Planning Proposal Report

17 Croobyar Road, Milton

On behalf of NSW Department of Education
July 2022

mecone

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Revision	Revision Date	Status	Authorised	
			Name	Signature
01	11 July 2022	Issue for Council review	G. Sedgmen	
02	21 July 2022	For Lodgement	G. Sedgmen	

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1 Introduction

This planning proposal has been prepared by Mecone NSW Pty Limited and is submitted to Shoalhaven City Council (Council) on behalf of NSW Department of Education (DoE) (the proponent). The proposal is a site-specific amendment to Shoalhaven Local Environmental Plan 2014 (SLEP 2014) in relation to the land at 17 Croobyar Road, Milton (the site) to facilitate the on-going use of centre-based child care.

1.1 Proponent and Project Team

The Planning Proposal has been prepared on behalf of the applicant, DoE. The project team is listed in **Table 1**.

Table 1. Consultant Team

Item	**Description**
Planning	Mecone
Architectural	Group GSA
Flooding	Cardno
Bushfire	Ecological Australia
Ecology	Ecological Australia
Traffic	Parking & Traffic Consultants (PTC)

1.2 Purpose and content of report

The purpose of this report is to describe and justify the proposed amendment to SLEP 2014. It has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act).
- The NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline 2021'.
- Relevant Section 9.1 Directions.

This report provides the following information:

- A description of the site in its local and regional context.
- Detail in relation to the recently approved SSD application for Budawang SSP.
- A statement of the objectives and intended outcomes.
- An explanation of the provisions that are to be proposed to be included in the amended instrument.

- The justification of strategic and site-specific merit for the proposed provisions and the process for their implementation including:
    - The suitable need for the planning proposal.
    - The relationship and alignment to the strategic planning framework.
    - Consideration of environmental, social and economic impacts.
    - Adequacy of infrastructure.
    - Relevant State and Commonwealth interests.
- Community consultation to be undertaken and considered.

1.3 Overview of the proposal

The proposal seeks to enable the continued operation of an existing child care facility on the site by adding 'centre-based child care facility' as an additional permitted use (APU) under Schedule 1 of SLEP 2014.

No changes are proposed to the site's underlying RU1 Primary Production zone or development standards.

The existing child care centre is to be demolished as part of the recently approved Budawang School development (SSD-8845345), and the proponent intends that the child care continues to operate at a different location on the site. However, child care centres are prohibited in RU1 zone, and therefore SLEP 2014 must be amended to enable the child care centre to be relocated on the site.

The proponent intends to lodge a development application (DA) for the child care centre relocation in the future. The future DA will rely upon the proposed amendment to SLEP 2014 for permissibility.

1.4 Previous discussions with Shoalhaven City Council

The proponent discussed the proposal with Council officers and Department of Planning & Environment at a preliminary meeting on 15 February 2022. A follow up meeting occurred on 26 April 2022. DoE have detailed the importance of retaining child care places on the site and co-located child care and continued operation of child care on the former Anglican school site.

At these meetings Council officers expressed general support for the proposal, noting the proposed Schedule 1 'Additional Permitted Use' amendment was seeking only to continue a land use which has continued to operate on the site since 1991.

The first development consent for 'Childcare centre – Extended Hours Pre-School' was determined on 12 February 1991 (DA90/3260), shortly after the first consent for an educational establishment (DA90/2270) that was determined on 24 October 1990 for 'Educational Establishment – Primary Classroom Block being Stage 1 of Primary and Secondary School'.

DA30/3260 was approved under the provisions of SLEP 1985. At this time, the subject land was zoned 1(a) Rural "A" (Agricultural Production). Child care centres were permissible (with consent) in the 1(a) zone.

Council Officers noted that due to discussions commencing prior to the commencement of the 'Local Environmental Plan Making Guideline 2021' and the minor nature of the proposal, it would be unnecessary in this instance to prepare

and submit a scoping proposal to the Council, prior to lodgement of the Planning Proposal.

1.5 Planning History

1.5.1 Planning and Approvals History

The subject site has an extensive planning and approvals history, which includes a number of development applications made and approved on the site in relation to the existing primary and secondary school, as well as the existing child care centre. **Table 2** below provides an overview of the approval history on the site.

Table 2. Approval history

DA90/2270	On 24 October 1990 consent was issued for an educational establishment including a primary classroom block being Stage 1 of a Primary and Secondary School.
DA90/3260	On 12 February 1991 consent was issued for a child care centre including an extended hours pre-school.
Building Permit 91/1170	On 18 December 1991 a Building permit was issued for a brick pre-school.
Building Permit 91/2579	On 18 December 1991 a Building permit was issued for a brick/ timber school.
Amended Building Permit 92/2579	On 1 July 1992 an Amended Building permit was issued for a brick/ timber school.
DA96/3519	On 1 November 1996 a consent was issued for an office.
BA96/2254	On 21 November 1996 a consent was issues for a school library/ staffroom/ canteen.
DA98/1122	On 29 July 1998 consent was issued for a classroom building (secondary module No. 1).
DA99/1739	On 22 June 1999 a consent was issued for an educational establishment, including 5 classrooms, learning centre and toilet facilities.
DA99/3847	On 22 December 1999 a consent was issued for an educational establishment.
DA00/1987	On 22 May 2000 a consent was issued for school extensions (2 additional classrooms).

Table 2. Approval history	
DA00/2355	On 28 July 2000 a consent was issued for a technology block, conversion of classroom in the existing science block from a technology classroom to a science classroom, 5 additional sealed parking spaces.
DA02/2516	On 8 August 2002 a consent was issued for a gymnasium and road.
DA02/4050	On 8 November 2002 a consent was issued for alterations and additions to existing school (erection of arts block).
DA02/4050 – DS03/1041	On 6 March 2003 a consent was issued for creation of sporting field, retaining wall and associated regrading, filling and earthworks on the land.
DA03/1214	On 28 March 2003 a modification consent was issued for creation of a sporting field, battered embankment and associated regrading, filling and earthworks on the land.
DA05/3019	On 15 July 2005 a consent was issued for construction of a dam within the existing watercourse and construction of sporting field and associated regrading, filling and earthworks within 40m of Watercourse.
DA06/1452	On 11 May 2006 a consent was issued for a storage shed.
DA06/2368	On 22 January 2007 a consent was issued for the construction of a building for Vocational Education Training.
DA07/2454	On 12 September 2007 a consent was issued for construction of a bus shelter awning attached to an existing hall at a private school.
DA07/2880	On 7 December 2007 a consent was issued for a Christmas Carols community event.
DA08/2742	On 12 January 2009 a consent was issued for construction of a patio awning at an existing pre-school.
DA08/2746	On 7 January 2009 a consent was issued for a concrete water tank on site for stormwater collection.
DA09/1444	On 25 May 2009 a consent was issued for a fireworks display at Anglican School Oval for Milton Scarecrow Festival.
DA10/1491	On 20 May 2010 a consent was issued for a fireworks display at Anglican School Oval for Milton Scarecrow Festival.

