

New Primary School at Murrumbateman

Request for Secretary Environmental Assessment Requirements (SEARs)

On behalf of
NSW Department of Education

November 2020



Project Director

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11 November 2020

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* This document is for discussion purposes only unless signed and dated by the Project Director.

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1 Introduction

This report has been prepared by Mecone NSW Pty Ltd on behalf of NSW Department of Education (DoE) in relation to a proposed development for a new primary school at Murrumbateman.

This report requests the Secretary prepare Environmental Assessment Requirements (SEARs) to guide preparation of an Environmental Impact Statement (EIS) for a State significant development application (SSDA).

The proposal generally involves construction of a collection of 1- to 2-storey school buildings, outdoor play area, internal driveway and parking, and associated landscaping.

The proposal seeks consent for a new school, and therefore the proposal is classified as SSD in accordance with Schedule 1, clause 15 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

To support the request for the SEARs, this report provides the following information:

- Overview of the site and context;
- Description of the proposal;
- Overview of the statutory and strategic context; and
- Overview of the likely environmental and planning issues.

A concept design report is provided at Appendix 1.

2 The Site

2.1 Location and Context

The site is located at 2 Fairley Street, Murrumbateman, in the local government area (LGA) of Yass Valley Council.

The site is roughly rectangular in shape with an area of 1.544ha.

The site contains a parking lot at the northern end and an access driveway along its western boundary. The site is otherwise cleared and vacant.



Figure 1: Site aerial photograph

Source: Nearmap

Murrumbateman village

The site is positioned at the northern end of the Murrumbateman village, which is characterised by a mix of uses including low density residential and some commercial development.

Murrumbateman is the second largest settlement in the LGA (behind Yass) with a population of approximately 3,200. It is expected to grow into a major town/large district with a population of 10,000 as identified in Council's Local Strategic Planning Statement

Despite Murrumbateman's prominent role in the LGA, there is currently no primary school in the village. The previous school closed in the 1970s with a population of 5 students.

Surrounding development

Development immediately surrounding the site includes a tourist hotel to the north across Fairley Street, Murrumbateman Library to the south, a medical centre and childcare centre to the west and equestrian facilities to the east across Barton Highway.

Barton Highway duplication

The NSW government is planning to undertake a staged duplication of Barton Highway including a bypass at Murrumbateman Village.

The village bypass would pass around the proposed school site, meaning that the site's current Barton Highway frontage would accommodate primarily local traffic in the future once the bypass has been completed. The bypass has been reflected in Council's LEP mapping.

The first stage of the duplication—an 8km stretch from the ACT border towards Murrumbateman—has received funding and is nearing the detailed design phase. We understand that the bypass works, which form the fourth stage, have not yet received funding.

2.2 Site Description

A summary description of the site is provided in Table 1.

Table 1 – Site Description	
Item	Description
Site addresses	2 Fairley Street, Murrumbateman
Legal description	Lot 302 DP1228766
Zoning	RU5 Village
Total area	1.544ha
Frontages	Approx. 203m to Barton Highway (classified road) Approx. 84m to Fairley Street
Existing use	There is an at-grade car park in the northern end of the site and an internal driveway. The site is otherwise vacant.
Vegetation	The site is cleared and contains no notable vegetation.
Bushfire	The site is not identified as bushfire prone land, though bushfire considerations apply. Refer to section 5.2 of this report for discussion.
Flooding	The site is not identified as flood prone land.
Topography	The site falls slightly (approx. 4m) from northeast to southwest.

Table 1 – Site Description

Item	Description
Heritage	<p>The site is not a heritage item and is not located in a heritage conservation area.</p> <p>The adjoining lot to the south contains a local heritage item—Murrumbateman School and schoolhouse (former).</p> <p>An AHIMS search shows that there are no known Aboriginal sites or places at or near the site (50km buffer).</p>
Access	<p>Access to the site is via a two-way private driveway off Fairley Street. The medical centre to the west (Lot 301) benefits from a right-of-way easement over this driveway.</p>
Public transport	<p>Public transport in the area is limited. The Transborder Express private coach company operates the 842 and 843 services between Yass and Canberra, with a stop in Murrumbateman Village along Barton Highway.</p>
Easements	<p>The site is burdened by sewage, drainage, services and right-of-carriageway easements in the general area of the driveway along the western boundary. These easements extend approximately one-third the length of the site (roughly as far as the southern boundary of the adjoining Lot 301), with the exception of the water supply easement, which extends into the bottom quarter of the site.</p> <p>These easements will be considered in the design of the proposal and dealt with as appropriate.</p>
Existing consents	<p>The site was previously envisioned to form part of the "Fairley Commercial Centre", a precinct of commercial uses along Barton Highway. DA56112 was approved in 2016 for a commercial complex on the site including restaurant, brewery and four commercial buildings, and the existing carpark was built under a separate DA to service the development. However, this commercial development has not progressed.</p>

