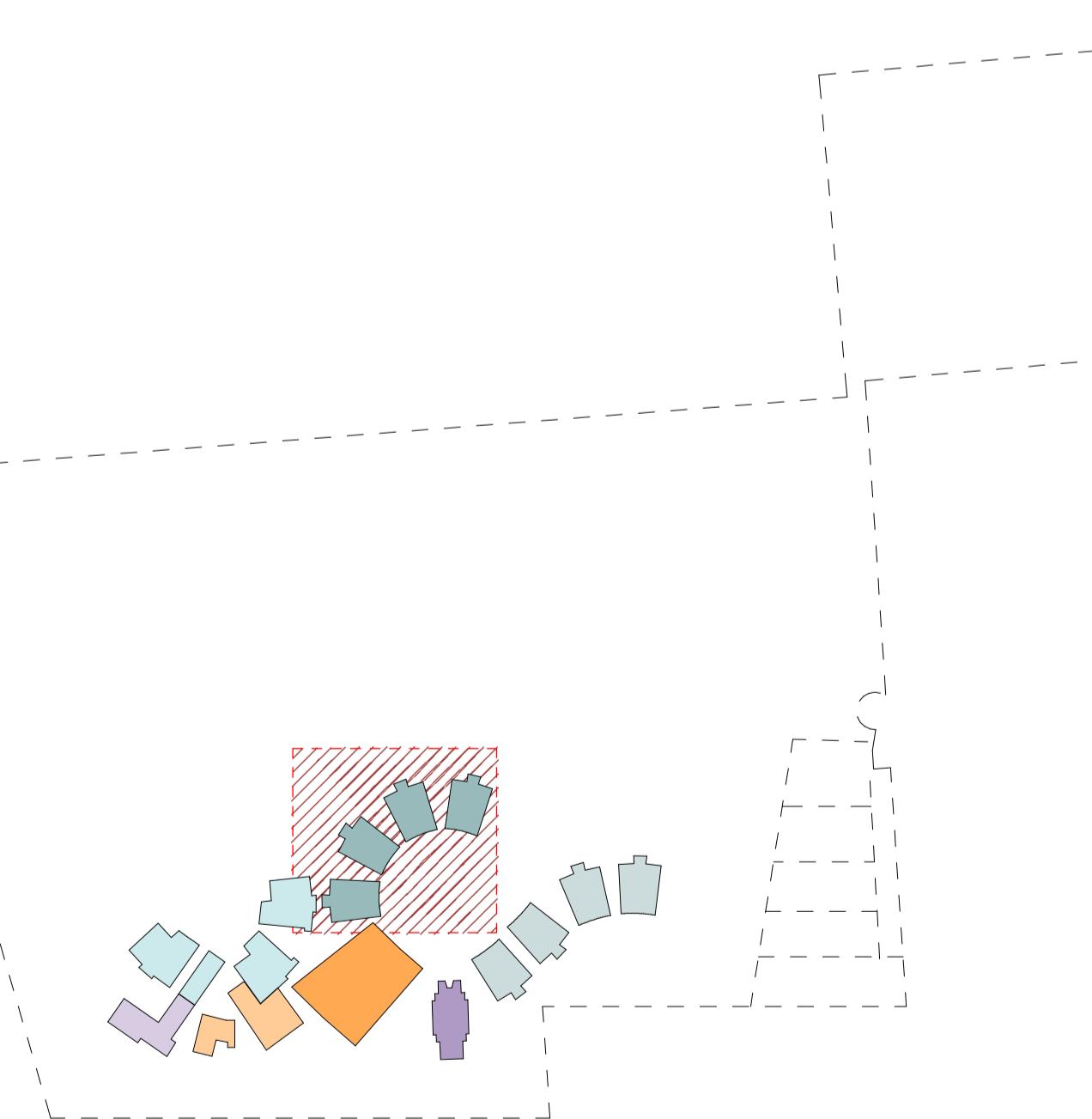
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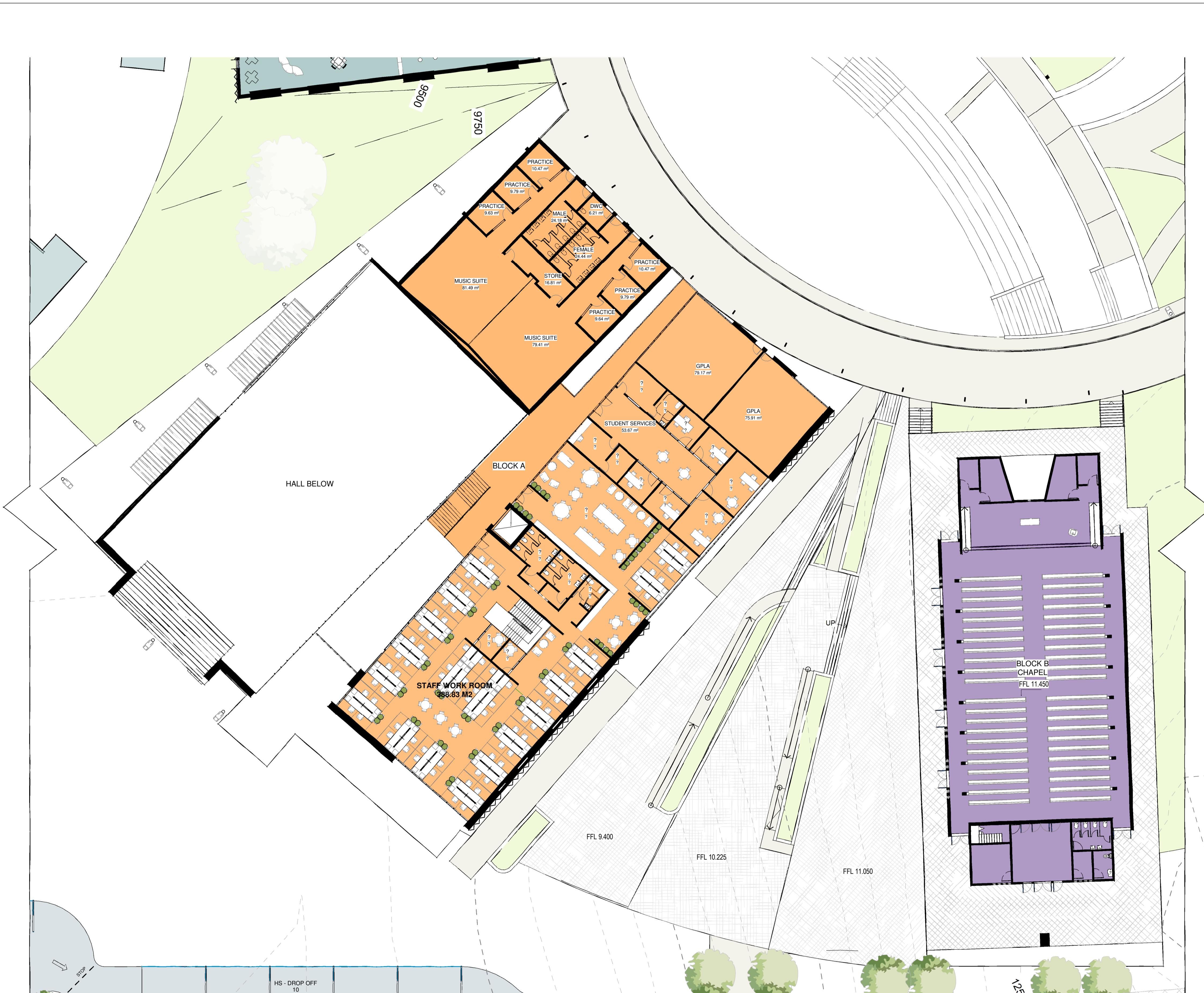
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Tim Hayes, Karen Brooks
Associate Directors Luke Keating

HS & POW - PART FLOOR PLAN_LEVEL 1
DRAWING NO 03_0003
SHEET 1 OF 3
CATHERINE MCAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD

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COMMENCEMENT DATE 01.05.2017
NORTH

LOCATION PLAN



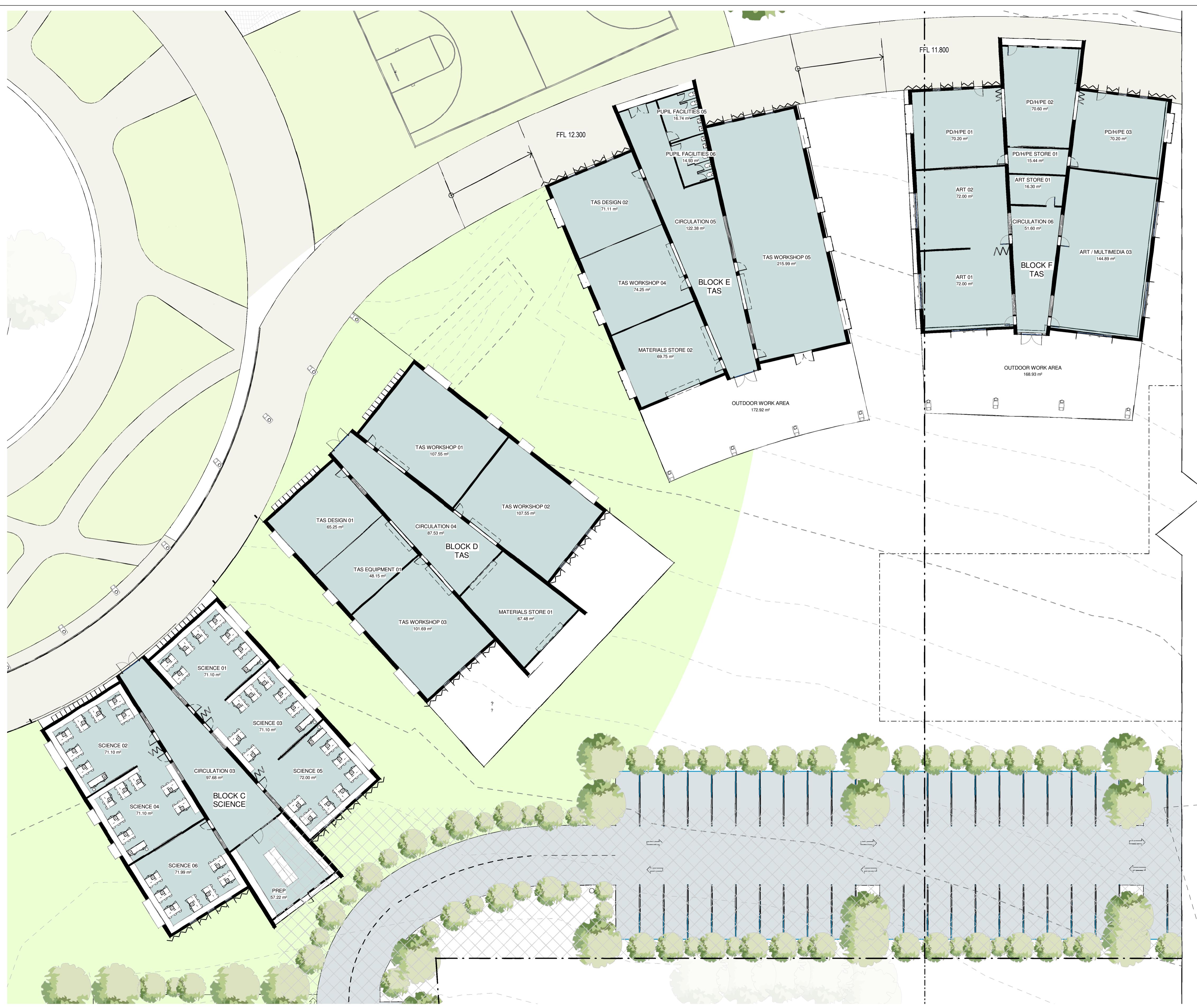


REV	DATE	BY	CHK	DESCRIPTION	REV	DATE	BY	CHK	DESCRIPTION
A	26.07.2017	FE		FOR REVIEW					
B	02.08.2017	FE		FOR PRE DA					
C	28.08.2017	FS		FOR MEETING					
D	12.09.2017	FS		FOR PIC MEETING					

NOT FOR CONSTRUCTION
0 2000 4000 6000 8000 10000mm
SCALE 1:200 AT ORIGINAL SIZE

PRINT DATE: 12/09/2017 8:10:00 AM FILE PATH: C:/Users/luke/Documents/2554 Medowie Catholic School_luke.rvt

LOCATION PLAN



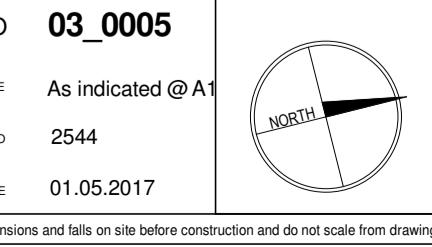
1 FLOOR PLAN - PART LEVEL 1 03
02_0012 SCALE 1:200