Table 2. Approval history	
DA14/1007	On 24 March 2014 a consent was issued for an after hours cooking school in existing VET student classroom and up to 12 public monthly markets.
DA15/2220	On 5 February 2016 a consent was issued for the construction of a 5-metre free standing advertising sign for Shoalhaven Anglican School.
SSD – 8845345	On 30 September 2021 a consent was issued for State Significant Development for construction of Budawang School for Specific Purpose for 56 students. The approval also granted consent for: • Demolition of three buildings, structures and driveway surfaces, • Tree removal, • Bulk earthworks, • Construction of five one-storey buildings, including a library, administration building, multi-purpose hall building, hydrotherapy pool building and two homebase buildings, • Construction of internal drop-off and pick up facilities and a car park with 29 spaces, • Landscaping and construction of fences, and • Installation of signage.

A detailed above, the lot contains the former Shoalhaven Anglican School, which commenced operation in around 1991, along with the child care centre. The Shoalhaven Anglican School closed in 2017 when the site was purchased by DoE.

The lot comprises a collection of one- to two-storey buildings generally located in the eastern portion of the lot and a sports oval in the southwest portion. All buildings on the site are vacant.

The location of the approved Budawang SSP (SSD-8845345) is contained within the north-eastern portion of the site, adjoining Croobyar Road, as depicted within **Figure 1**.

The approved Budawang SSP site itself contains two buildings, namely the subject child care centre, fronting Croobyar Road (plus associated shed and gatehouse) and Building L of the former Shoalhaven Anglican School.

Approval of SSD-8845345 includes demolition of the child care centre to allow for construction of the proposed hydrotherapy pool with immediate proximity to the car park and Croobyar Road for access requirements.

Figure 1 Site plan depicting the site and the location of the approved Budawang SSP
Source: Group GSA – Extract from SSD-8845345

2 The Site

2.1 Regional context

The site is located in the South Coast region of NSW, approximately 100km southwest of Wollongong and 175km southwest of the Sydney central business district. A regional context map is provided at **Figure 2**.

Figure 2 Regional context plan
Source: Illawarra Shoalhaven Regional Plan 2041

2.2 Local context

The site is located on the fringe of the Milton urban area within the Shoalhaven City Council local government area (LGA). Milton town centre is approximately 375m north of the site.

The local context is low-density and rural in nature. Residential uses are located to the north and east, while rural and light industrial uses are located to the south and west. A local context map is provided at **Figure 3**, while a site plan is provided at **Figure 4**.

Figure 3 Local context plan
Source: Mecone Mosaic

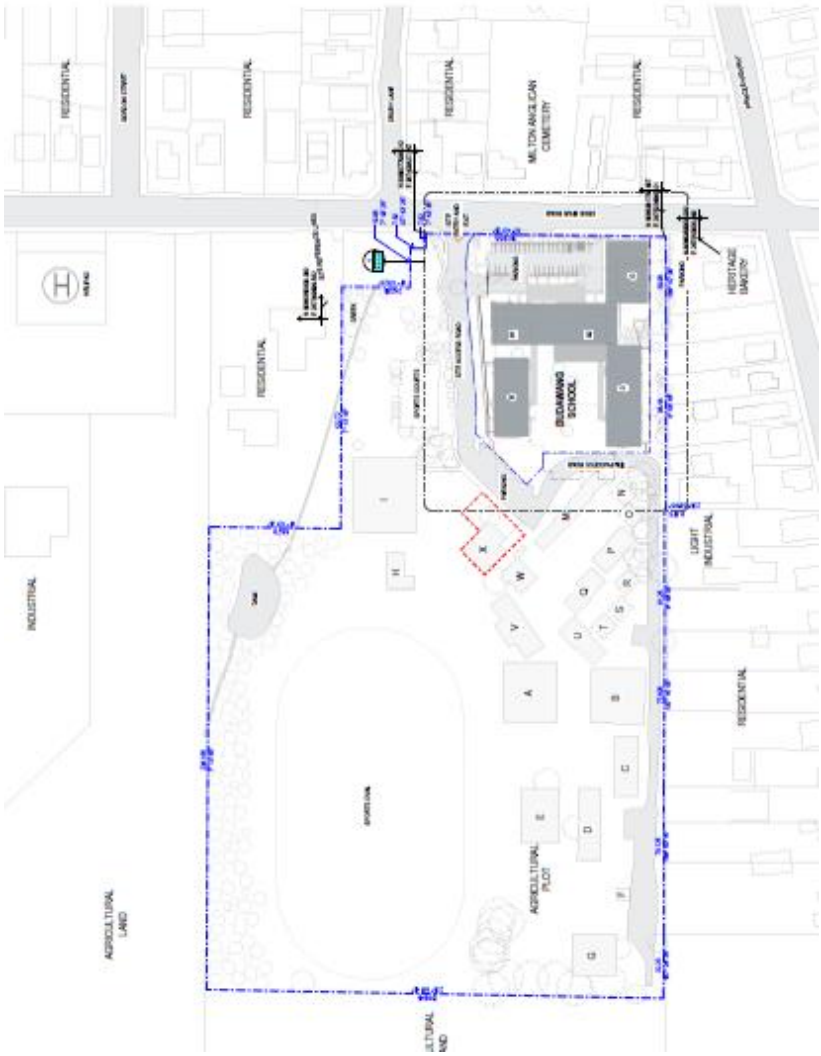


Figure 4 Site Location Plan with Building X, being the location of the future child care centre, outlined in red (subject to separate DA).
Source: Group GSA

2.3 Site description

The site is located at 17 Croobyar Road, Milton, and is legally described as Lot 200 DP1192140. The site is irregular in shape and has an area of 7.76ha. The site has a frontage of approximately 121m to Croobyar Road.

The site was previously used for the former Shoalhaven Anglican School, which closed in 2017 when the property was purchased by DoE. The disused Anglican School features a range of buildings constructed in the 1990s and includes classrooms, staff facilities, hall and outdoor recreational areas.