3 The Proposal

The project involves construction of a new primary school in Murrumbateman in order to meet community demand. The proposed school will accommodate up to 370 students, in line with projected population forecasts for the area, and will deliver 16 learning spaces, including special education spaces, a library, covered outdoor learning area, administration facilities and green space.

Key elements of the proposal are outlined below, and concept plans are provided at **Appendix 1**.

3.1 Built Form and Layout

The concept plan layout locates core facilities (hall, admin, library, etc.) towards the northern end of the site near Fairley Street for strong community access. Home base units (HBUs) are located to the south, with outdoor play space in the centre of the school.

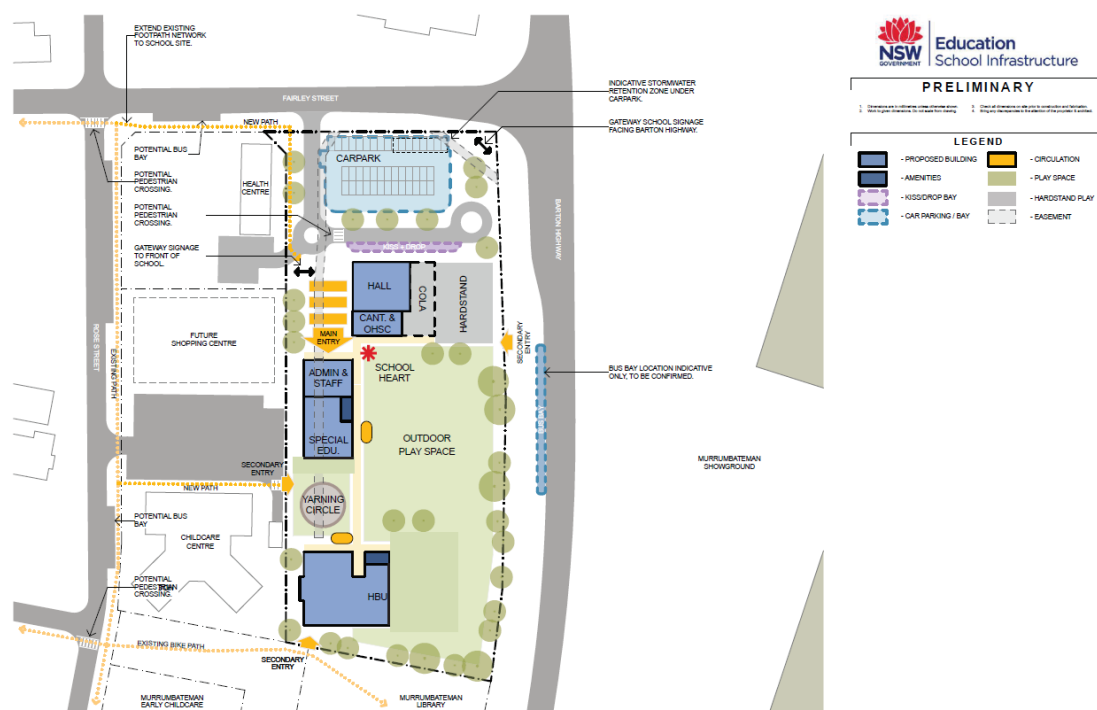


Figure 2: Site plan

Source: SHAC

3.2 Access

Vehicular (car) access and manoeuvring would occur off Fairley Street at the northern end of the site in the general location of the existing driveway. The driveway would lead to at-grade carpark with 40 spaces and a separate drop-off zone with cul-de-sac. The existing carpark would be partially reused.

The medical centre to the west would maintain right-of-carriageway along the driveway.

Bus drop-offs would likely occur in a bay off Barton Highway.

