

PROPERTY DETAILS

Property Address	507 Medowie Road MEDOWIE
Lot and DP	LOT: 412 DP: 1063902
Current Use	Residential Rural/Vacant Land
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 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, 4 & 5;</p> <p>Koala Habitat Planning Map;</p> <p>Height Trigger Map.</p>

MEETING DETAILS

Date:	20 November 2017
Time:	11am
Proposed Development:	Proposed Catholic School Medowie
Attendee(s):	<p>Jon Webber Sandra Hitchey Tim Hayes Christopher Myers Kurt Daley Brett Gardiner Matthew Bosarto Joshua Bennie Joe Gleeson</p>

Michael Osborne
Carlie McClung
Amber Cann
Emmilia Johnstone

Council Officer(s):

<i>Name</i>	<i>Contact No.</i>	<i>Position</i>
Brett Gardiner	4988 0213	Senior Executive Planner
Matthew Borsato	4988 0282	Senior Strategic Planner
Joshua Bennie	4988 0275	Development Engineer
Carlie McClung	4988 0139	Senior Environmental Planner
Joe Gleeson	4988 0207	Traffic Engineer
Michael Osborne	4988 0274	Drainage and Flooding Engineer
Emmilia Johnstone	4988 0263	Cadet Town Planner

Absent

Les Seddon 4988 0351 Co-ordinator Natural Resources

Applicant/ Proponent(s):

Name *Contact No:*

Webber Architects

Jon Webber
Sandra Hichey
Tim Hayes 4926 0178

Catholic Schools Office

Christopher Myers
Kurt Daley

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:

- 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.

Issues Discussed

It is noted that this meeting follows on from Pre-Lodgement **18-2017-24-1**. Four main topics were discussed followed by a general discussion and follow up from the previous meeting.

1. Williamtown Contamination Zone:

It was noted by Council staff that the current mapping for the Williamtown Contamination zone identifies the subject site as being outside the investigation area. The mapping indicates that the contamination investigation area is situated south of Richardson Road. It is noted that any site located *within* the mapped contamination zone is referred to the Environment Protection Authority (EPA) for consideration of impacts.

It was questioned as to whether or not soil testing should be carried out on site, considering that the development is a school and contamination could impact attendees. It was suggested by Council that the applicants speak with EPA as they are the primary contact for this issue and would be the authority on the impacts of development within areas of contamination.

2. Traffic:

It is noted that SECA Solution is involved in the preliminary investigations for the development. Currently, they are to analysis the impact of numbers on traffic movements and in turn suggest appropriate measure to avoid congestion on the roads surrounding the school grounds. Within these investigations the number of students, teachers, place of worship parishioners and children center attendees are being considered.

There were two options considered for traffic management out the front of the school site; traffic signals or roundabout. Traffic signals would allow for greater pedestrian access on Medowie Road, however a roundabout may have less impact on traffic flows on Medowie Road.

It was raised that an updated draft Medowie Traffic Strategy is to be finalized by the end of the week. This may provide a clear understanding of traffic management in the area, in accordance



with the broader Medowie Strategy. It is possible that this strategy may include recommendation for the upgrades of the road, including the widening of Medowie road to accommodate increased traffic generation.

It was raised by the applicant that suggestions had been made in order to limit congestion around the school during peak times, including staged or staggered bell times for the different parts of the college (ie. Primary School and High School). It was noted that the current plans indicate a set down lane near the school entrance. It was confirmed that the intention of this lane was to provide easy access for private buses (ie. Busses for sport or excursion), and is not intended for general pick up/drop off.

It was suggested by Council Officers that the applicant contact the Roads and Maritime Service (RMS) in order to gain comments early on in the planning, as they may be able to provide insight on traffic lights and speed limits for consideration with the development concept. It was suggested that the applicant review the draft Medowie Traffic Strategy and seek RMS comment prior to finalizing traffic strategy and site plans.

3. Flooding:

It was noted that the Flood Planning Level (FPL) is calculated based on the swamp and local water course of which surrounds the subject site. Further to this, it is noted that part of the site is extensively flood prone, particularly towards to southern half inclusive of the childcare and primary school buildings. Ideally, the site layout would be improved by placing the high school students to the south, and the primary school and childcare center to the north. It is noted however that the current layout may be acceptable with appropriate emergency escape procedures.

Buildings within the flood prone areas are to be catered for in a flood evacuation plan in order to efficiently and safely get people off the site in the possible occurrence of a flood event in the area. The applicant raised that there was discussion of evacuating students to the chapel; however no official evacuation plan has been drafted. It was noted that consideration should be given in order for vehicles to access this area to remove people from site. Council Officers suggested that the applicant use the flood free land and possible filled fringe land to their benefit, in relation to flood evacuation planning.

It was noted that there is area identified as a fringe zone whereby fill could be arranged in order to raise the Finished Floor Level. It was mentioned by council that an easement to drain to the south of the site would be considered, whereby swamp land could be used as a drainage reserve. It was stated that Council are open to this proposal. Despite this, the applicant must consider water quality requirements as per the *Port Stephens Development Control Plan (DCP) 2014*, inclusive of MUSIC modeling. It was stated that potential retention basins had been discussed with private consultants. Initially two large basins to the south west of the site were proposed. However, due to SEPP14 Wetlands and Swamp Sclerophyll Forest in this area, it was suggested that the basins be split into 4 smaller basins to be situated within the Asset Protection Zone (APZ) surrounding the site, to prevent impacts on areas of ecological constraints.