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B	02.08.2017	FE		FOR PRE DA					
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NOT FOR CONSTRUCTION
0 2000 4000 6000 8000 10000mm
SCALE 1:200 AT ORIGINAL SIZE

webber architects
commercial and residential
Suite 3, Level 1 496 Hunter St Newcastle • PO Box 807 The Junction 2291
newcastle@webberarchitects.com • ACN 140 052 158 • ABN 8140 052 158
Directors Jon Webber (Nominated Architect) AIA NSW ARB No. 6830
Tim Hayes
Associate Directors
Luke Keating

HS & POW - PART FLOOR PLAN_LEVEL 1
DRAWING NO 03_0005
SHEET 3 OF 3
CATHERINE McAULEY CATHOLIC COLLEGE
507 MEDOWIE ROAD





REV	DATE	BY	CHK	DESCRIPTION
1	31.05.2017	CH		FOR DESIGN PLANNING

REV	DATE	BY	CHK	DESCRIPTION

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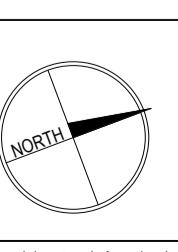
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commercial and residential

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tel: +61 2 4926 1078 • ACN 140 052 158 • ABN 81 140 052 158
newcastle@webberarchitects.com • www.webberarchitects.com

Directors Jon Webber (Nominated Architect) AIA NSW ARB NO. 6830
Associate Directors Tim Hayes
Associates Luke Keating

FLOOR PLAN- PRIMARY GPLAS
<<CLIENT NAME>>
Enter address here

DRAWING NO 03_1301
SCALE 1:250 @ A1
PROJECT JOB NO 2544
COMMENCEMENT DATE
Issue Date





REV.	DATE	BY	CHK	DESCRIPTION	REV.	DATE	BY	CHK	DESCRIPTION

NOT FOR CONSTRUCTION
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SCALE 1:100 AT ORIGINAL SIZE

BUILDER TO CONFIRM ALL DETAILS, SETOUTS (TILE, ETC.), FALLS & CONNECTIONS ON SITE BEFORE CONSTRUCTION

PRINT DATE: 12/09/2017 9:14:45 AM FILE PATH: C:\Users\David\Documents\2544 Medowie_Primary School GPLAS_david@webberarchitects.com.rvt

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Directors Jon Webber (Nominated Architect) AIA NSW ARB NO. 6830
Tim Hayes, Karen Brooks
Associate Directors Luke Keating

FLOOR PLAN- PRIMARY GPLAS

DRAWING NO 03_1303

SCALE As indicated
PROJECT JOB NO 2544
COMMENCEMENT DATE Issue Date

<<CLIENT NAME>>
Enter address here

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APPENDIX 6

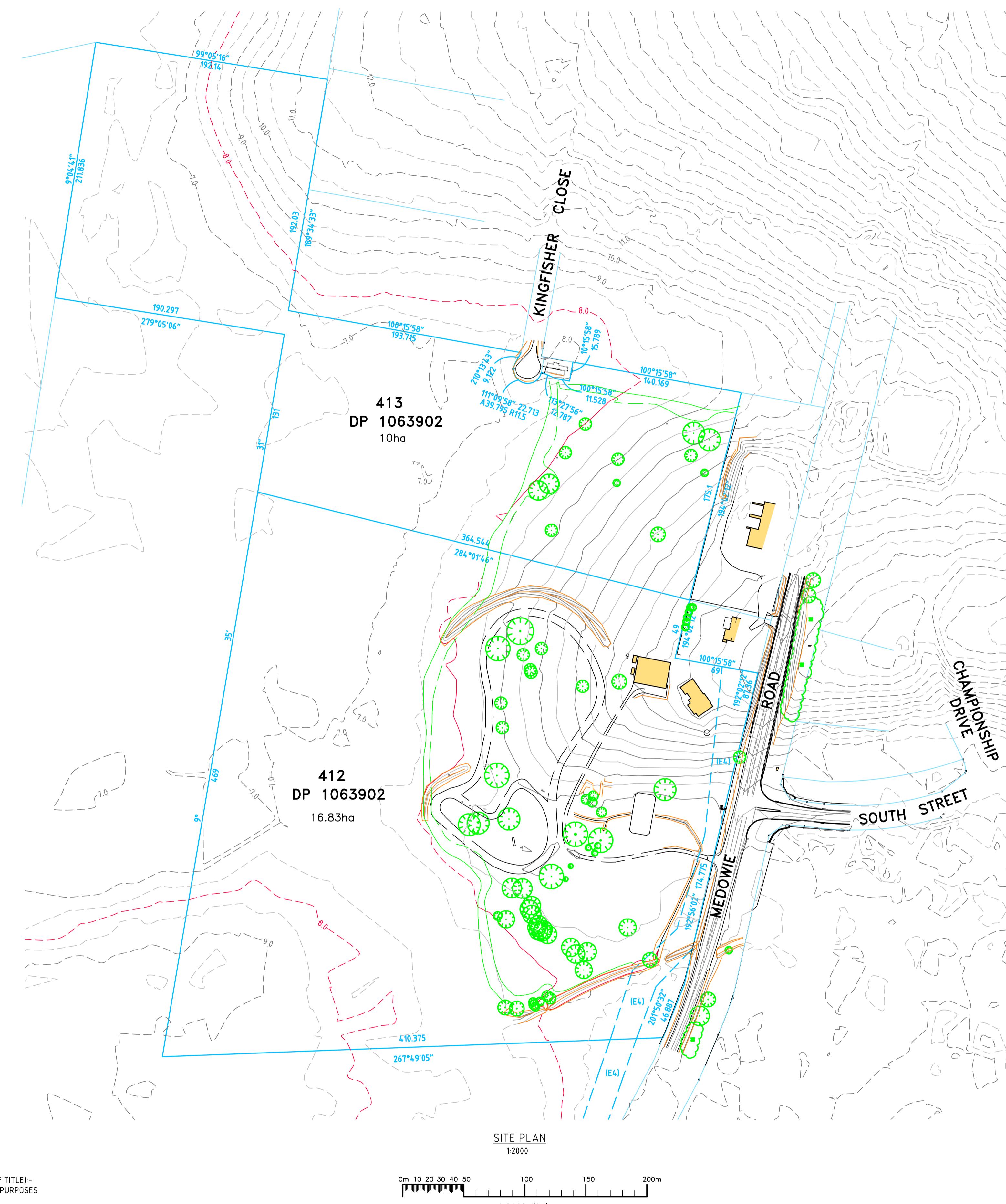
Survey Plan prepared by Parker Scanlon

G.N.
M.G.A.

LEGEND

- CONTOUR LIDAR
- CONTOUR BY SURVEY
- BOUNDARY LINE
- EASEMENT LINE

Table of Tree Data		
No.	Trunk Spread	Height
1	0.7mØ	10mØ 12m
2	0.7mØ	18mØ 16m
3	0.7mØ	18mØ 16m
4	0.5mØ	6mØ 12m
5	0.6mØ	10mØ 10m
6	0.4mØ	6mØ 6m
7	0.6mØ	10mØ 8m
8	0.6mØ	10mØ 10m
9	0.8mØ	16mØ 16m
10	0.8mØ	16mØ 16m
11	0.6mØ	10mØ 10m
12	0.5mØ	12mØ 12m
13	0.4mØ	6mØ 6m
14	0.4mØ	6mØ 6m
15	0.4mØ	6mØ 6m
16	0.4mØ	6mØ 6m
17	0.4mØ	6mØ 6m
18	0.4mØ	6mØ 6m
19	0.5mØ	8mØ 10m
20	0.5mØ	8mØ 10m
21	0.5mØ	8mØ 10m
22	0.5mØ	8mØ 10m
23	1.6mØ	20mØ 20m
24	0.3mØ	5mØ 7m
25	0.3mØ	5mØ 7m
26	0.3mØ	5mØ 7m
27	1mØ	20mØ 15m
28	1mØ	4mØ 6m
29	1mØ	4mØ 6m
30	2mØ	20mØ 20m
31	0.8mØ	18mØ 18m
32	1mØ	10mØ 10m
33	1mØ	20mØ 19m
34	1.5mØ	22mØ 20m
35	0.8mØ	10mØ 10m
36	0.8mØ	10mØ 10m
37	0.8mØ	10mØ 10m
38	0.8mØ	10mØ 10m
39	0.8mØ	10mØ 10m
40	0.8mØ	10mØ 10m
41	1mØ	20mØ 20m
42	0.8mØ	18mØ 18m
43	0.8mØ	18mØ 18m
44	0.8mØ	18mØ 18m
45	0.9mØ	16mØ 18m
46	0.9mØ	16mØ 18m
47	0.7mØ	14mØ 16m
48	1mØ	10mØ 20m
49	0.8mØ	16mØ 20m
50	1mØ	12mØ 20m
51	0.4mØ	6mØ 10m
52	0.5mØ	12mØ 12m
53	0.4mØ	12mØ 12m
54	0.5mØ	12mØ 12m
55	0.5mØ	14mØ 15m
56	0.7mØ	14mØ 15m
57	0.5mØ	7mØ 15m
58	0.7mØ	15mØ 15m
59	0.7mØ	15mØ 15m
60	0.7mØ	15mØ 15m
61	0.7mØ	15mØ 15m
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67	0.7mØ	15mØ 15m
68	0.7mØ	15mØ 15m
69	0.7mØ	15mØ 15m
70	0.6mØ	9mØ 15m
71	0.6mØ	9mØ 15m
72	0.5mØ	7mØ 15m
73	0.5mØ	7mØ 15m
74	0.6mØ	8mØ 15m
75	0.6mØ	9mØ 12m
76	1.2mØ	12mØ 15m
77	1.2mØ	12mØ 15m
78	0.9mØ	12mØ 12m



CAUTION:
LAND IS AFFECTION BY (SEE CERTIFICATES OF TITLE)-
- EASEMENT FOR ELECTRICITY AND OTHER PURPOSES

(E4) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 20 WIDE & VARIABLE WIDTH

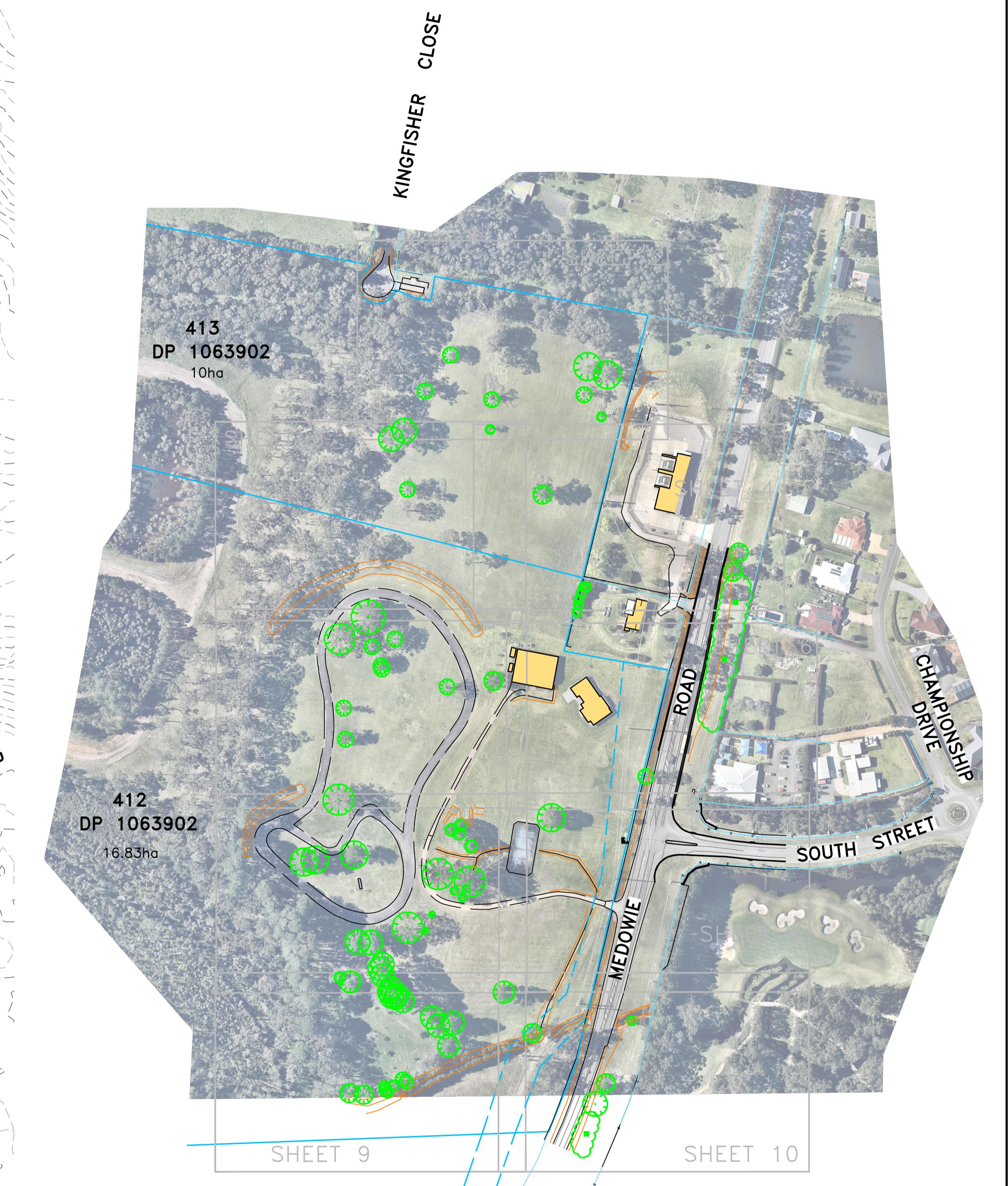
NOTES:

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PTY LTD
Surveying, Engineering, Town Planning and Project Management
10 William Street, Maitland NSW 2320 • PO Box 1000 Maitland NSW 2320
Ph: 02 4908 0995 • Fax: 02 4908 0997 • Email: surveyor@parker-scanlon.com.au • ABN: 36 081 224 022

TITLE:
DETAIL PLAN OF LOT 412
& 413 DP1063902
AT MEDOWIE
RE: 507 MEDOWIE ROAD

DATE: 26 JUNE 2017
DRAWING: B1662DET-1-B.DWG
DRAWN/SURVEYED/CHECKED: WW / TM / MS
PARKER SCANLON CONTACT DATUM: M.SCANLON A.H.D.
REFERENCE No: B1662
NUMBER OF SHEETS: 1 / 10



G.N.