3.3 Education Goals

The school seeks to support practices that are beneficial to student learning and wellbeing, and also be adaptable to long-term changes in pedagogy, curriculum and technology. To achieve these goals, the school will support:

- A range of formal and informal learning activities;
- A sense of belonging and community within the school;
- Collaborative teaching practices;
- The full curriculum including creative and visual arts; science and technology, personal development, health and physical education; and the general capabilities; and
- A connection to the natural environment and the local Aboriginal histories and culture.

4 Planning Framework

The following key State and local planning instruments are relevant to the proposal:

- Yass Valley Local Environmental Plan 2013 (the LEP);
- State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP);
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP);
- State Environmental Planning Policy (Infrastructure) 2009 (ISEPP); and
- State Environmental Planning Policy No. 55—Remediation of Land (SEPP 55).

4.1 Yass Valley LEP 2013

The proposal is subject to the requirements of Yass Valley LEP 2013. Under the LEP the site is zoned RU5 Village. Schools are permitted with consent in the zone.

The site is not subject to a maximum height or FSR.

The site is subject to a minimum lot size of 1,500sqm, but the proposal includes no subdivision.

LEP mapping identifies the site as “groundwater vulnerability”. As per cl. 6.4 of the LEP, potential groundwater impacts will need to be adequately considered during assessment of the SSDA. However, given the proposal involves no basement excavation, groundwater impacts are unlikely to result in changes to the proposed concept.

4.2 SEPP (State and Regional Development) 2011

Schedule 1 of the SRD SEPP identifies which type of development is classified as SSD. Clause 15(1) of Schedule 1 identifies the following:

Development for the purpose of a new school (regardless of the capital investment value).

The proposal is for a new school and therefore is classified as SSD.

4.3 Education SEPP

Part 4 of the Education SEPP contains specific development controls relating to schools. The future SSD application will need to provide a compliance against all relevant controls, including an assessment against the design quality principles in Schedule 4.

Clause 35(1) of the Education SEPP states that development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone, which includes the RU5 Village zone. The proposal is permitted with consent under this clause (in addition to being permitted with consent under the LEP).

4.4 Infrastructure SEPP

Barton Highway is a classified road, and therefore special noise, air quality and access considerations apply under cl. 101 of the Infrastructure SEPP, namely:

- Access should be provided via Fairley Street rather than Barton Highway; and
- The development must be designed to ameliorate traffic noise and vehicle emissions.

An acoustic report will be submitted as part of the EIS in order to satisfy clause 101.

4.5 SEPP No. 55—Remediation of Land

Clause 7 of SEPP 55 requires that the consent authority must consider whether the land is contaminated and be satisfied that the land is suitable (or will be suitable) for the proposed use. A contamination report will be submitted as part of the EIS in order to satisfy clause 7.

4.6 Other Planning Legislation and Policies

In addition to the above, the following policies and legislation will need to be considered as part of the SSDA:

- Biodiversity Conservation Act 2016;
- Draft State Environmental Planning Policy (Remediation of Land);
- Draft State Environmental Planning Policy (Environment);
- Yass Valley Local Strategic Planning Statement;
- Fairley Commercial Centre Development Control Plan, November 2015;
- NSW South East and Tablelands Regional Plan 2036;
- State Infrastructure Strategy 2018-2038; and
- NSW State and Premier Priorities;

The EIS will provide a comprehensive assessment against all the relevant strategic plans and statutory provisions.

5 Key Issues

Based on our preliminary environmental assessment, the following environmental assessment issues will need to be considered as part of the SSDA.

5.1 Built Form

An architectural design report will form part of the EIS. The report will explain the design rationale of proposed development and how it responds to the site and locality.

The report will include, inter alia, site context plans, floor plans, sections, elevations, shadow diagrams, materials and finishes schedule, perspectives and building program.

5.2 Bushfire

The site is not identified as bushfire prone land. However, preliminary investigations indicate that the vegetation to the east across Barton Highway is considered a bushfire hazard and that an Asset Protection Zone (APZ) is required accordingly. The required APZ is not a notable constraint for the proposal, extending only marginally into the southeastern portion of the site.

A bushfire report will form part of the EIS to confirm the proposal complies with relevant bushfire protection requirements.

5.3 Heritage

The adjoining lot to the south contains a local heritage item—"Murrumbateman School and schoolhouse (former)". The EIS will include a heritage impact statement to assess potential impacts on this item.