Michael Osborn is to provide further comment of FPL and FFL for the development, with particular reference to the south of the site. It is noted that this information may be susceptible to the Flood Evacuation Plan and the number of students/teachers indicated in the College Master Plan.

4. Ecology:

A number of drainage management options were discussed including detention basins, filling of areas for egress and easement to drain land (drainage reserve). It was noted that adequate consideration of changes to hydrology need to be considered and the potential impacts on SEPP14 wetlands, LEP wetlands and wetland vegetation (Freshwater wetland and Swamp Sclerophyll Forest endangered ecological communities) that are sensitive to hydrological changes. Further to this, on site investigations and mapping should occur in order to accurately map the SEPP14 Wetland, ensuring the areas identified as SEPP14 Wetlands meet the definition criteria.

Any impacts on creek lines and SEPP14 wetlands should adequately consider the requirements of the *Fisheries Management Act 1994* and should refer to the DPI (2013) *Policy and Guidelines for fish habitat conservation and management*. It is noted that SEPP14 wetlands are considered Type 1- highly sensitive key fish habitat.

The main ecological constraint identified by Council is Koala Habitat. It was noted that the site is located within an area that is mapped as an investigation zone for a local koala hub, with the woodland vegetation being identified Swamp Sclerophyll Forest (preferred koala habitat). Preferred koala habitat within the Medowie area is very limited and any removal of preferred koala habitat on site would require justification. Koala SAT surveys would be required to identify the koala habitat utilization on site. Advice should be sought from Natural Resources on the best method of surveying the site in the context of the koala hub and work being undertaken by Council. An assessment of the DA would also be required against the DA performance criteria of the Port Stephen Comprehensive Koala Plan of Management (CKPoM). In addition, loss of koala habitat within a local koala hub should be adequately considered as part of the Biodiversity Assessment Development Report under the BC Act and at the federal level, in accordance with the EPBC Act referral guidelines for the koala.

Based on the timing of proposed lodgement, this application would be assessed under the *Biodiversity Conservation Act 2016* (BC Act). Further advice should be sought from an accreditor assessor to the requirements of Major Projects under the new act. The proposed impact area should include any vegetation clearing and managed vegetation (for the purposes of an APZ) associated with construction and operation of the proposed development. If the DA is proposed to be staged, all stages should be included in assessment of the potential impacts on biodiversity.

It was noted that Carlie McClung is currently the Senior Environmental Planner at Council, however she has resigned and will be finishing up with Council in a few weeks' time. It is noted that in her absence the next best contact for any ecology or natural resource related questions is *Les Seddon* who is the Coordinator of the Natural Resource Team. He can be contacted on 4988 0351.

5. General Discussion

It was noted that although the site is located out of the mapped ANEF contours, the impacts of noise should still be considered. As the development is a school, the impact of the ANEF and noise planning areas are still relevant for the development. In response to this the applicant has noted that acoustic consultants have been considered and they will look into further acoustic assessment for the site. Council suggested that the applicant review the general information and advice provided by the RAAF base in order to obtain further information on noise contours and flight paths in the area, which may provide more clarity on the impacts of noise on the school.

Following the meeting, additional notes were made by Matthew Bosarto relating to planning around the airfield (separate to considering noise), these include:

- The proponent should review chapter B7 Williamtown RAAF Base – Aircraft Noise and Safety and consider any relevant matters (Bird Strike, Height Trigger Map, Extraneous Lighting).
- Limit the amount of upward lighting, consider any CASA guidelines for lighting near airfields.
- Separate advice from Defence for other development indicates that non-reflective materials should be used where possible, to reduce potential glare for pilots.

It was also raised that Ausgrid may require a risk assessment to be conducted in order to assess any impacts on the earthing in the surrounding areas. This assessment will identify the impacts of increased population on the site and in turn cater for the existing and future infrastructure. It is noted that Council have no involvement in this and the matter should be considered between Ausgrid and the applicant.

It was noted that the development is to be staged, and there may be possible benefits in constructing the northern part of the site first. This area is inclusive of the high school and is excluded from the flood prone land. The first stage is also to include car parking provisions. It is noted that even if the development is staged, the clearing of vegetation should be considered holistically. However, the physical clearing of vegetation is to benefit from staged development, as it would minimize the impacts of the surrounding ecology, allowing for species movement. It was noted that due to the creek within the site, the *Fisheries Management Act* 1994 should be considered within the assessment, covering off on the size of the stream and any key fish habitat located within the SEPP14 Wetlands.

DA Lodgement

It is noted that the development constitutes a new school and so in accordance with cl.15(1) of Schedule 1 in State Environmental Planning Policy (State and Regional Development) 2011, the development constitutes State Significant Development.

Section 89D of the *Environmental Planning and Assessment Act 1979* defines the consent authority for State Significant Development as the Minister. Accordingly the application is to be lodged as a major project with the Department of Planning.

The comments above represent Councils expectations of those matters that should be considered in the assessment of such an application. The following documentation is recommended to be submitted with such an application to ensure adequate assessment can be undertaken:

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