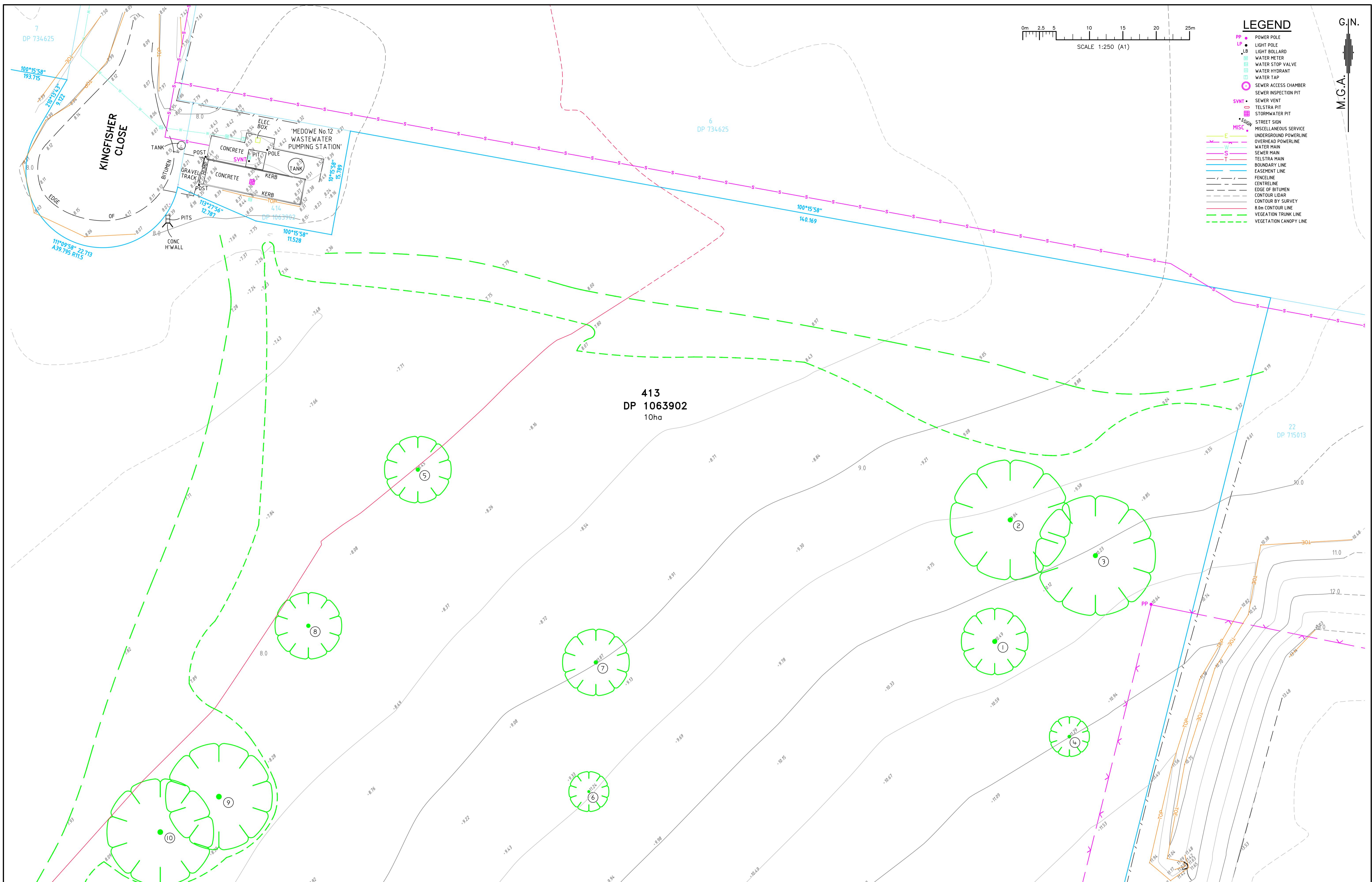
M.G.A.

LEGEND

- PP POWER POLE
 LP LIGHT POLE
 LB LIGHT BOLLARD
 WM WATER METER
 WS WATER STOP VALVE
 WH WATER HYDRANT
 WT WATER TAP
 SAC SEWER ACCESS CHAMBER
 SIP SEWER INSPECTION PIT
 SVNT SEWER VENT
 TPI TELSTRA PIT
 SS STORMWATER PIT
 SSIGN STREET SIGN
 MISC MISCELLANEOUS SERVICE
 OPL OVERHEAD POWERLINE
 WM WATER MAIN
 SM SEWER MAIN
 TM TELSTRA MAIN
 BL BOUNDARY LINE
 EL EASEMENT LINE
 FCL FENCE LINE
 BB EDGE OF BITUMEN
 CL CONTOUR BY SURVEY
 8.0m CONTOUR LINE
 CL CONTOUR BY LINE
 VT VEGETATION TRUNK LINE
 VC VEGETATION CANOPY LINE

0m 2.5m 5m
 10m 15m 20m 25m
 SCALE 1:250 (A1)

KINGFISHER CLOSE



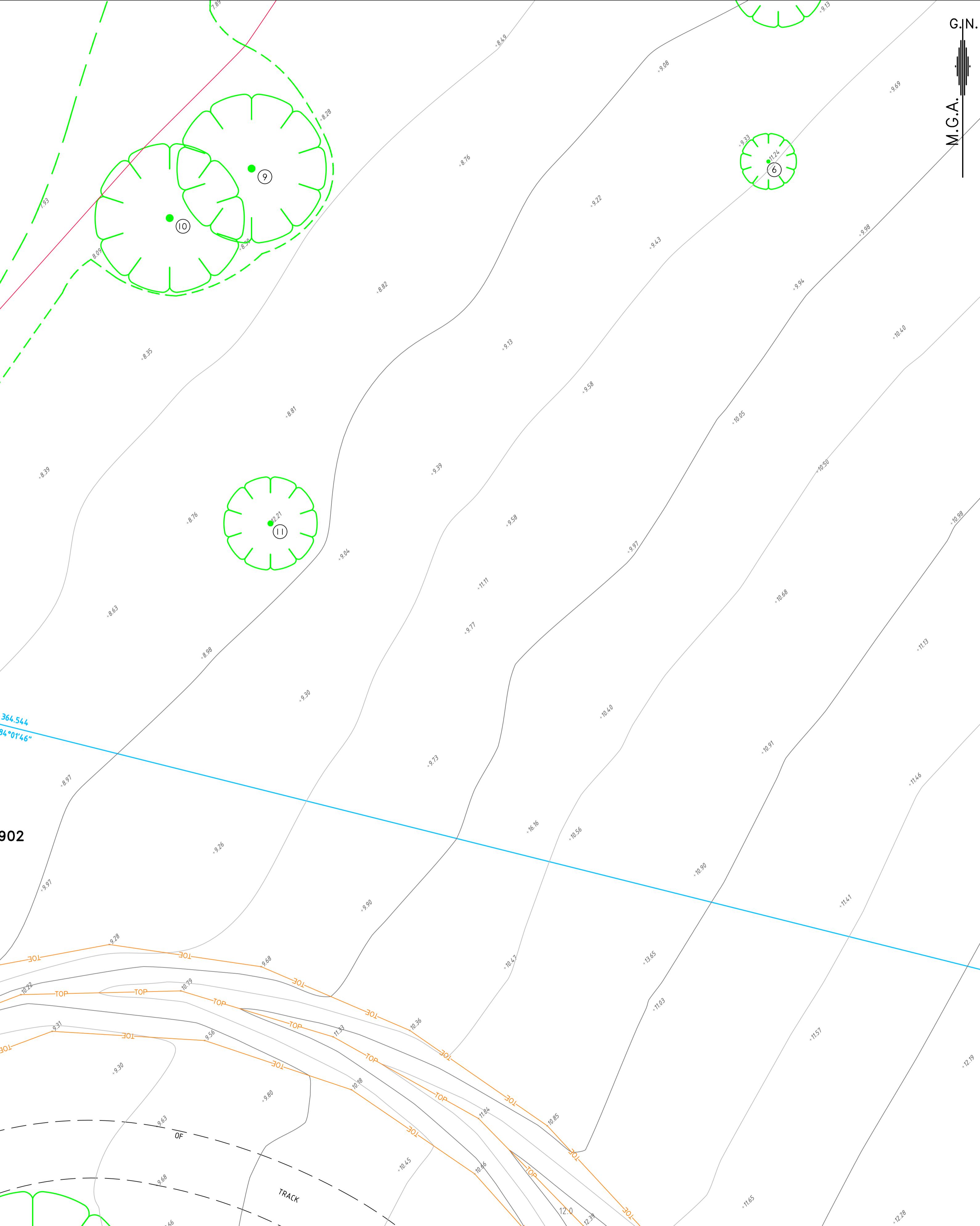
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19.07.17. 27.06.17.						
AMENDMENT	DATE	DESCRIPTION				

LEGEND

PP	POWER POLE
LP	LIGHT POLE
LB	LIGHT BOLLARD
WM	WATER METER
WSV	WATER STOP VALVE
WH	WATER HYDRANT
WT	WATER TAP
SAC	SEWER ACCESS CHAMBER
SVNT	SEWER VENT
SP	TELSTRA PIT
SWP	STORMWATER PIT
SS	STREET SIGN
MISC	MISCELLANEOUS SERVICE
E	OVERHEAD POWERLINE
W	WATER MAIN
S	SEWER
T	TELSTRA YAIN
BL	BOUNDARY LINE
EL	EASEMENT LINE
CL	CENTRELINE
EB	EDGE OF BITUMEN
CLB	CONTOUR LIDAR
CS	CONTOUR BY SURVEY
80m CL	80m CONTOUR LINE
VTL	VEGETATION TRUNK LINE
VCL	VEGETATION CANOPY LINE

0m 2.5 5 10 15 20 25m

SCALE 1:250 (A1)

413
DP 1063902
10ha

NOTES:

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DATE: 26 JUNE 2017
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DRAWN/SURVEYED/CHECKED: WW / TM / MS
PARKER SCANLON CONTACT: DATUM: M. SCANLON A.H.D.
REFERENCE No: B1662 SHEET OF SHEETS 3 10

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AMENDMENT	DATE	DESCRIPTION	

G.N.

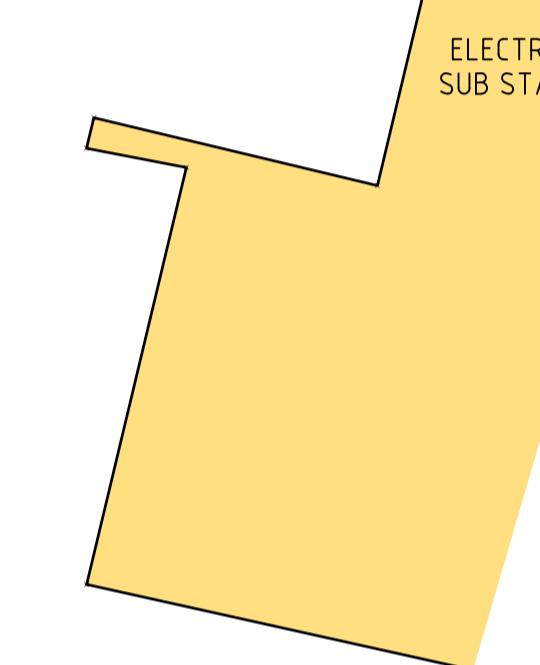
M.G.A.

