

# Statement of Environmental Effects

Increase in Student Numbers  
Request for a Modification to DA 172/2020 (2)

No.9 Stafford Road, Griffith

Lot 1 DP1038193



Date: July 2021

## Statement of Environmental Effects

Prepared by:

Name: Matthew Woodward

Qualification: Bachelor of Applied Science (Environmental Planning) (CSU)

Address: PO Box 834  
Griffith, NSW 2680

### Declaration

---

I have prepared the content of this Statement of Environmental Effects in accordance with the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*, and that it is true in all material particulars and does not mislead nor by presentation or omission of information materially mislead.



Matthew Woodward  
**Town Planner**

## CONTENTS

---

SECTION	HEADING	PAGE
1	INTRODUCTION & BACKGROUND	4
2	THE PROPOSED MODIFICATION	4 - 5
3	THE SUBJECT SITE	5
4	SECTION 4.55 CRITERIA	6
5	CONCLUSION	7

## 1. INTRODUCTION & BACKGROUND

This Statement of Environmental Effects has been prepared on behalf of LifeSource Church and Verity Christian College in Griffith to provide an assessment and information to assist the Council to assess this application to modify Development Consent 172/220 (2).

Verity Christian College (VCC) has been operating since 2018 following approval of Development Application 27/2017 by Council on 20 June 2017 to allow the site to be used as a Primary School i.e. kindergarten to Year 6. In 2020 a further DA was lodged and subsequently approved to allow an Educational Establishment to allow the school to include Years 7-10 (Refer to DA 172/2020).

DA 172/2020 also approved an increase of student numbers from the original cap of 60 students by another 48 students to a total 108 and enabled VCC to gain accreditation from the NSW Education Standards Authority (NESA) to operate a Secondary School in addition to the Primary school.

Initially a partnership had been formed with Lighthouse Christian College Cranbourne (LCCC) located in Victoria as an organisation that the VCC executive could learn from and be supported by in the formative years. Such has been the success of VCC in the initial 2 years that LCCC agreed that at the beginning of 2020 they would enable VCC to become a completely independent school and VCC established its own Board of Management.

At the time of writing this report there were 96 students enrolled at VCC with continued interest being shown by the public to enrol more children in the school.

## 2. THE PROPOSED MODIFICATION

### A. Increase in student capacity

As stated in the previous application the long term vision is to have a school providing education from Kindergarten to year 12. Since its inception in 2018 the school has gone from strength to strength and is financially sustainable with enrolments now open for students for the 2022 school year. The school is working on initial calculations that the intake for 2022 will have an increase of 30-35 students.

Accordingly, the school is seeking to modify DA172/2020 (2) to increase the student cap from 108 students to a total of 180 students.

The new intake of students for 2022 would be predominantly in the Kindergarten with approximately an extra 18-20 students based on 2021 figures. This will allow for an intake of approx. 15 year 7-10 students, and allow for further enrolments in 2023 and 2024 if required.

The additional staff needed in 2022 is forecast to be the equivalent of 2 teachers, 1.4 teachers' aids and a 0.6 General Assistant.

The school would continue to operate between 8:30am and 3:30pm Monday to Friday during each school term as previously approved.

### B. Request to delete Condition 14 – On-site Detention

The existing on-site detention system was originally constructed to hold a total capacity of 700m<sup>3</sup>. This was done to allow for future buildings to be constructed on the land. This capacity of the existing detention system exceeds the stormwater volume that is needed to be detained based on the total area of the roof and hardstand areas on the property.

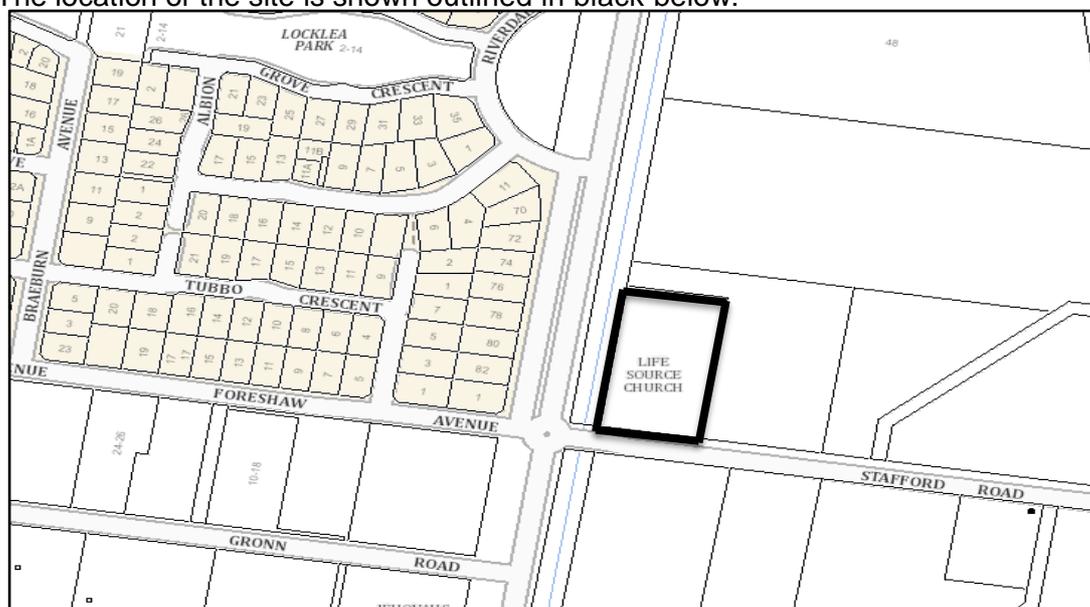
Refer to the storm water calculations document dated 20/8/2001 prepared by A.R. Longhurst.