The site also contains an operating child care centre in the north east corner of the lot. The existing centre is a 35-space child care centre catering for toddlers (2-3 years old) and pre-schoolers (>3 years old). The breakdown of age groups is:

- 2-3 years old: 15 toddlers
- >3 years old: 20 preschoolers

The centre operates five days a week between 8:00am and 6:00pm (excluding public holidays).

The Budawang School, a school for specific purpose, was recently approved in the north eastern portion of the site (SSD-8845345). This school is currently under construction (refer to **Section 1.5.1** above for detail on the approved school).

Figure 5 shows an aerial view of the site and depicts the current location of the child care centre. **Figures 6 to 10** provide photos of existing development on the site.

Figure 5 Site aerial (existing child care centre building shown in red)
Source: Mecone Mosaic

Figure 6 Existing child care centre, north side
Source: Tocomwall

Figure 7 Site looking east towards existing child care centre
Source: Group GSA

2.4 Surrounding development

Surrounding development is mixed-use in nature and includes residential development to the north, a bakery and residential development to the east, and rural land to the south and west.

Approximately 250m west of the site there is also industrial land that includes a concrete batching facility, auto repair shop, steel fabrication shop and hardware store.

The bakery to the east is local heritage item 296 'Two Storey Victorian rendered masonry store', and the cemetery across Croobyar Road is local heritage item 264 'Milton Church of England Cemetery' within the SLEP 2014.

The photos below show the key surrounding development.

Figure 8 Neighbouring heritage bakery
Source: Group GSA

Figure 9 Residential development to the northeast
Source: Group GSA

Figure 10 Development to the northwest across Croobyar Road
Source: Group GSA

Figure 11 Heritage cemetery memorial across Croobyar Road
Source: Group GSA

2.5 Current SLEP 2014 provisions

The table below outlines key existing controls applicable to the site under SLEP 2014.

Table 3. Current SLEP 2014 Provisions

Part 2 – Permitted and prohibited development	The land is zoned RU1 Primary Production. Centre-based child care facilities are prohibited in the zone.
2.5 Additional permitted uses for particular land	The site is not currently identified for any additional permitted uses under Schedule 1.
4.1 Minimum subdivision lot size	The site is subject to a minimum lot size of 40ha.
4.3 Height of Buildings	Subclause (2A) stipulates that if the Height of Buildings Map does not show a maximum height for any land, the height of a building on the land is not to exceed 11 metres.
4.4 Floor space ratio	The site is not subject to a maximum FSR.
5.10 Heritage conservation	The site is not identified as a heritage item and is not located in a heritage conservation area. The bakery to the east is local heritage item 296 'Two Storey Victorian rendered masonry store', and the cemetery across Croobyar Road is local heritage item 264 'Milton Church of England Cemetery' within the SLEP 2014.
7.1 Acid sulfate soils	The site is classified as Class 5 on the SLEP 2014 Acid Sulfate Soils Map.
7.6 Riparian land and watercourses	The site has a category 3 watercourse which runs through the western portion of the site. The proposed additional permitted use does not affect the provisions applying to the watercourse.
7.8 Scenic protection	The site is not located on the Scenic Protection Area Map.

3 The planning proposal

Section 3.33 of the Act outlines the required contents of a planning proposal. The NSW Department of Planning and Environment's (DPE's) 'A Guide to Preparing Planning Proposals' (December 2021) provides further guidance and separates the requirements into six components or parts. These parts are addressed in proceeding subsections of this report as follows:

- Section 3.1: Part 1 – A statement of the objectives and intended outcomes of the proposed instrument (for changes to SLEP 2014).
- Section 3.2: Part 2 – An explanation of the provisions that are to be included in the proposed instrument (to change SLEP 2014).
- Section 3.3: Part 3 – The justification of strategic and site-specific merit for the proposed provisions (changes) and the process for their implementation including:
    - The suitable need for the planning proposal
    - The relationship and alignment to the strategic planning framework
    - Consideration of environmental, social and economic impacts
    - Adequacy of infrastructure
    - Relevant State and Commonwealth interests
- Section 3.4: Part 4 – Maps (existing and with proposed changes) to identify the intent of the planning proposal and the area to which it applies.
- Section 3.5: Part 5 – Community consultation details and government agency consultation to be undertaken on the planning proposal.
- Section 3.6: Part 6 – Project timeline for the process.

3.1 Part 1 – Objectives and intended outcomes

The objectives and intended outcomes of the proposal are:

- To enable the continued operation of an existing child care facility on the site, albeit in a different location.
- To facilitate the delivery of a high-quality child care facility that responds to the site circumstances and maintains the rural character of the site with minimal visual or amenity impact on the surrounding area.

3.2 Part 2 – Explanation of provisions

In order to achieve the objectives and intended outcomes, the proposal seeks to amend **Schedule 1 – Additional permitted uses** of SLEP 2014 by adding 'centre-based child care facility' as a permitted use for the site.

It is proposed to insert the following clause at the end of the schedule:

> ***21 Use of certain land at 17 Croobyar Road, Milton***
>
> *(1) This clause applies to land identified as 'Sch 1.22' on the Clauses Map, being Lot 200, DP 1192140.*

(2) Development for the purposes of a centre-based child care facility is permitted with development consent.

The Clauses Map of SLEP 2014 will also need to be updated to identify the site as subject to the additional permitted use clause.

3.3 Part 3 – Justification

3.3.1 Section A – Need for the proposal

Q1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

No, the planning proposal is not the result of an endorsed LSPS, strategic study or report. Rather, it is a response to particular circumstances of the site.

The recently approved Budawang School (SSD-8845345) involves demolition of the existing child care centre and construction of a new school building in the location of the child care centre. The proponent intends for the child care centre to continue operating on the site, and therefore it must be relocated to another building not affected by the Budawang School development.

The proponent intends to lodge a DA for the child care centre relocation in the future. The future DA will rely upon the proposed amendment to SLEP 2014 for permissibility.

Review of the LSPS indicates that Planning Priority 2 is 'Delivering Infrastructure' and provides that Shoalhaven's growing, and diverse communities require a wide range of infrastructure, facilities and services, including:

"• *Services such as educational establishments, hospitals and health facilities, cemeteries and crematoria, and waste management and recycling centres.*"

Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

Yes, the planning proposal is the best means of facilitating the identified objectives and intended outcomes.