LEGEND

- PP POWER POLE
LP LIGHT POLE
LB LIGHT BOLLARD
WATER STOP VALVE
WATER HYDRANT
WATER TAP
SEWER ACCESS CHAMBER
SEWER INSPECTION PIT
SVNT SEWER VENT
TELSTRA PIT STORMWATER PIT
STREET SIGN
MISC MISCELLANEOUS SERVICE
UNDERGROUND POWERLINE
OVERHEAD POWERLINE
WATER MAIN
SEWER MAIN
TELSTRA MAIN
BOUNDARY LINE
EASEMENT LINE
FENCELINE
CENTRELINE
EDGE OF BITUMEN
CONTOUR LIDAR
CONTOUR BY SURVEY
8.0m CONTOUR LINE
VEGETATION TRUNK LINE
VEGETATION CANOPY LINE

ROAD

MEDOWIE

22
DP 715013413
DP 1063902
10ha412
DP 1063902
16.83ha

PARKER SCANLON
PTY LTD
Surveying, Engineering, Town Planning and Project Management

10 William Street, Neutral Bay NSW 2089 • P.O. Box 1000 Neutral Bay NSW 2089
Ph: 02 8969 0995 • Fax: 02 8969 0997 • Email: surveyor@parker-scanlon.com.au • ABN: 36 081 024 022

NOTES:
1. ALL UNDERGROUND SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM AUTHORITY RECORDS AND ARE APPROXIMATE ONLY. SURFACE INDICATORS WHERE SHOWN ARE TYPICALLY BY SURVEY AND SHOWN FOR PLOT ONLY.
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AMENDMENT	DATE	DESCRIPTION	

DATE: 26 JUNE 2017	DRAWING: B1662DET-I-B.DWG
DRAWN/SURVEYED/CHECKED: WW/ TM/ MS	
PARKER SCANLON CONTACT DATUM: M.SCANLON A.H.D.	
REFERENCE No: B1662	Sheet of Sheets 4 10

LEGEND

- PP POWER POLE
 LP LIGHT POLE
 LB LIGHT BOLLARD
 WM WATER METER
 WS WATER STOP VALVE
 WH WATER HYDRANT
 WT WATER TAP
 SAC SEWER ACCESS CHAMBER
 SIP SEWER INSPECTION PIT
 SVNT SEWER VENT
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 SWM STORMWATER PIT
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 MISCELLANEOUS SERVICE
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 OVERHEAD POWERLINE
 WATER MAIN
 SEWER MAIN
 TELSTRA MAIN
 BOUNDARY LINE
 EASEMENT LINE
 FENCELINE
 CENTRELINE
 EDGE OF BITUMEN
 CONTOUR LINE
 COLOUR BY SURVEY
 8.0m CONTOUR LINE
 VEGETATION TRUNK LINE
 VEGETATION CANOPY LINE

SCALE 1:250 (A1)

412
DP 1063902
16.83ha

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PTY LTD
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10 William Street, Paddington NSW 2000 • P: +61 2 8521 2000
 +61 2 8521 2000 • Fax: +61 2 8521 2007 • Email: surveyor@parker-scanlon.com.au • ABN: 36 081 024 022

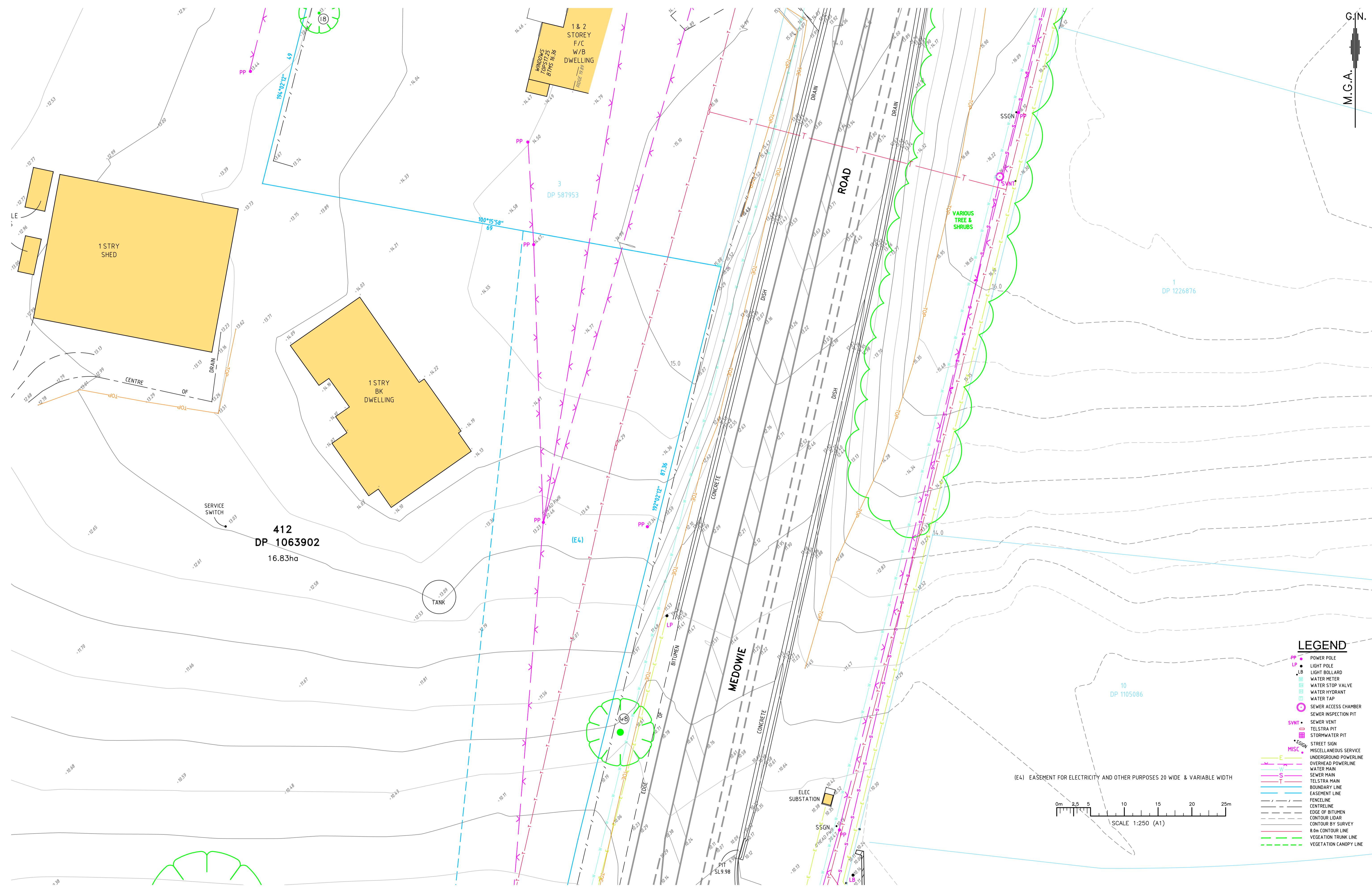
**DETAIL PLAN OF LOT 412
& 413 DP1063902
AT MEDOWIE**
RE: 507 MEDOWIE ROAD

G.I.N.
M.G.A.

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AMENDMENT	DATE	DESCRIPTION

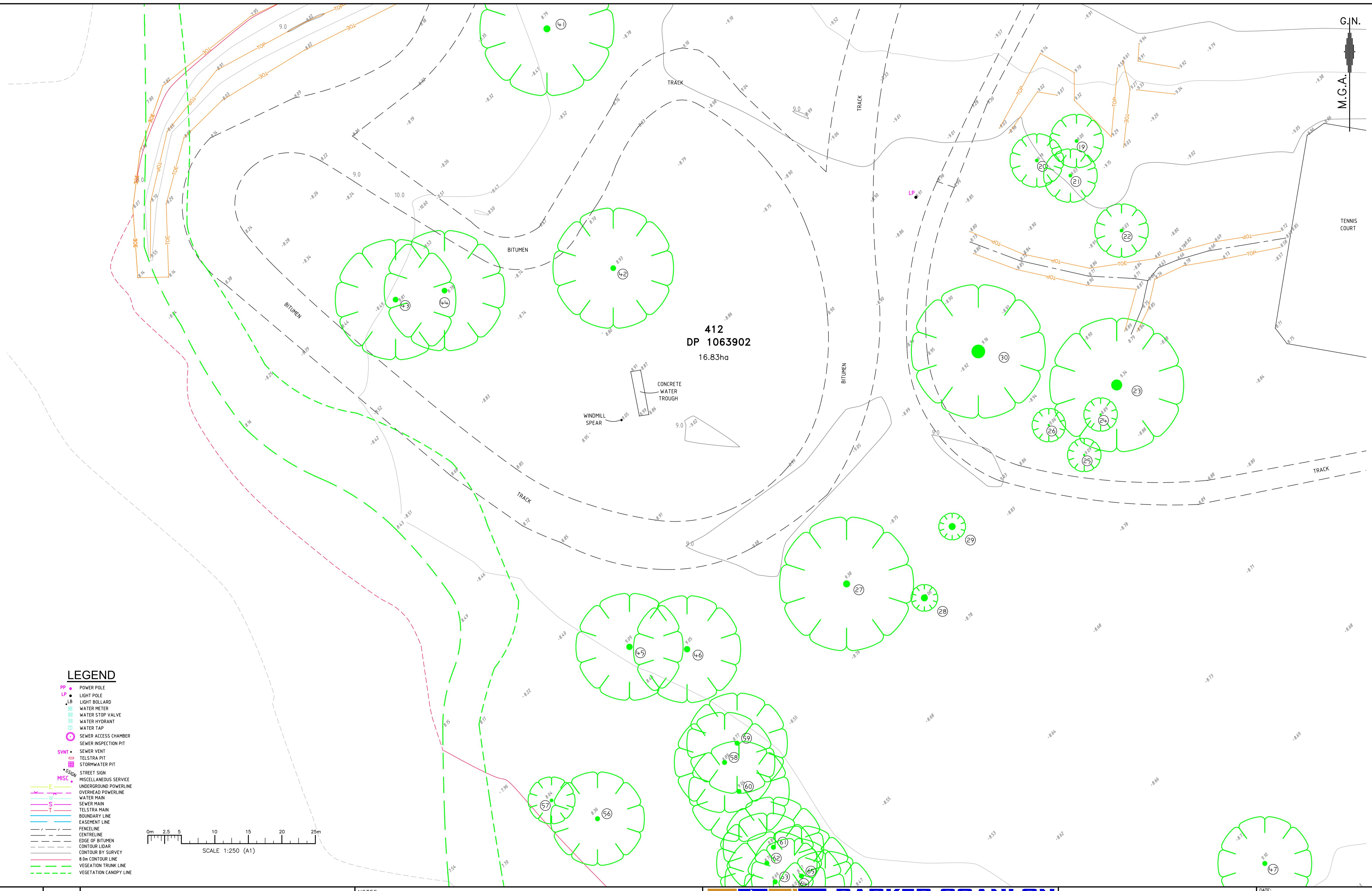
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DRAWN/SURVEYED/CHECKED: WW / TM / MS
PARKER SCANLON CONTACT DATUM: M.SCANLON A.H.D.
REFERENCE No: B1662
SHEET OF SHEETS 5 10



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				19.07.17. 27.06.17.	

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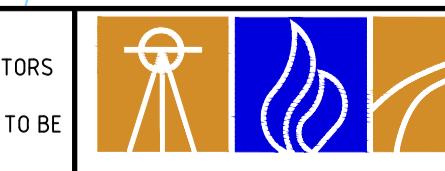
G.N.

M.G.A.