Based on this evidence Condition 14 is not relevant and therefore not necessary and it is requested that Council take the opportunity to allow a modification by removing the condition in full.

### 3. THE SUBJECT SITE

The allotment is described as Lot 1 DP1038193 with the address of No.9 Stafford Road, Griffith.

The location of the site is shown outlined in black below:



Lot 1 has a total area of approx. 8120m<sup>2</sup> and is zoned R1 General Residential pursuant to Griffith Local Environmental Plan 2014.

Development on the subject lot includes a Church building and associated car park as well as a storage shed (6m x 7.5m). This development was approved 13 December 2001 as a “deferred commencement consent” (DA No. B26/2001). This consent became operational on 12 June 2002.

In 2018, two moveable classrooms and a COLA (8m x 12m) were constructed under the Education SEPP and later approved by Council for permanent use in DA 172/2020.

In 2020/21 five other classrooms have been built under the Education SEPP in the area that was scoped in the original 2001 DA B26/2001 as Stage 2 which would have a similar floor area to that proposed.

Access to the site is the west side driveway from Stafford Road into the existing carpark which provides 68 car parking spaces as well as a covered drop off and pick up area at the entrance to the building.

A stormwater detention basin is located at the northern section of lot 1 which discharges into Drainage Channel “R” as approved by Council with the agreement of Murrumbidgee Irrigation. The total capacity of this Detention basin is 700m<sup>3</sup>, well above the requirements for the site.

Approximately 25% of the subject property is useable open space that is used for a variety of

activities, by the church and the school.

#### **4. SECTION 4.55 CRITERIA**

---

When assessing a request for a modification to the last approval, Council as the “Consent Authority” is required to take into consideration those matters listed under Section 4.55 of the EP & A Act, as relevant.

The relevant matters within S4.55 are that the environmental impact of the modification/s is minimal and that the development as approved is substantially the same development as originally approved and compliant with any relevant Development Control Plans.

##### **Environmental Impact**

There will be no environmental impact as a result of allowing an increase of student numbers as previously discussed. There could be an increase in traffic however the number of vehicle movements will be substantially less than any of the existing schools located in Griffith and the road network in this location is below the design capacity.

##### **Substantially the same Land Use and Development**

The land use as approved in 2017 was for a Primary School and the amended approval that followed in 2020 allowed an “Educational Establishment” i.e. school.

The modification relates only to the school and does not propose a change to this land use. Therefore it is substantially the same land use and development.

##### **Development Control Plans**

Two Development Control Plans apply to the proposed development – DCP 20 – Off Street Parking and DCP 25 – Public Notification of Development Applications.

##### **A. Off Street Car Parking**

The following table demonstrates how the DCP applies to the existing and future buildings:

<b>Land Use Type</b>	<b>Gross Floor Area</b>	<b>DCP requirement</b>	<b>Spaces required</b>
Offices	80m <sup>2</sup>	1 space per 40m <sup>2</sup>	2
Classroom x 11	N/A	1 space per room	11
			<b>Total 13</b>

While the DCP only requires 13 spaces there are a total 68 parking spaces already on the site and this is more than enough to be able to provide for the increase in student numbers.

##### **B. Public Notification**

The proposed use is not specifically listed in Table 1 – Residential Zone, which means that the minimum level of notification is weekly notification in the Area News, however it is at the discretion Council to decide what level of notification should occur, if any, for the request to modify the consent.

In addition to this Transport for NSW have a role in this process and discussions have been held as to their requirements for access to the existing bus stop and related matters.

##### **Public interest**

The proposed increase in student numbers is in the public interest however it will be of particular interest to parents who want to provide a Christian learning environment for their children rather than the normal main stream education where religious classes (scripture) are

actively being phased out of the system.

## **5 CONCLUSION**

---

This report demonstrates that the proposed modifications to DA172/2020 (2) is an extension of the current school activity and is possible to achieve while complying with Council's policies and plans no environmental impacts to result from the changes if accepted by Council..

The existing school operates with a high level of professionalism and this is set to continue.