The site is not known to have any Aboriginal heritage significance. An Aboriginal heritage due diligence assessment will be submitted as part of the EIS.

5.4 Groundwater

As noted earlier in this report, LEP mapping identifies the site as "groundwater vulnerability". As per cl. 6.4 of the LEP, potential groundwater impacts will need to be considered through a geotechnical assessment, during preparation of the EIS. However, given the proposal involves no basement excavation, groundwater impacts are not considered likely to significantly alter the proposed concept.

5.5 Acoustic Impacts

The EIS will include an acoustic impact assessment addressing potential noise intrusion into the site from surrounding noise sources, such as Barton Highway, as well as noise emission from the site resulting from school activities and plant/equipment.

5.6 Air Quality

The EIS will include a desktop air quality report to address cl. 101 of the Infrastructure SEPP, which requires that the development be designed to ameliorate vehicle emissions given its location along a classified road (Barton Highway).

5.7 Traffic and Accessibility

A traffic and parking assessment will form part of the EIS, addressing traffic generation, impacts on the surrounding network and parking.

The report will also detail linkages to existing and planned public transport where relevant, as well as detailing active modes of transport. Swept paths will also be provided.

5.8 Crime Prevention Through Environmental Design

A Crime Prevention Through Environmental Design (CPTED) report will form part of the EIS. The report will consider the proposed design in relation to the four design quality principles; territorial enforcement, surveillance, activity/space management and access control.

5.9 Accessibility, Fire Safety and BCA

Accessibility, fire safety and BCA compliance reports will form part of the EIS. The reports will confirm that the proposal is capable of compliance with relevant access and BCA standards.

5.10 Construction Management

A construction management plan will form part of the EIS and detail proposed construction management strategies. A construction traffic management plan will also be prepared to outline proposed traffic control plans and truck routes.

5.11 Waste Management

A waste management plan covering the demolition, construction and operation phases will form part of the EIS.

5.12 Ecological Sustainable Development (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation of the development. This will include measures to implement and minimise the consumption of resources, water and energy.

5.13 Biodiversity

SSD projects are required to prepare a Biodiversity Development Assessment Report (BDAR) in accordance with the NSW Biodiversity Conservation Act 2016. Alternatively, the applicant can seek a waiver for this requirement.

The site is cleared and has no notable biodiversity value. Accordingly, the applicant is currently preparing a BDAR waiver request (prepared by suitably qualified specialist Ecologist), which will be submitted once completed.

5.14 Civil Engineering

The EIS will include civil engineering documentation showing the concept stormwater strategy and sediment and erosion control measures.

5.15 Infrastructure/Utilities

The EIS will include an infrastructure/utilities report that outlines the current infrastructure (water, gas, sewer, telecommunications, etc.) and identifies which infrastructure requires upgrading to service the new school.

5.16 Social Impacts

The EIS will include an assessment of the social impacts associated with the introduction of a new primary school in the locality.

6 Consultation

During preparation of the EIS, we anticipate consultation will be undertaken with the following stakeholders:

- Department of Planning, Industry and Environment;
- Yass Valley Council;
- Transport for NSW;
- Local community groups; and
- Surrounding landowners.

Conclusion

The purpose of this document is to request the SEARs for the preparation of an EIS for a new primary school development at Murrumbateman. It includes a description of the site, an overview of the proposed development and an outline of the key environmental issues for assessment of the SSDA.

We trust that the information detailed in this document is sufficient to enable issuance of the SEARs.

Should you have any queries about this matter, please do not hesitate to contact Alix Carpenter, Director of Statutory Planning at School Infrastructure NSW.