412
DP 1063902

16.83ha

- NOTES:**
1. ALL UNDERGROUND SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM AUTHORITY RECORDS AND ARE APPROXIMATE ONLY. SURFACE INDICATORS WHERE SHOWN ARE TYPICALLY BY SURVEY AND SHOWN FOR PLAT ONLY.
 2. THE SITE BOUNDARIES WHERE SHOWN WERE NOT MARKED AT TIME OF SURVEY AND ARE APPROXIMATE. ACCURATE BOUNDARY POSITIONS ARE TO BE DETERMINED ON SITE PRIOR TO ANY WORK.
 3. DATUM OF LEVELS IS AUSTRALIAN HEIGHT DATUM (A.H.D) SOURCE OF LEVELS IS PM2722 RL15.075 BY SCIMS 16.06.17.
 4. CONTOUR INTERVALS ARE 0.5 METRES.
 5. CONTOURS SHOWN DASHED DERIVED FROM LIDAR DATA ARE APPROXIMATE ONLY. LIDAR CONTOURS SHOWN ARE DERIVED FROM DATA SUPPLIED BY LANDS DEPARTMENT NSW, CREATED 12.03.13, TILE REFERENCE RAYMOND TERRACE-C3-AHD_3926374_56_0002_0002. ACCURACY OF LIDAR CONTOURS SHOWN DASHED IS 0.8m HORIZONTAL AND 0.3m VERTICAL.
 6. CONTOURS, WHERE SHOWN, HAVE BEEN DERIVED FROM THE SPOT LEVELS TAKEN & PROVIDE A GENERAL INDICATION ONLY OF THE GROUND SURFACE.
 7. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.



PARKER SCANLON
PTY LTD
Surveying, Engineering, Town Planning and Project Management

TITLE:
**DETAIL PLAN OF LOT 412
& 413 DP1063902
AT MEDOWIE**
RE: 507 MEDOWIE ROAD

DATE: 26 JUNE 2017

DRAWING: B1662DET-1-B.DWG

DRAWN/SURVEYED/CHECKED:

WW / TM / MS

PARKER SCANLON CONTACT DATUM:

M. SCANLON A.H.D.

REFERENCE No: B1662

SHEET OF SHEETS 8 10

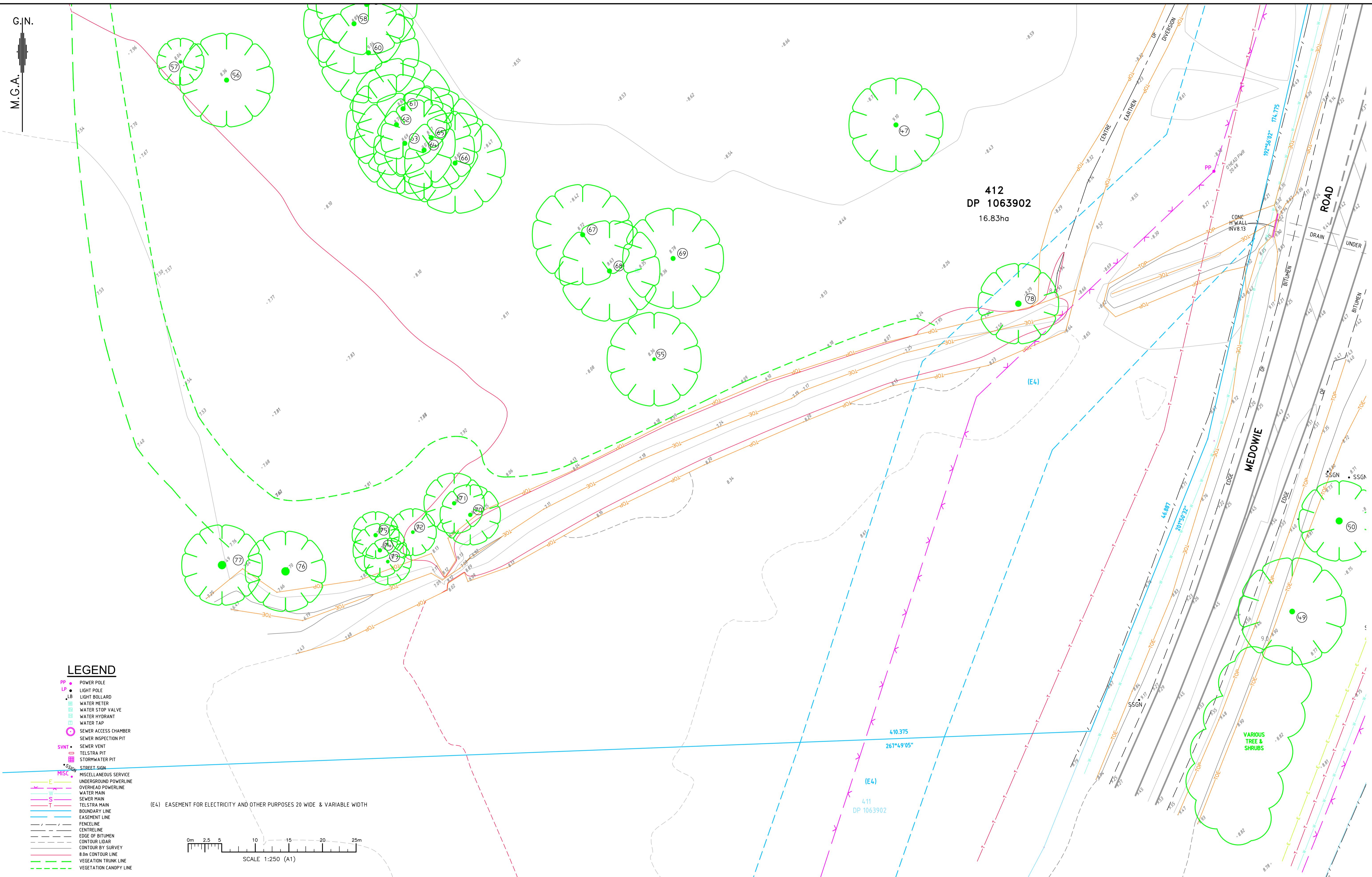
(E4) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 20 WIDE & VARIABLE WIDTH

0m 2.5 5 10 15 20 25m

SCALE 1:250 (A1)

LEGEND

- PP • POWER POLE
- LP • LIGHT POLE
- LB • LIGHT BOLLARD
- WATER METER
- WATER STOP VALVE
- WATER HYDRANT
- WATER TAP
- SEWER ACCESS CHAMBER
- SEWER INSPECTION PIT
- SVNT • SEWER VENT
- TELSTRA PIT
- STORMWATER PIT
- SSGN • STREET SIGN
- MISC • MISCELLANEOUS SERVICE
- UNDERGROUND POWERLINE
- OVERHEAD POWERLINE
- WATER MAIN
- SEWER MAIN
- TELSTRA MAIN
- BOUNDARY LINE
- EASEMENT LINE
- FENCELINE
- CENTRELINE
- EDGE OF BITUMEN
- CONTOUR LIDAR
- CONTOUR BY SURVEY
- 8.0m CONTOUR LINE
- VEGETATION TRUNK LINE
- VEGETATION CANOPY LINE



B	A	19.07.17.	27.06.17.
		PLAN ISSUED	DRAFT PLAN ISSUED
AMENDMENT	DATE	DESCRIPTION	

NOTES:

- ALL UNDERGROUND SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM AUTHORITY RECORDS AND ARE APPROXIMATE ONLY. SURFACE INDICATORS WHERE SHOWN ARE TYPICALLY BY SURVEY AND SHOWN FOR PLOT ONLY.
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- DATUM OF LEVELS IS AUSTRALIAN HEIGHT DATUM (A.H.D.) SOURCE OF LEVELS IS PM2725 RL15.075 BY SCIMS 16.06.17.
- CONTOUR INTERVALS ARE 0.5 METRES.
- CONTOURS SHOWN DASHED DERIVED FROM LIDAR DATA ARE APPROXIMATE ONLY. LIDAR CONTOURS SHOWN ARE DERIVED FROM DATA SUPPLIED BY LANDS DEPARTMENT NSW, CREATED 12.03.13, TILE REFERENCE RAYMOND TERRACE-C3-AHD_3926374_56_0002_0002. ACCURACY OF LIDAR CONTOURS SHOWN DASHED IS 0.8m HORIZONTAL AND 0.3m VERTICAL.
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- THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

G.I.N.

M.G.A.

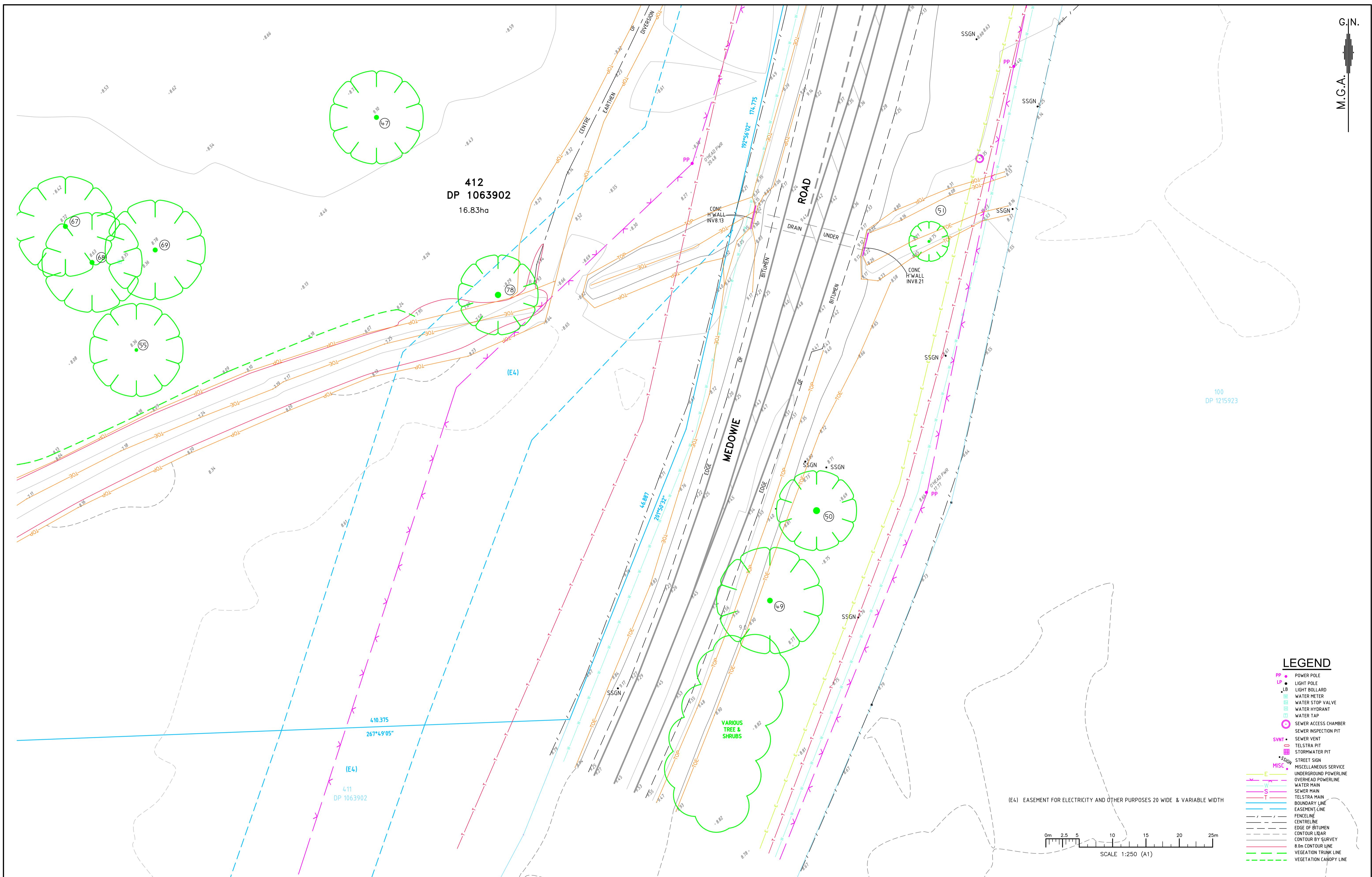
100
DP 1215923

10 William Street, Parramatta NSW 2150 • P: 02 8822 0000 • F: 02 8822 0005 • E: survey@parker-scanlon.com.au • A.H.D. RE: 507 MEDOWIE ROAD

LEGEND

- PP ■ POWER POLE
- LP ● LIGHT POLE
- LB ● LIGHT BOLLARD
- WATER METER
- WATER STOP VALVE
- WATER HYDRANT
- WATER TAP
- SEWER ACCESS CHAMBER
- SEWER VENT
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- 8.0m CONTOUR LINE
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- VEGETATION CANOPY LINE

DATE: 26 JUNE 2017
DRAWING: B1662DET-I-B.DWG
DRAWN/SURVEYED/CHECHED: WW/ TM/ MS
PARKER SCANLON CONTACT DATUM:
M. SCANLON A.H.D.
REFERENCE No: B1662 SHEET OF SHEETS 10 10



B	A	19.07.17, 27.06.17.	PLAN ISSUED DRAFT PLAN ISSUED	NOTES:	PARKER SCANLON Surveying, Engineering, Town Planning and Project Management	TITLE: DETAIL PLAN OF LOT 412 & 413 DP1063902 AT MEDOWIE	DATE: 26 JUNE 2017 DRAWING: B1662DET-I-B.DWG DRAWN/SURVEYED/CHECHED: WW/ TM/ MS PARKER SCANLON CONTACT DATUM: M. SCANLON A.H.D. REFERENCE No: B1662 SHEET OF SHEETS 10 10
AMENDMENT	DATE	DESCRIPTION					