An alternative to amending Schedule 1 of the SLEP 2014 is to rezone the site to a zone which permits the desired use. This would likely involve adopting an urban residential zone that permits centre-based child care facilities, such as the R2 Low Density Residential zone. However, adopting the R2 zone would mean permitting a range of residential and other urban uses, such as semi-detached dwellings or neighborhood shops, that would be unsuitable to the location or have an undesirable impact on the surrounding area.

In the long term, the site and surrounding locality may be suitable for urban residential development, but such development should be the result of a strategic study rather than a side effect of a proposal to retain an existing child care centre use.

Overall, the proposed Schedule 1 amendment is more appropriate than the alternative of rezoning the site because it achieves the narrow intended outcome, while avoiding the unwanted side effects caused by a rezoning.

3.3.2 Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The relevant plans and strategies applicable to the subject site are addressed below.

Illawarra Shoalhaven Regional Plan 2041

In May 2021, the NSW Government released the Illawarra Shoalhaven Regional Plan 2041, a 20-year plan which sets out the strategic framework for the region to the year 2041. The planning proposal is generally consistent with the relevant objectives of the Regional Plan, as shown in the table below.

Table 4. Illawarra Shoalhaven Regional Plan 2041

Objective	Comment
A productive and innovative region	
Objective 11: Protect important environmental assets	A watercourse runs through the western portion of the site. The proposal to include a child care facility as an additional permitted use at the site will have no notable impacts on the watercourse. Compared to a more general rezoning to residential, the proposed additional permitted use provision is a modest amendment that limits potential for urban development.
A region that values its people and places	
Objective 22: Embrace and respect the region's local character	The proposal intends to retain the existing character of the land by allowing for a development type that already exists rather than introducing wholly new urban land uses.
Objective 23: Celebrate, conserve and reuse cultural heritage	Several local heritage items are located in the near vicinity of the site. The proposal intends to conserve the cultural heritage of the surrounding area by allowing for a development type that already exists rather than introducing wholly new urban land uses. In addition, the proposal does not seek to alter any of the development standards applying to the land and will utilise an existing school building for the proposed child care centre.

Q4. Is the planning proposal consistent with a council Local Strategic Planning Statement (LSPS) that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The relationship between the planning proposal and applicable local plans and strategies has been considered in relation to whether the planning proposal has strategic merit, as detailed following.

Shoalhaven 2040: Our Strategic Land-use Planning Statement

The Shoalhaven Local Strategic Plan (LSPS) provides for a land use vision that will guide the future growth and development across the Region to 2040.

The table below demonstrates that the proposal aligns with relevant planning priorities and actions identified within the LSPS.

Table 5. Shoalhaven LSPS

Action	Response
Vision: Shoalhaven provides a unique and relaxed lifestyle close to both Sydney and Canberra in a spectacular coastal and rural setting with significant and diverse environmental values. Our communities are resilient, connected, inclusive and capable of adapting to changing economic, environmental, and social circumstances.	
Response: The retention of a child care facility on the site will ensure that an important service for the local community is maintained. It is intended that the child care facility will be situated within an existing building located on site. In doing so, the proposal will ensure the impact on the environmental values of the land will be minimised. Further, continuing to provide for a child care facility on the site will ensure local jobs are not lost.	
Direction 1: Managing Economic Growth	
Planning Priority 2: Delivering infrastructure	The proposal will facilitate the ongoing delivery of social infrastructure and services by safeguarding the provision of essential services within the local community. The expansive geographical area of the LGA create challenges to delivering infrastructure and essential services. Therefore, ensuring that the existing child care facility is retained on site is important to Milton and the surrounding areas. In addition, we note the proposal for an additional preschool year provided in the 2022/2023 NSW Budget, which will allocate $5.8billion over 10 years to ensure children have access to up to 5 day per week access to pre-school in the year before commencing school.
Planning Priority 3: Providing jobs close to home	The loss of the existing child care facility would result in a detrimental impact to the local economy through the loss of jobs generated by the child care facility. Therefore, ensuring the ongoing operation of a child care facility on the site is important to the local economy.
Direction 2: Natural & Built Environments & Lifestyles	
Planning Priority 13: Protection and enhancing neighbourhoods	The proposal will continue to protect the character and diversity of the Milton township by conserving its distinct lifestyle and character. By limiting the opportunity for redevelopment potential that would be afforded by a rezoning to an alternative zoning, the distinct lifestyle and character of Milton, including its rural character and visual amenity, will be retained.

Table 5. Shoalhaven LSPS	
Planning Priority 14: Heritage items and places	The heritage and cultural values of the surrounding land are noted, with several items of heritage value located within proximity of the site. The planning proposal limits development potential of the land by providing for a child care facility generally consistent with the existing facility onsite. The proposal will thereby protect the surrounding heritage items from inappropriate development.
Planning Priority 15: Scenic and cultural landscapes	The high scenic value of the area is noted and celebrated for its diversity of natural landscapes that are connected to both people and place. It is expected that the proposal to permit a child care facility will not be detrimental to the landscape and will continue to protect the rural landscape from future development.

Draft Shoalhaven 2032 Community Strategic Plan

The Draft Shoalhaven Community Strategic Plan sets out 4 key priorities for the Shoalhaven LGA over the next 10 years. The proposal aligns with these key priorities as demonstrated below:

- *Resilient, Safe, Accessible & Inclusive Communities* – The proposal will contribute to a resilient, safe, accessible and inclusive community by providing for the continued operation of an essential service within Milton.
- *Sustainable, Liveable Environments* – The proposal will ensure the ongoing management of the site within a sustainable and liveable environment.
- *Thriving Local Economies* – The proposal will enable the ongoing use of the site for the purposes of a child care facility, ensuring jobs are provided for and not lost within the local economy.
- *Effective, Responsible & Authentic Leadership* – The proposal will enable the continued operation of an essential service within Milton.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with all relevant State Environmental Planning Policies (SEPPs) as demonstrated in the table below.

Table 6. State Environmental Planning Policies		
SEPP	Consistency	Comments
SEPP (Biodiversity and Conservation) SEPP 2021	Not applicable	This SEPP provides controls for vegetation removal in non-rural areas and for koala habitat protection. The site is in a rural area and is not known to be koala habitat. In addition, the proposed child care will occupy an existing school building and will not result in any significant vegetation removal.