APPENDIX 1:
Concept Plans

Drawing and design © SHAC Pty Ltd. The signed control copy of this drawing is held by SHAC Pty Ltd. | Ref: \Volumes\Projects\4300\4378 Murrumbateman PS\p.dwg date: 18/09/20 time: 12:31 pm



PRELIMINARY

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND

	- PROPOSED BUILDING		- CIRCULATION
	- AMENITIES		- PLAY SPACE
	- KISS/DROP BAY		- HARDSTAND PLAY
	- CAR PARKING / BAY		- EASEMENT

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RevM 18.09.20

Masterplan

Murrumbateman Public School
Fairley Street, Murrumbateman NSW 2582

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1:1000
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SHAC


Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

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LEGEND


- 


- PROPOSED BUILDING




- CIRCULATION
- 


- AMENITIES




- PLAY SPACE
- 

- KISS/DROP BAY

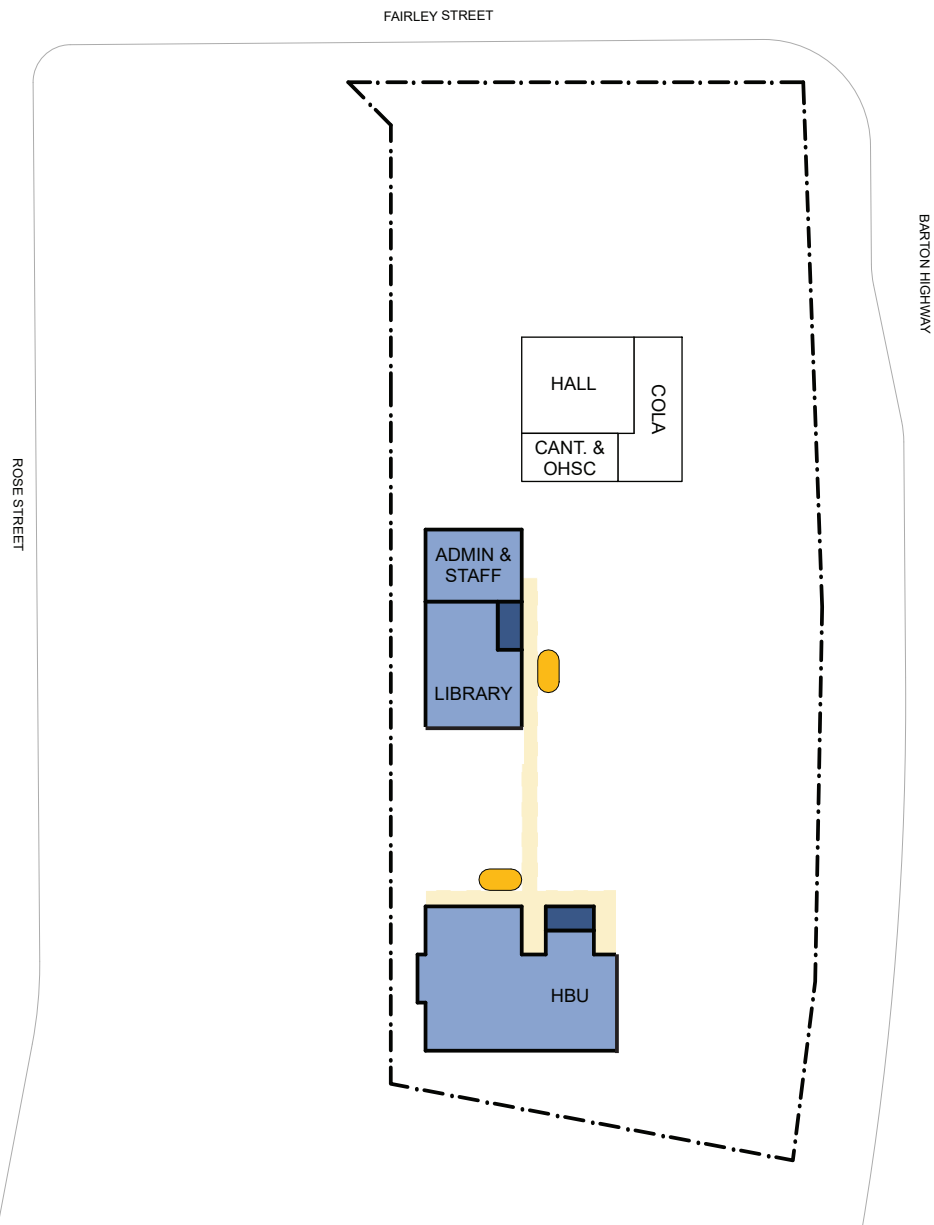


- HARDSTAND PLAY
- 

- CAR PARKING / BAY



- EASEMENT



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RevG 18.09.20

Concept Vision Perspectives - Site Aerial

Murrumbateman Public School
 Fairley Street, Murrumbateman NSW 2582

NTS
 @A3

SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846