APPENDIX 7

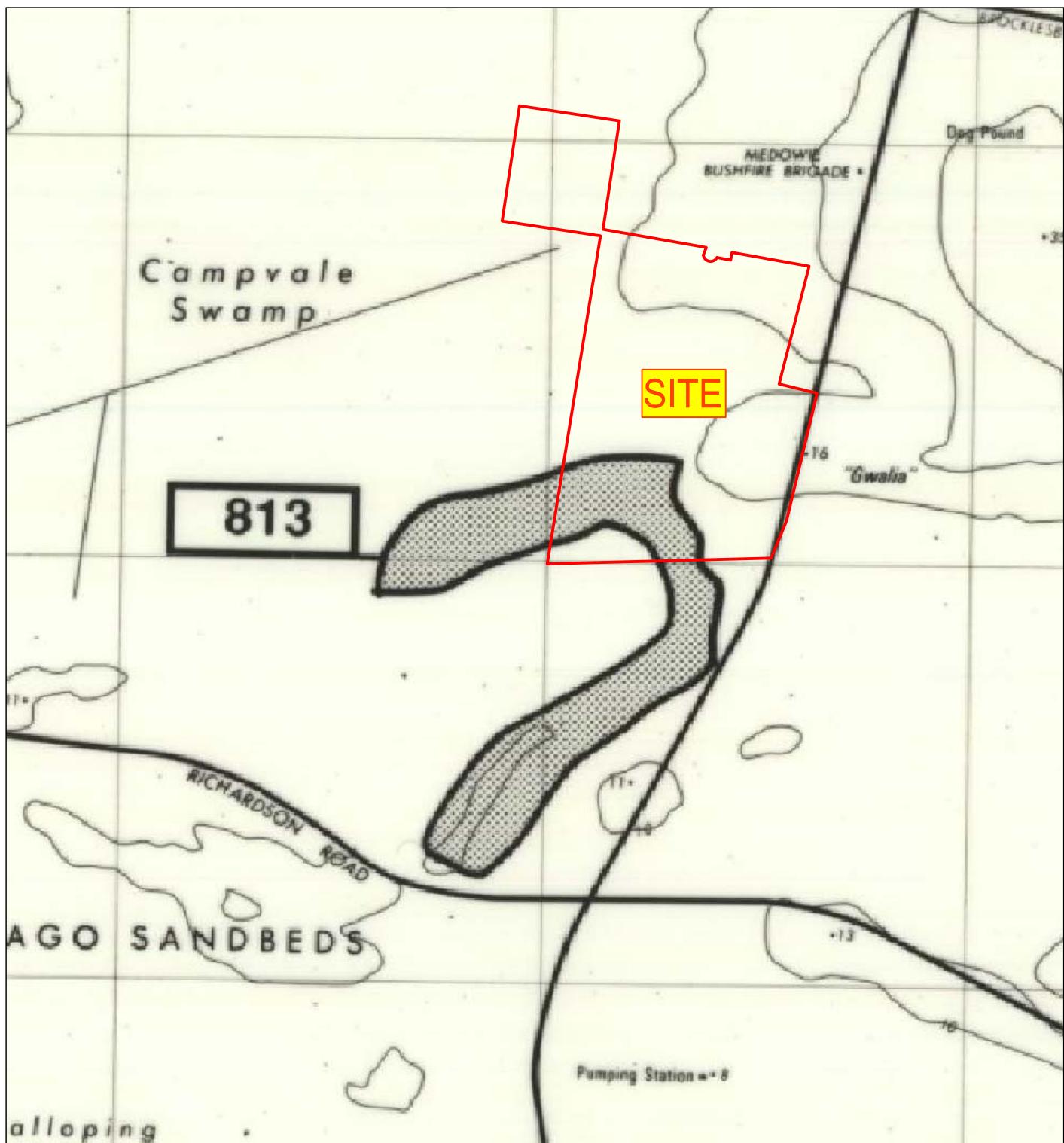
SEPP 14 Wetland



NORTH

PROPERTY REFERENCE :

PROPOSED CATHOLIC COLLEGE
LOTS 412 & 413 D.P.1063902



de Witt Consulting
planning ■ surveying ■ project management

HUNTER REGION
7 Canberra Street Charlestown
PO Box 850 Charlestown NSW 2290
P 02 4942 5441 F 02 4942 5301
E admin@dewittconsulting.com.au

WESTERN REGION
87 Herbert Street Gulgong
PO Box 232 Gulgong NSW 2852
P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

TITLE: SEPP 14 MAP		JOB REF:
JOB ADDRESS: 2 KINGFISHER CL & 507 MEDOWIE RD, MEDOWIE		7484
CLIENT: CATHOLIC DIOCESE OF MAITLAND - NEWCASTLE		DRAWING No.
SCALE: N/A	DRAWN JG CHECKED MM	
PLAN DATE: 19.04.2017	DESIGNED N/A APPROVED MM	
CAD REF: N/A	DWG REF: 7484-FIGURES-19.04.2017	1



APPENDIX 8

Review of Bushfire Constraints prepared by Newcastle Bushfire Consulting



5th June, 2017

Mr G Whitnall
Catholic Schools Office
c/- Webber Architects

RE: REVIEW OF BUSHFIRE CONSTRAINTS MEDOWIE CATHOLIC SCHOOL

Dear Mr Whitnall,

Following my site visit at the above property I offer the below advice on Bushfire Planning Constraints:

1. Multiple forms of vegetation surround the subject site. The varying constraints have been described below along with minimum asset protection zones to comply with Planning for Bushfire Protection Setbacks:
The below asset protection zones and bushfire attack levels are measured from the varying vegetation types for the educational buildings:

Asset Protection Zone School Buildings		
Vegetation Type	Forested Wetland	Woodland
Asset Protection Zone	50 metres	50 metres
Asset Protection Zone Commercial Buildings		
Vegetation Type	Forested Wetland	
Asset Protection Zone	19metres	

Note: The above asset protection zones for the school buildings have been illustrated in the attached site constraints map.

2. The school buildings shall be constructed to comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.
3. The commercial buildings if BAL-40 or lower shall comply with BCA structural fire requirements.
4. Property access roads shall comply with section 4.2.7 of Planning for Bush Fire Protection 2006 as detailed below:
 - a. Internal roads are two-wheel drive, sealed, all-weather roads.
 - b. Internal perimeter roads are provided with at least two traffic lane widths (carriageway 8 metres minimum kerb to kerb) and shoulders on each side, allowing traffic to pass in opposite directions.
 - c. Roads are through roads. Dead end roads are not more than 100 metres in length from a through road, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end.



- d. Traffic management devices are constructed to facilitate access by emergency services vehicles.
- e. Curves have a minimum inner radius of six metres and are minimal in number to allow for rapid access and egress.
- f. The minimum distance between inner and outer curves is six metres.
- g. Maximum grades do not exceed 15 degrees and average grades are not more than 10 degrees.
- h. Crossfall of the pavement is not more than 10 degrees.
- i. Roads do not traverse through a wetland or other land potentially subject to periodic inundation (other than flood or storm surge).
- j. Roads are clearly sign-posted and bridges clearly indicate load ratings.
- k. The internal road surfaces and bridges have a capacity to carry fully-loaded firefighting vehicles (15 tonnes).

Note: the current through road design and perimeter road surrounding the development offers reasonable compliance. There should be no dead end roads.

- 5. Electrical and gas supplies will be located underground and require no further conditions.
- 6. An Emergency /Evacuation Plan is to be prepared in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and comply with Australian Standard AS 3745 - 2002 'Emergency Control Organisation and Procedures for Buildings Structures and Workplaces for Residential Accommodation'.
- 7. A reticulated water supply and street hydrant access is available in the local street network. A hydrant system shall be designed for the school in accordance with AS 2419.1 – 2005.

If you have any questions regarding the above I am available for comment on 0423 923284 or 02 40230149.

Yours Sincerely
Phillip Couch

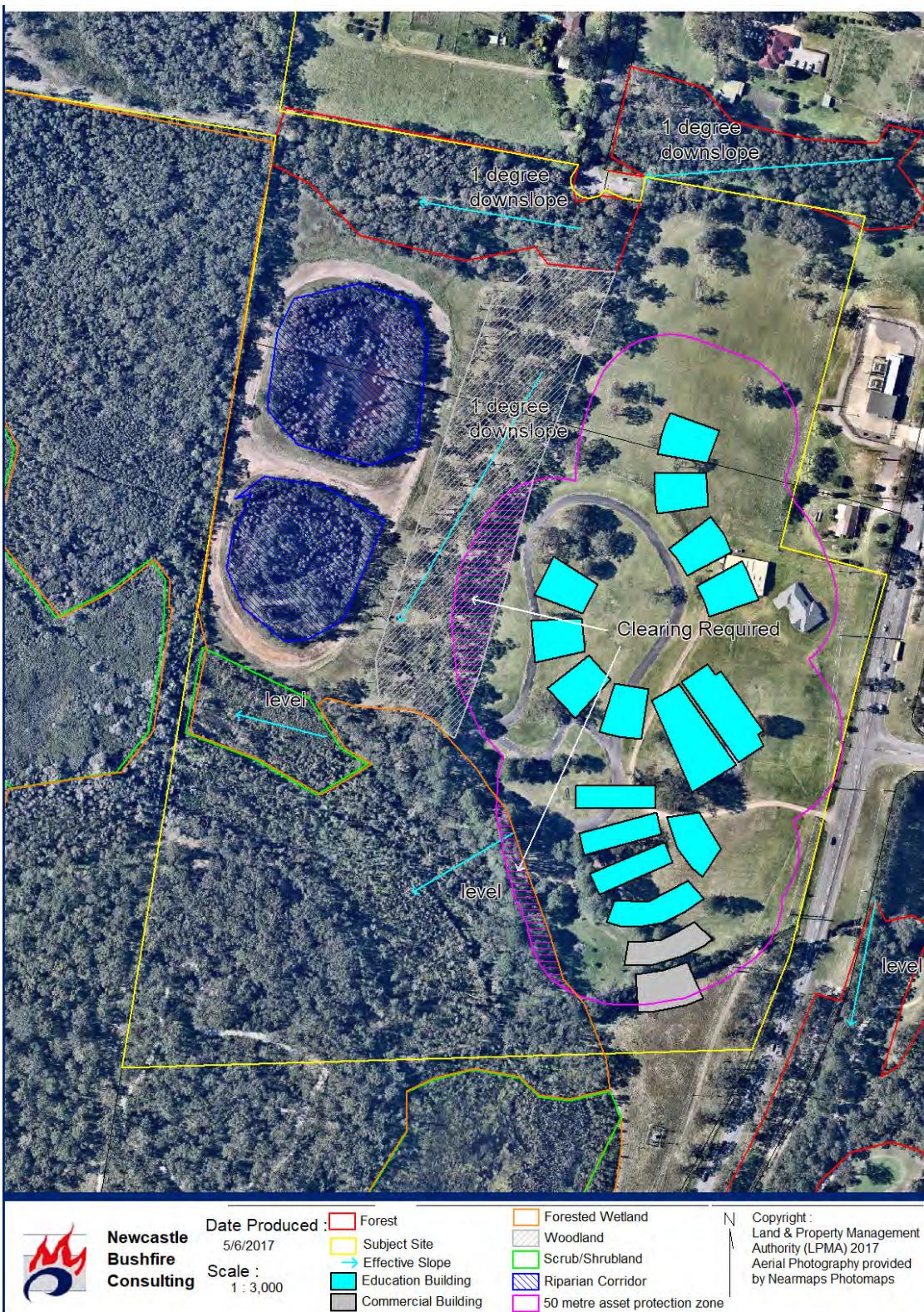
Phillip Couch GIFireE
Bach Info Science
Grad Dip Design for Bushfire Prone Areas
FPAA BPAD – Level 3 Accreditation Number BPD-PA-16132
Director Newcastle Bushfire Consulting





Couch Family Trust T/A
Newcastle Bushfire Consulting

5 Chartley Street,
Warners Bay NSW 2282
Ph: 02 40230149





APPENDIX 9

Preliminary Ecology Advice prepared by Biosis

Dear Sandra,

Here are some preliminary results.

Vegetation communities

Intact native vegetation occurs across the western section of the study area, whilst the eastern portion is largely cleared, with scattered remnants. Biosis confirmed four plant community types (PCTs) in varying condition and extent within the study area, including:

- PCT 1564 Blackbutt - Rough-barked Apple - Turpentine - ferny tall open forest of the Central Coast (HU778)
- PCT 1598 Forest Red Gum grassy open forest on floodplains of the lower Hunter (HU812)
- PCT 1619 Smooth-barked Apple - Red Bloodwood - Brown Stringybark - Hairpin Banksia heathy open forest of coastal lowlands (HU833)
- PCT 1718 Swamp Mahogany – Flax leaved Paperbark swamp forest on coastal lowlands of the Central Coast (HU932).