Table 6. State Environmental Planning Policies		
SEPP	Consistency	Comments
SEPP (Exempt and Complying Development Codes 2008	Not applicable	This SEPP provides State-wide development controls and standards for "exempt" and "complying" development. This SEPP is not relevant to the subject proposal.
SEPP (Resilience and Hazards) SEPP 2021	Consistent	Chapter 4 of this SEPP provides a Statewide planning approach to the remediation of contaminated land. This proposal does not inhibit operation of this SEPP. Contamination investigations will be carried out as part of any future DA for the relocation of the child care centre in accordance with clause 4.6 of this SEPP.
SEPP (Housing) 2021	Not applicable	This SEPP provides for development pathways and incentives to provide for diverse forms of housing, including affordable rental housing and seniors housing. This SEPP is not relevant to the subject proposal.
SEPP (Industry and Employment) 2021	Not applicable	This SEPP aims to promote economic development of the Western Sydney Employment Area and also provides a State-wide framework for the assessment and consideration of advertising and signage proposals. This SEPP is not relevant to the subject proposal.
SEPP (Primary Production) 2021	Not applicable	This SEPP provides controls for the use and development of land for primary production. This SEPP is not relevant to the subject proposal.
SEPP (Transport and Infrastructure) 2021	Consistent	This SEPP identifies development for which State agency consultation or concurrence must be required, and also provides for development which can be undertaken by infrastructure agencies without development consent. The subject proposal does not inhibit the application of the Transport and Infrastructure SEPP. An assumed parking rate of 1 space per staff member has been adopted, as well as 1 space per 4 children in a pick-

Table 6. State Environmental Planning Policies		
SEPP	Consistency	Comments
		up/drop-off zone. The proposal can accommodate the minimum accessible parking requirements. There is currently an informal pick-up/drop-off zone along the Croobyar Road frontage. Moving this to within private property presents an improvement in safety for children. The existing child care centre is estimated to generate up to 24 trips in the AM peak and 18 trips in the PM peak, with the proposal generating one additional trip in the AM and the PM peaks.
SEPP (Resources and Energy) 2021	Not applicable	This SEPP provides controls for mining and other extractive industries and is not relevant to the subject proposal
SEPP (Planning Systems) 2021	Not applicable	This SEPP identifies regionally significant and State significant development, and also provides for controls and considerations relating to land owned by Local Aboriginal Land Councils. This SEPP is not relevant to the subject proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	The site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	The site Is not located in a precinct identified in this SEPP.
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Regional) 2021	Not applicable	The site is not located in a precinct identified in this SEPP.

Q6. Is the planning proposal consistent with applicable Ministerial Directions under 9.1 of the Act (previously referred to as s117 directions)?

The planning proposal is consistent with all relevant 9.1 Directions. The table below provides commentary on key directions.

Table 7. Section 9.1 Ministerial Directions			
Clause	Direction	Consistent	Comments
1. Planning Systems			
1.1	Implementation of Regional Plans	Consistent	Consistency with Illawarra Shoalhaven Regional Plan 2041 is demonstrated in Section 3.3 of this report.
1.4	Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral or concurrence provisions, nor clarifies any development as designated development.
1.5	Site Specific Provisions	Consistent	The planning proposal does not propose any unnecessarily restrictive site-specific planning controls. The proposal will allow for the child care centre land use without imposing any development standards or requirements in addition to those already contained in the SLEP 2014.
3. Biodiversity and Conservation			
3.1	Conservation Zones	Consistent	The planning proposal is unlikely to result in impact to on local biodiversity and unlikely to have any impact on threatened species, populations or communities. The site is not located on the Biodiversity Values Map, there are no threatened ecological communities within the site and no threatened species have been identified within the subject site, while the small amount of vegetation within the subject site provides minimal potential habitat for threatened species. Further, we note that the proposal relates to an existing building, where no clearing is required to faciliate the proposed use. The planning proposal is supported by an ecological assessment, prepared by Ecological Australia (refer to **Appendix 5**).
3.2	Heritage Conservation	Consistent	It is considered unlikely that there will be surviving undisturbed soil sediments with potential to include Aboriginal objects, however it is still possible that there will be surviving disturbed/undisturbed soil sediments. Refer to Section 3.3.3 of this report for further discussion.

Table 7. Section 9.1 Ministerial Directions			
Clause	Direction	Consistent	Comments
4. Resilience and Hazards			
4.1	Flooding	Consistent	The site is subject to a flood affectation along the western boundary. The proposal is supported by a Flood Assessment, prepared by Cardno (refer to **Appendix 4**). The report concludes that the proposal is expected to remain largely unaffected by flooding.
4.3	Planning for Bushfire Protection	Consistent	A small portion of the site in the south-eastern corner is in bushfire buffer zone. The proposal has regard to Planning for Bushfire Protection 2019. It is expected that any future DA for a child care centre on the site can comply with relevant Asset Protection Zone requirements. Refer to Section 3.3.3 of this report for further discussion.
4.4	Remediation of Contaminated Land	Consistent	The proposal does not seek to change the site's zoning but rather seeks to permit a use that currently operates on the site. The site has been used as an educational establishment for many years, and therefore the planning proposal can be satisfied that the site is suitable for the proposed additional permitted use, i.e. child care centre. Any future DA for a child care centre on the site would address the relevant clauses and requirements of the Hazards and Resilience SEPP.
4.5	Acid Sulfate Soils	Consistent	The site is identified as Class 5 Acid Sulfate Soils (low risk). It is anticipated that the future child care centre development will not be adversely affected by acid sulfate soils. This would be further investigated at development application stage.
5. Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Not applicable	The proposal does not introduce a zone for urban purposes.
5.2	Reserving Land for Public Purposes	Consistent	The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.

Table 7. Section 9.1 Ministerial Directions			
Clause	Direction	Consistent	Comments
9. Primary Production			
9.1	Rural Zones	Consistent	The proposal does not seek to rezone rural land but rather seeks to maintain an existing use (child care centre) on the site. The proposal also does not contain any provisions that will increase the permissible density of land within the zone.
9.2	Rural Lands	Consistent	The site does not form high-value agricultural land and has operated as a school for many years, with the recently approved Budawang School ensuring the site will continue to operate as an educational facility in the future. The proposal will not, therefore, adversely affect the operation or viability of rural land uses on the site.

3.3.3 Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal to permit a centre-based child care facility on the site has duly considered any existing ecological sensitivities on the site and will have minimal impact on local biodiversity. There are no known critical habitats or threatened species, populations or ecological communities that will be adversely affected as a result of the proposal. Furthermore, and as previously mentioned, the proposed child care centre is to be located within an existing building further minimising any ecological impact on the land. No clearing is required to utilise the existing building, as depicted in the aerial photograph provided at Figure 3 and extracted below.