The shrub and mid layer is mostly absent in the study area except in PCT 1718 and PCT 1619 communities and the northern portion of PCT 1598.

The subject site is dominated by a cover of exotic pasture, with native vegetation restricted to small remnant patches (Figure 2). Some areas of exotic vegetation (mostly Slash Pine) dominate areas in the south-east of the study area.

Threatened ecological communities

Two endangered ecological communities (EECs) listed under NSW *Threatened Species Conservation Act 1995* (TSC Act) were identified in the study area:

- Swamp Sclerophyll forest on coastal floodplains EEC: Restricted to PCT 1718 and located to the west and north of the subject site
- Hunter Lowland Redgum forest EEC: Restricted to the PCT 1598 and located along the western edge of the subject site

Threatened flora species

No threatened flora species were found.

Fauna

Thirteen hollow-bearing trees were identified in the footprint area, mostly as scattered trees within the subject site (Figure 2). Hollow-bearing trees on the remainder of the site have not yet been assessed.

Koala SAT identified the presence of Koalas in the study area and subject site, with 9 of the 30 trees surveyed having faecal pellets at their base indicating that the site is at the upper end of moderate use by the local Koala population. The Koala is likely to use most vegetated areas in the study area, including the scattered trees in the cleared areas, but excluding the areas that are usually inundated. Feed trees, including Swamp Mahogany and Forest Red Gum, occur in PCT 1718 and 1649. Other areas of the site may be used for shelter of movement corridors and secondary feed trees.

Ecological constraints

An ecological constraints map is attached (Figure 3). This map can be used to inform the detailed design of the proposed development. This would allow you to design the development to avoid and minimise impacts to any identified biodiversity values, thus avoiding and minimising the need for additional, more detailed work and offsets.

Areas in red indicate high ecological constraints, orange indicate moderate constraint and green areas of low constraint. We recommend avoiding impacts to high constraint areas where possible, and minimising impacts to high and medium constraint areas.

A listed SEPP 14 wetland occurs across the south-west portion of the site. Under the objectives of the SEPP impacts to areas of coastal wetlands should be avoided. Essentially, this equates to areas of PCT 1718, and impacts will need to be avoided in this area to ensure consistency with the SEPP. Secondary impacts from the development will also need to be considered and managed appropriately.

Recommendations

The focus of the recommendations is to minimise disturbance to native vegetation and fauna habitat. These recommendations include:

- Restrict development site to the low constraint areas and avoid impacts on high constraint areas.
- Where possible, any trees to be retained should be protected in accordance with Australian Standard AS4970 – 2009 Protection of trees on development sites, during construction, and operation)
- Minimise soil transportation within, into or out of the study area to reduce the spread of weeds.

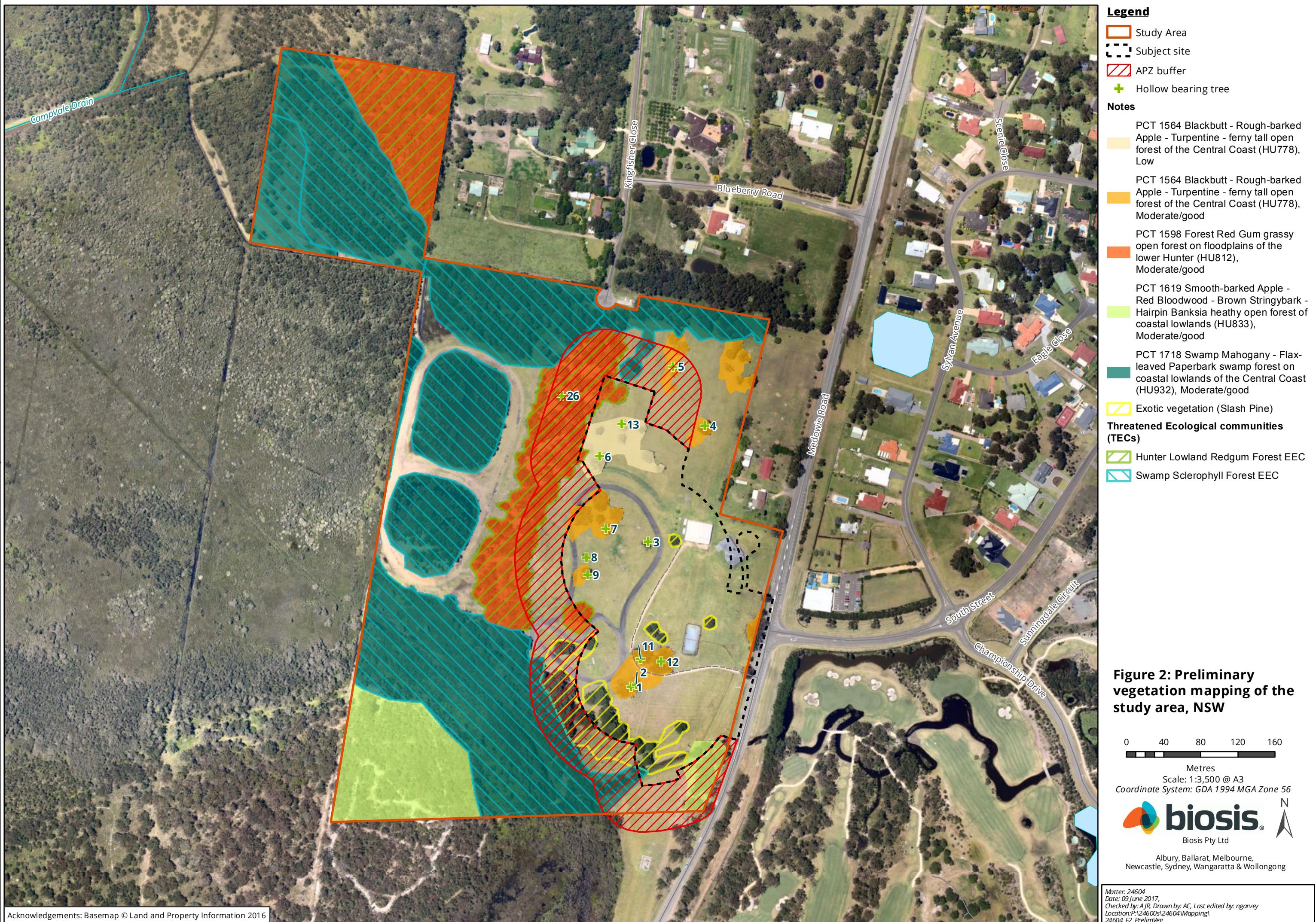
Further Assessment

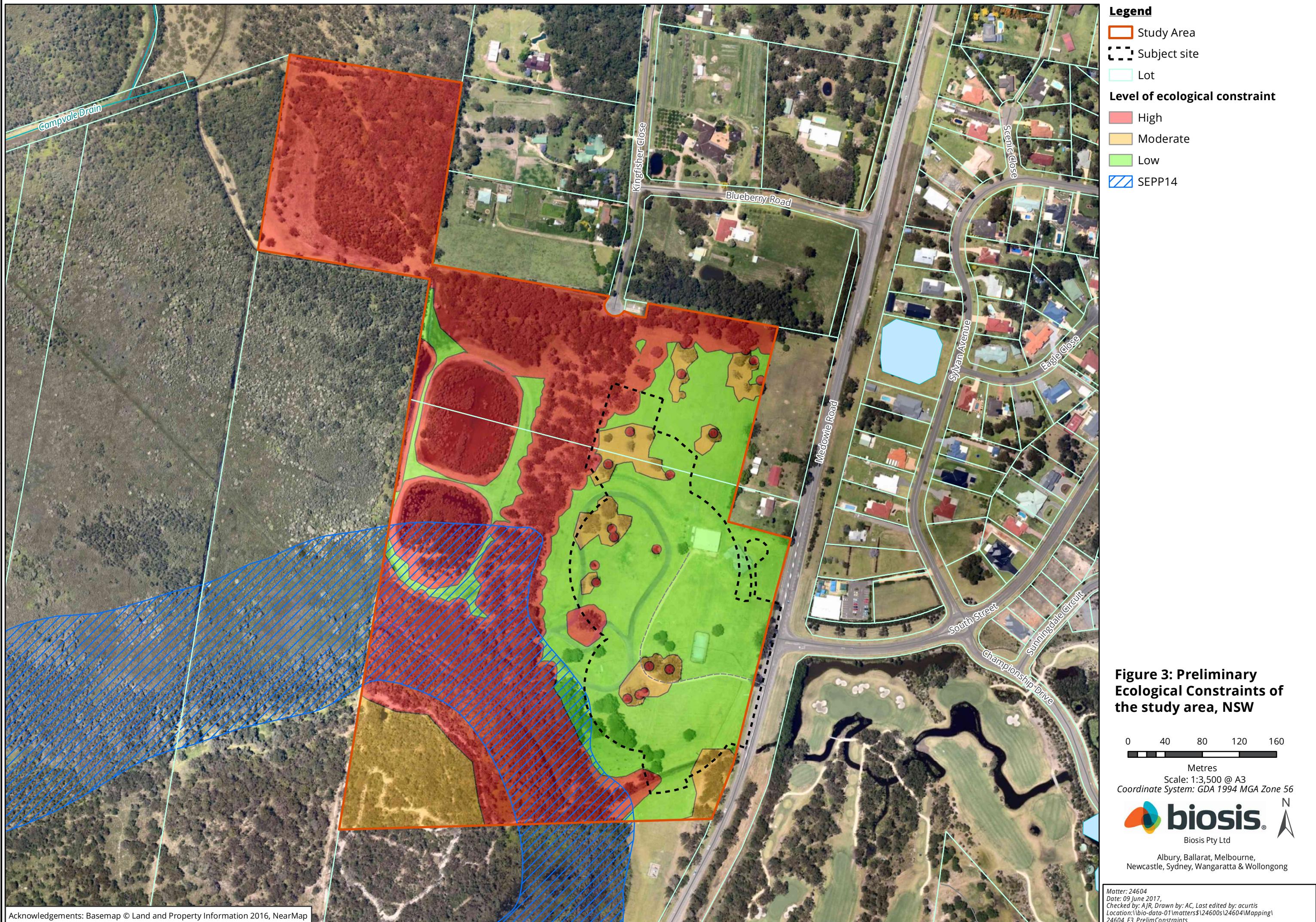
As the DA will be submitted after 25 August it will be assessed under the new *Biodiversity Conservation Act 2016* (BC Act). Under the BC Act the Biodiversity Offset Scheme applies where clearing of native vegetation exceeds a threshold. The minimum lot size under the Port Stephens LEP for the study area is 500 square metres, meaning where more than 0.25 hectares of native vegetation will be removed the Biodiversity Offset Scheme will apply. Under the current design, the development footprint and associated 50 metre Asset Protection Zone (APZ) will impact on more than 0.25 hectares of native vegetation. Unless native vegetation removal can be brought below this 0.25 hectare threshold, further assessment will be required under the Biodiversity Assessment method (BAM) to determine the offsets required for the development.

The more vegetation removed by the development, the higher the offsets required. Offsets will likely be available elsewhere on the study area. There may also be opportunities to undertake some revegetation in suitable areas. For example to maintain connectivity of the vegetation in the west of the study area to the east of Medowie Road, suitable Koala feed trees may be planted in the south east corner of the study area.

To complete a BAM Assessment, targeted surveys for up to 39 species will be required, including 22 flora and 17 fauna species. This could be reduced if impacts are restricted to areas of degraded habitat – Biosis can provide detailed advice on this matter. A more detailed plan for targeted surveys can be formed after the development footprint is finalized.

I trust that this advice is of assistance to you however please contact me if you would like to discuss any elements of this ecological advice further.







APPENDIX 10

AHIMS searches



deWitt Consulting
PO Box 850
Charlestown New South Wales 2290
Attention: Mark Maund
Email: mark.maund@dewittconsulting.com.au

Date: 15 September 2017

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 412, DP:DP1063902 with a Buffer of 50 meters, conducted by Mark Maund on 15 September 2017.

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:

4	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) (<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.



deWitt Consulting

Date: 15 September 2017

PO Box 850

Charlestown New South Wales 2290

Attention: Mark Maund

Email: mark.maund@dewittconsulting.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 413, DP:DP1063902 with a Buffer of 50 meters, conducted by Mark Maund on 15 September 2017.

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:

2	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.
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- This search can form part of your due diligence and remains valid for 12 months.



APPENDIX 11

Minutes of Concept Meeting with Port Stephens Council

Pre-Lodgement Meeting Minutes

PROPERTY DETAILS

Property Address	507 Medowie Road MEDOWIE
Lot and DP	LOT: 412 DP: 1063902
Current Use	Residential Rural Property
Zoning	R2 LOW DENSITY RESIDENTIAL / PART R5 LARGE LOT RESIDENTIAL / PART RU2 RURAL LANDSCAPE
Legislation/Policy	<p>State Environmental Planning Policies:</p> <ul style="list-style-type: none"> - SEPP (Infrastructure) 2007; - SEPP (State and Regional Development) 2011; - SEPP14 (Coastal Wetlands); <p>Port Stephens Local Environmental Plan 2013; and</p> <p>Port Stephens Development Control Plan 2014</p>
Site Constraints	<p>Bush Fire Prone Land, Category 3;</p> <p>Bush Fire Prone Land, Vegetation Category 1 & 2;</p> <p>Acid Sulfate Soils, Class 3, Class 4 & Class 5;</p> <p>Koala Habitat Planning Map;</p> <p>Height Trigger Map;</p>

MEETING DETAILS

Date:	10 August 2017
Time:	2pm
Proposed Development:	Proposed Catholic School Medowie
Attendee(s):	Christopher Myors Mark Maund Jon Webber Tim Hayes Sandra Hinchey Bryn Cotterill Matt Borsato Brett Gardiner Emmilia Johnstone

Pre-Lodgement Meeting Minutes

Council Officer(s):	Name	Contact No.	Position
	Bryn Cotterill	4980 0376	Senior Development Engineer
	Matt Borsato	4980 0282	Senior Strategic Planner
	Brett Gardiner	4980 0213	Planning and Development Coordinator
Absent:	Carlie McClung	4980 0139	Senior Environmental Planner
Applicant/ Proponent(s):	Name	Contact No.	Position
	Sandra Hinckey Tim Hayes Jon Webber	4926 1078	Webber Architects
	Mark Maund	***	deWitt Consulting
	Christopher Myors	***	Catholic Schools Office

NOTE

- 1) These minutes identify key issues discussed between Council staff and the proponent and do not seek to represent the full discussion undertaken;
- 2) The views expressed may vary once detailed plans and documentation are submitted and formally assessed, or as a result of issues contained in submissions by other parties; and
- 3) Amending the request/proposal will require further assessment.

Development Proposal

The proposal is for a **Catholic College** located at **507 Medowie Road Medowie**. LOT: 412 & 413. DP: 1063902. The proposal includes:

- o Demolition of existing dwelling, shed and out buildings
- o Construction of 3 stream primary school and 7 stream high school
- o Place of worship
- o Residential duplex
- o Child care centre
- o Associated works: car park, retaining walls, landscaping, etc.

Issues Discussed

1. Acceptability of proposal regarding zoning of land

- relationship to rural residential

Issues of rezoning were discussed over the phone prior to the meeting. It was established that the no rezoning would be necessary as the proposal is a permissible form of development under SEPP (Infrastructure) 2007. It was established that the proposed development was not inconsistent with the objectives of the R2 Low Density Residential zoning, or the amenity and character of the area.

The ancillary buildings on site (as marked grey on plans) proposed for commercial use were generally not supported, unless a direct link or relationship can be established to the school. Use of these buildings for childcare centres or out of school hours care would be acceptable.

In regards to setback and fencing, it was established that the development would be based on merit and should include relevant justification. There were a few options discussed in regards to setback area, including a landscaping buffer and open carpark, and use of lower planting in substitution or addition to fencing.

It was established that there would be no need for conditions of consent surrounding hours of operation as majority of use taking place during school hours of 9am and 3pm. It was established that the additional after school use of hall and child care centres, is to be expected.

2. Car parking requirements and potential South Street/Medowie Road intersection upgrade

The South Street/Medowie Road intersection requires upgrading to include a dual-lane round-a-bout in preparation for lane duplication of Medowie Rd. There is potential to consider contributions in lieu of works to the school's smaller round-a-bout to allow for infrastructure to be set for a future dual lane upgrade. Contributions plans would need to be discussed at a later date with more design details at hand.

The impacts of bus movements within the site were discussed and possible design ideas to cope with these movements. The possible implementation of a service road parallel to Medowie Road was considered. It was established that this would allow for bus drop off and pick up areas, as well as providing a space for car drop offs without having to utilise car park spaces for such purposes. A possible second entry off Medowie Road was also raised for consideration.

The need for a Traffic Impact Assessment was raised. It was noted that the estimated traffic generation would trigger a referral/concurrence requirement with RMS.

3. Ecology requirements relative to SEPP 14

- Bushfire
- koala habitat

- **clearing of vegetation**

Ecology staff were unable to attend the meeting, however did provide some points for consideration. The site is subject to a range of ecological constraints, including:

- The site is located within a 6 generational persistence area for koala
- Mapped as preferred Koala habitat and likely to be on the eastern extent of the Campvale Koala Source Population.
- Mapped SEPP14 (No. 813) and LEP wetlands
- Forms part of the OEH Regional Fauna Corridor and Port Stephens Combined Biodiversity Corridor. The species to be noted include the squirrel glider, brush-tailed phascogale, koalas and wallum froglet.

It was established that many of these constraints were addressed in the independent preliminary ecological assessment that has already been undertaken. Majority of the site constraints are considered to impact the rear of the site and be outside the development footprint, however part of the development is within vegetation mapped as preferred koala habitat and Swamp Sclerophyll Forest Endangered Ecological Community (TSC Act). It was also noted that the proposed APZ for the school is well within the SEPP14 wetland boundary and in preferred koala habitat/Swamp Sclerophyll Forest Endangered Ecological Community. The applicant was referred to Council's ecologist Carlie McClung to arrange further consultation on the matter.

4. Height limit

- Hall
- place of worship

The height limit of the area was confirmed to be 9 meters. The applicant confirmed that the 'place of worship' would meet this requirement. However, it was considered that the hall may require exception under clause 4.6 (Exceptions to development standards) of the PSLEP 2013. It was established that there is no set numerical value that an exception must adhere to, rather the assessment would be based on merit. Points that should be included in any request for an exception include visual impact on the streetscape, bulk and scale, articulation, and the overall design.

5. JRPP/SSD requirements and process

Following initial comments at the meeting which indicated that the JRPP trigger for the development was a value of works of \$20million, staff have undertaken a review of the relevant legislation.

Clause 6 of Schedule 4A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) sets the trigger value for educational establishments at \$5million. Further, clause 15 of Schedule 1 of *SEPP (State and Regional Development) 2011* defines educational establishments with a value of works of more than \$30million as State Significant Development.

Given the anticipated value of works between \$48million and \$50million, the development would constitute State Significant Development with the Minister for Planning being the consent authority.

Accordingly, Secretary's Environmental Assessment Requirements (SEARs) will need to be obtained, prior to lodgment of an application.

It is noted that in accordance with section 23 of the EP&A Act that the minister can delegate their planning powers to Council, a JRPP or the Planning Assessment Commission for such an application. An applicant has the ability to request the minister delegate their planning powers, and such a request should be lodged with an application for SEARs. The request should include justification as to why the minister should delegate their powers, as well as a letter of support from the intended delegate. Such a letter of support would require endorsement from Council's Executive Leadership Team (ELT). Early enquiries with ELT have shown that the benefit of pursuing delegation would need to be clearly demonstrated in a formal request from the applicant, and may not be supported if outcomes are determined that negatively impact on Council's abilities to carry out its normal functions.

Supplementary Information

Sandra stated that there has been a number of preliminary investigations undertaken for the site including a Planning Investigation Report, Ecology Report and Bushfire Report of which established similar issues and constraints to what council officers had raised. It was mentioned that SEPP14 Coastal Wetlands and SEPP (State and Regional Development) 2011 are to be considered within the planning process.

The need for a noise assessment was addressed. Matt raised that the lot is situated outside of the contours, and therefore there is no specific requirements for an assessment to be carried out. However, it was highly suggested by Matt that a Noise Impact Assessment be carried out as the land is situated close to the contour and may be still affected. A Noise Impact Assessment can ensure that the building design would have a sufficient Acoustic Rating and essentially cover any changes that may occur in regards to noise impacts of RAAF aircraft. There was also consideration given to the noise impact that the school may have on the surrounding areas. It was suggested that a noise impact assessment may be conducted in order to assess the impact of the school and its attendants on the surrounding neighbours.

It was mentioned that Chapter B7 of the PSDCP2014 is to be considered as there is potential for the application to be referred to Commonwealth Department of Defence for comment on the noise sensitivity, building height and extraneous lighting. In the same regard, Clause 7.4 of the PSLEP2013 specifies that if the proposed development may penetrate the Limitation or Operations Surface, the consent authority must not grant development consent unless there has been consultation with the relevant Commonwealth body (structures higher than 7.5m on Lot 412; structures higher than 15m on Lot 413) Both regulations mean that the application has a possibility of referral to the Department of Defence for comment.



Pre-Lodgement Meeting Minutes

The site is located within the Grahamstown Dam Drinking Water Catchment. Clause 7.8 Drinking Water Catchments applies to proposed development. Chapter B4 Drainage and Water Quality applies to proposed development. Development needs to demonstrate a 'Neutral or Beneficial Effect' on water quality. The proponent should undertake preliminary consultation with Hunter Water Corporation.

It was noted that the site is subject to a large range of flood hazard categories and a Flood Certificate should be applied for from <http://www.portstephens.nsw.gov.au/grow/land-environment-and-heritage/flooding/flood-certificates> ahead of lodgement to gain more certainty of potential impact on proposed building location and any potential restrictions of use.

The meeting concluded with remarks made about Medowie as a growing area, of which specific goals are outlined in the Medowie Strategy. The land on which the school is proposed is identified as a school site within the Strategy, and it is expected to add to the growth of the suburb as a whole. A timeframe for the application and development was proposed, with hopes that development will begin onsite by 2019, with the first stages to be ready for opening by 2020.

DA Lodgement

The applicant is advised that any future development application must be lodged with supporting information in accordance with Schedule 1 of the *Environmental Planning and Assessment Regulations 2000*, inclusive of the following:

	DEVELOPMENT TYPE																						
	Dwelling House (1 storey)	Dwelling House (2+ storey)	Semi-Detached Dwelling	Secondary Dwelling	Dual Occupancy	Attached Dwellings	Multi-Dwelling Housing	Residential Flat Building	Alterations / Additions	Outbuildings (i.e. pergolas)	Pools	Commercial / Retail / Office	Change of Use	Industrial	Home Business / Home Industry	Community Facility	Tourism	Signage	Demolition	Earthworks	Temporary Event / Land Use	Subdivision	
SUPPORTING DOCUMENTATION PLANS																							
Elevation Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Erosion Sedimentation Plan	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	DCP	
Floor Plans	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Landscape Plan																							DCP
Notification Plan (A4)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sections	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Signage Plan																							
Site Plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Analysis Plan*	B	B	✓	✓	✓	✓	✓	✓	✓	✓	B	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stormwater Drainage Plan	B	B	✓	✓	✓	✓	✓	✓	✓	✓	B	B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Survey Plan/Reference Levels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BASIX Certificate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	C	C											
Subdivision Plan																							
Demolition Plan																							
Statement of Environmental	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waste Management Plan	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B		

- ✓ Mandatory. Application will not be accepted without this documentation.

* Can be incorporated on site plan

** For 2+ Storey Structure

| C BASIX certificate is also required for residential alteration/additions with a value greater than \$50,000 and pools with more than 40,000 litres.

B Beneficial. It will facilitate and speed up the assessment process. May be requested during assessment if not provided at lodgement

DCP The DCP contains specific lodgement requirements for these documents and development types. Please refer to the relevant section of the DCP.

Pre-Lodgement Meeting Minutes

Possible documentation required based on other conditions.

Document/Plan	Condition
Bushfire Assessment Report	For development on bushfire prone land
Cut and Fill Plan	Where proposal includes cut/fill and/or retaining walls
Detailed Cost Report	When the estimated cost of the development is over \$3 million. Must be signed by a Quantity Surveyor.
Flora and Fauna Survey	Development located on land or in proximity to areas of environmental significance (see DCP)
Flood Study	Development in flood planning area or below the flood planning level (FPL) (see DCP)
Waste Water Report	Required where a lot does not have access to the reticulated sewer system that require on-site waste water disposal

NOTE: The completeness and quality of the application can impact upon the assessment time. Further, any incomplete or insufficient applications may not be accepted. Council required development applications to be lodged in digital format to facilitate a more efficient electronic assessment process while minimising paper and the impact on the environment. For electronic lodgement, please visit the Port Stephens Council Website and follow the guidelines described. If you choose to lodge the application in paper form, you must provide only one paper copy of all the supporting documentation. A scanning fee will apply for applications lodged in paper form.