Figure 12 Aerial photograph of Building X
Source: Nearmap

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Built form and massing

Built form and massing impacts are expected to be negligible. The intention is that the future child care facility will be relocated to one of the existing structures on-site, identified as Building X. Building X comprises one of the buildings which previously comprised the Shoalhaven Anglican School.

A preliminary floor plan depicting how the new child care centre will be developed within building X is shown in the figure below.

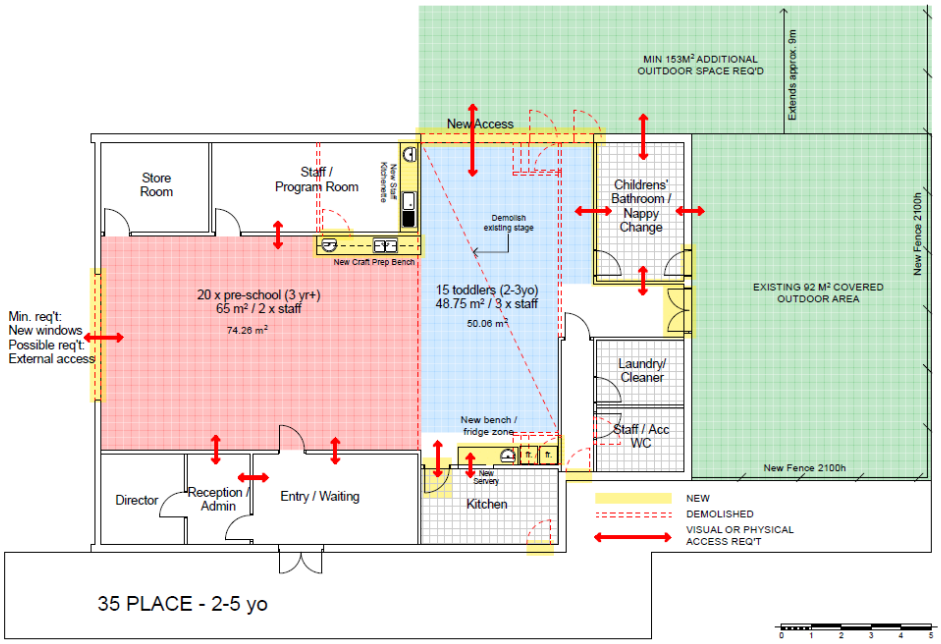


Figure 13 Preliminary floor plan of child care centre
Source: Tallowwood

Regardless of the future location of the child care centre on the site, the proposal seeks no changes to the development standards and will therefore retain the built form character of the site as envisioned by SLEP 2014. Any future development application for the child care centre will be subject to all existing Council controls.

Bushfire

A Bushfire Protection Assessment has been prepared by Ecological to support the proposal (**Appendix 2**). The assessment provides an assessment of the proposed relocated child care centre in accordance with Section 100B of the Rural Fires Act 1997 and Planning for Bushfire Protection 2019 (PBP).

The predominant vegetation affecting the proposal is within the riparian corridor to the west of the site. This vegetation is not mapped as bushfire prone land but is capable of supporting bushfire. This vegetation is classified as "low hazard" in accordance with PBP and the required Asset Protection Zone is provided within the existing managed grounds of the site.

The assessment concludes that the relocated child care centre is compliant with the relevant specifications and requirements under the acceptable solutions and/or performance criteria within PBP.

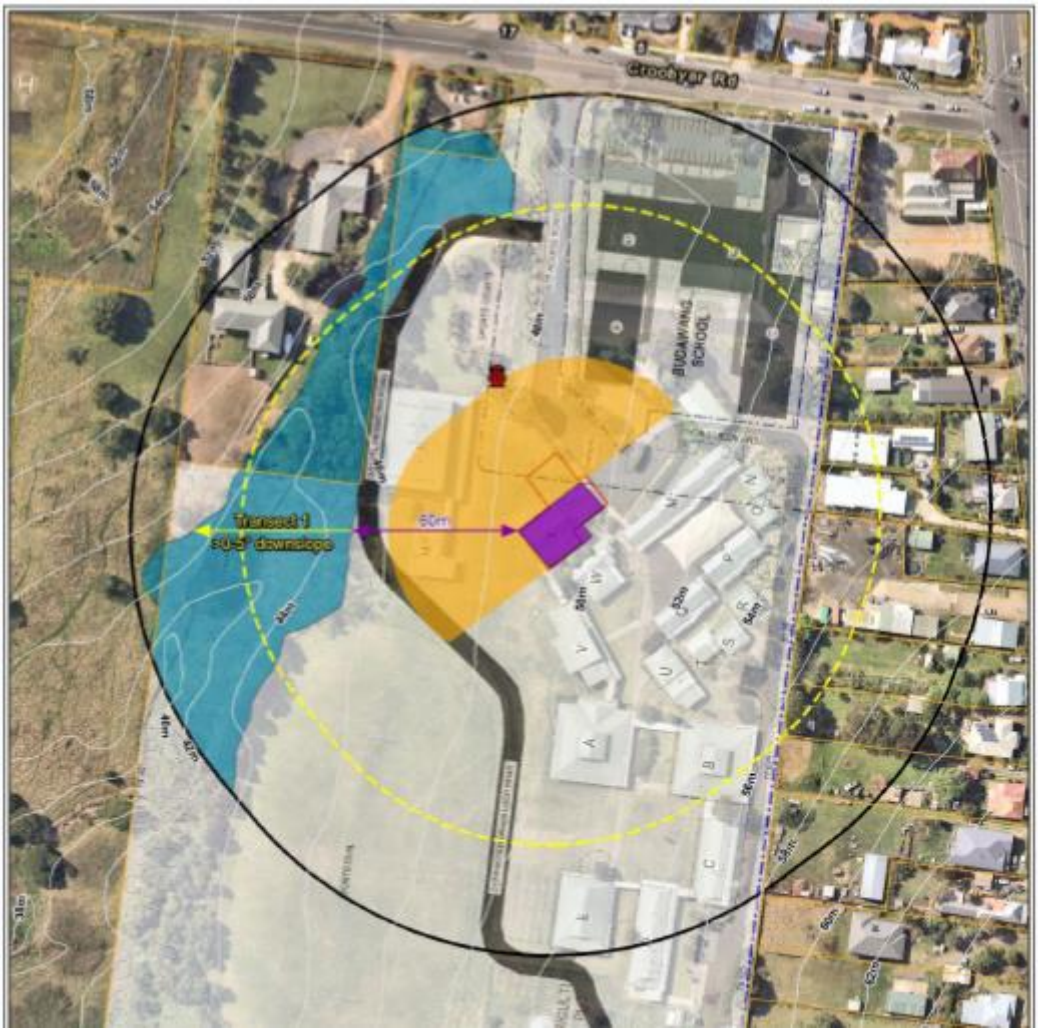


Figure 14 Bushfire hazard assessment showing proposed 60m APZ in orange
Source: Ecological Australia

The established APZ noted above in **Figure 14** and any landscaping within the APZ is required to comply the APZ and landscaping standards outlined within Appendix A of the Bushfire Protection Assessment report. Ongoing maintenance is to be undertaken at least once per year and prior to the commencement of the Bush Fire Danger Period. We note that there is no clearing of vegetation required to manage the APZ as the area is already managed grassland.

Transport and parking

A Traffic Impact Statement (TIS), prepared by PTC, dated 23 June 2022 supports the proposal (**Appendix 3**).

Car Parking Layout

The TIS notes there is no formal pick-up/drop-off facility for the existing child care centre, though it can be reasonably expected that pick-up/drop-off activity occurs along the Croobyar Road frontage. With the proposed relocation, the traffic associated with the child care centre will be directed into the Budawang School site, thus minimising potential conflicts on Croobyar Road. This presents an improvement in safety for children as they are picked-up/dropped-off within a private property rather than on a public road.

Consideration has also been given to the parking rates stipulated in the DCP and requirements of AS2890.1:2004 Off-street Car Parking and AS2890.6:2009 Off-street Parking for People with Disabilities. It is considered that the site is capable of accommodating the traffic and transport needs of the relocated child care centre.

Parking Assessment

A parking assessment has been carried out as part of the TIS. The parking assessment has considered the relevant parking provisions under:

- *Shoalhaven Development Control Plan 2014, and*
- *National Construction Code: Building Code of Australia 2019*

The Shoalhaven DCP specifies the following minimum car parking rate applicable to child care centres, as follows:

- Child care centre: 1 space for every 3 children OR 1 space for every 4 children (high turnover)

The DCP states that the parking rate for child care centres may be reduced from 1 space per 3 children to 1 space per 4 children if "*a suitable pick-up/drop-off area is designed to promote high turnover.*" In order to satisfy the requirement of the pick-up/drop-off area being classified as "high turnover", the following dimension requirements as per AS2890.1 and AS2890.5 have been considered for the proposed concept layout.

- High turnover parking spaces with a length of 6.7m has been adopted

It is noted that the DCP does not stipulate specific parking rates for child care centre staff. In lieu of this information, an assumed parking rate of 1 space per staff member has been adopted.

User	Proposed Population	Parking Rate	Minimum Required Parking Provision	Proposed Parking Provision
Children	35	1 space for every 4 children	9 (8.75)	9
Staff	5	1 space per staff member	5	7
		Total	14	16

Figure 15 Car Parking Provision Summary
Source: PTC

As noted above, the proposal is capable of accommodating the minimum car parking requirements required for a child care centre.

Traffic Generation

In relation to traffic generation from the proposed child care centre, the TIS notes that the proposed centre is estimated to generate one additional trip in the AM peak and one additional trip in the PM peak compared with the existing facility. This is considered to be a negligible increase in traffic activity which falls within daily traffic fluctuations, and therefore, the proposal is not expected to have a negative impact on the surrounding road network.

Aboriginal cultural heritage

It is considered unlikely that there will be surviving undisturbed soil sediments with potential to include Aboriginal objects, however it is still possible that there will be surviving disturbed/undisturbed soil sediments.

Construction staff undertaking earthworks in the additional landing extending into the adjacent car parking area must be inducted into the Unexpected Finds Procedure before commencing work in the area.

If there are any doubts about objects uncovered during the works, the Tocomwall archaeologist can be consulted via photos or live streaming to obtain confirmation regarding the status of the find, and the need for any further action. In the event of any unexpected finds the procedure must be implemented.

The location of the child care centre within an existing building and located within an existing cleared area, away from the creek line, ensures minimal impact on Aboriginal cultural heritage.

Notwithstanding the above, it is suggested that Council consult with the relevant Local Aboriginal Land Council post Gateway.

European heritage

The bakery to the east is local heritage item 296 "Two Storey Victorian rendered masonry store", and the cemetery across Croobyar Road is local heritage item 264 "Milton Church of England Cemetery" within the SLEP 2014. Despite the proximity of these items, no impacts to their significance are anticipated as a result of the proposal. The proposal seeks only to provide for the relocation of an existing child care centre to another existing building on the site. No changes to built form controls are proposed.

Ecology

The proposal is supported by an Ecological Assessment, prepared by Ecological Australia, dated 17 June 2022 (**Appendix 5**). The Assessment has undertaken an impact assessment and makes the following conclusions:

- No part of the subject site is mapped on the Biodiversity Values Map, as per the Biodiversity Conservation Regulation 2017,
- There are no TECs within the subject site and no threatened species have been identified within the subject site,
- The small amount of vegetation within the subject site provides minimal potential habitat for threatened species, and
- No Microbat habitat is identified within the subject site.

In light of the above, the proposed works on the subject site will have minimal impact on local biodiversity and are unlikely to have any impact on threatened species, populations or communities.

In relation to landscaping and vegetation clearing, the proposal will only require ongoing maintenance in accordance with Appendix A of the Bushfire Protection Assessment. No further clearing is required to be undertaken to accommodate the child care centre within the existing building.

In relation to mitigation measures, the Assessment highlights the need for a qualified Ecologist to conduct a pre-clearance survey of 'Building X' one week prior to the proposed works, to determine if any fauna species (birds) are utilising the existing building for nesting. If any species are detected, ELA or an approved wildlife rescue organisation (WIRES) should be contacted for advice and removal. Any cost incurred for any fauna removal will be the responsibility of the Developer and are not included in this ecological assessment. This is a matter for consideration in relation to the future Development Assessment in relation to Building X.

Flood risk

The proposal is supported by a Flood Assessment Report, prepared by Cardno, dated 22 June 2022 (**Appendix 4**).

The report makes the following conclusions:

1. The site is relatively high (minimum level of buildings approximately 50.6 m AHD for Block-A1in the north of the site and 49.65 mAHD for Building-X in the south of the site- refer to table 1-1) when compared to the flood levels (maximum approximately 48.50 mAHD in the northwest of the site and 42.50 mAHD in the southwest of the site (close to Building-x) in the 1% AEP event). The proposed development is therefore expected to remain largely unaffected by flooding and above the FPL;
2. If any significant cut/fill is proposed along the western edge of the proposed development, then a flood impact assessment may be required;
3. Minor overland flows, which are currently conveyed in the existing east/west depression through the site, will need to be accommodated in the proposed civil and stormwater design;
4. Given the relatively small catchment (10 ha) upstream of Croobyar Road and the general site topography, it is not expected that any significant issues

related to flood evacuation would be experienced. Even in larger events, up to and including the Probable Maximum Flood (PMF), evacuation would be available to the Princes Highway from the north eastern corner of the site if necessary.

Based on the above, it is concluded that, notwithstanding the flood affectation, the proposal is suitable for the purposes of a child care centre.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposal will support the local economy by ensuring child care centre jobs are retained and by providing for an essential service for working parents.

The proposal will provide social benefit by providing for the continued operation of an important social service.

The proposal will enable the ongoing operation of a child care centre on site, following demolition of this existing building, which is required to allow development of the Budawang School.

3.3.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

The site is located in an existing semi-rural area and is serviced by all relevant utilities and infrastructure. It is unlikely there are constraints in existing infrastructure which would prevent the modest use of the site for a centre-based child care facility.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

At this stage, the views of relevant State and Commonwealth authorities have not been obtained. This will occur following Gateway determination and likely to include NSW RFS, TfNSW and Heritage NSW.

3.4 Part 4 – Mapping

The Clauses Map of SLEP 2014 will need to be updated to identify the site as subject to the additional permitted use clause.

3.5 Part 5 – Community consultation

Normal consultation processes will occur following lodgement. It is expected that consultation will occur in line with DPE's Community Participation Plan, with the proposal to undergo 28 days public consultation period following Gateway determination.

3.6 Part 6 – Project timeline

The anticipated timeframe for the completion of the planning proposal, based on the benchmark timeframes for a standard planning proposal, is as follows:

Table 8. Project Timeline	
Milestone	Date
Submission of the Planning Proposal	July 2022
Council Decision	August 2022
Gateway determination	September 2022
Pre-exhibition	September 2022
Commencement and completion of public exhibition	October 2022
Consideration of submissions	November 2022
Post-exhibition review and additional studies	December 2022
Final Council Decision	February 2023
Submission to Department for finalisation	March 2023
Gazettal of LEP amendment	April 2023

4 Conclusion

This planning proposal for land known at 17 Croobyar Road, Milton, has been prepared in accordance with:

- Section 3.33 of the Act.
- The NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline'.
- Relevant Section 9.1 Directions.

The proposal provides a full justification for the proposed changes to SLEP 2014. The justification demonstrates that the proposal to add 'centre-based child care facility' as an additional permitted uses in Schedule 1 has strategic and site-specific merit. The proposal will enable continued operation of an important social service while having no notable adverse environmental impacts.

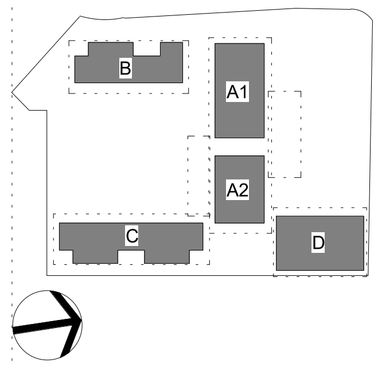
Appendix 1. New child care centre site plan & floor plan

NOTE:
BUDAWANG SCHOOL SITE ON CROOBYAR ROAD, MILTON SURVEYED BY PHILLIP BROWN LAND SURVEYORS FOR SCHOOLS INFRASTRUCTURE NSW.

INFORMATION WITHIN THIS DRAWING IS DERIVED FROM THE FOLLOWING DOCUMENTATION PROVIDED BY PHILLIP BROWN SURVEYORS DATED 10/11/2020:
FILE: 5647CONT1DWG
DRAWINGS: 5647 SITE1, 5647 SITE2, 5647 SITE3, 5647 SITE4.

SITE LOCATION LEGEND

- NEW BUILDINGS
- ROADS
- BUILDING X BOUNDARY
- DOE OWNERSHIP BOUNDARY
- BUDAWANG SCHOOL BOUNDARY
- TREES
- TREES OUTSITE DOE BOUNDARY



INDUSTRIAL
AGRICULTURAL LAND
HELIPAD
RESIDENTIAL
GORDON STREET
RESIDENTIAL
DAM
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7° 13' 45"
66.70
5° 40' 45"
RESIDENTIAL
N 6088350000.000
E 267349999.562
SITE REFERENCE LINES
122.72
7° 13' 45"
CREEK
SPORTS OVAL
1
A1111
19.98
7° 43' 25"
7.62
97° 43' 25"
34.395
97° 43' 25"
DRURY LANE
N 6088377996.212
E 267403827.557
7.62
7° 43' 25"
SPORTS COURTS
SITE ENTRY AND EXIT
RESIDENTIAL
SITE ACCESS ROAD
PARKING
102.655
97° 43' 25"
PARKING
AGRICULTURAL LAND
230.645
276° 00' 45"
AGRICULTURAL PLOT
BUDAWANG SCHOOL
MILTON ANGLICAN CEMETERY
CROOBYAR ROAD
TEMP ACCESS ROAD
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186° 30' 15"
77.625
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61.25
6° 46' 33"
0.675
276° 59' 05"
38.46
6° 58' 45"
39.98
186° 47' 05"
PARKING
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E 267550000.000
LIGHT INDUSTRIAL
RESIDENTIAL
HERITAGE BAKERY
PRINCES HIGHWAY
PRINCES HIGHWAY
MATRON PORTER DRIVE
RESIDENTIAL

0m 10m 20m 40m 60m

Amendments

Issue	Description	Date
A	ISSUE FOR INFORMATION	□□/0□/20□□

ISSUED FOR INFORMATION

Project Management
SJA
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Structural and Civil
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 20773

Project Title
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15 Croobyar Road, Milton, NSW 2538

Drawing Title
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Scale	1:1000
Drawing Created (date)	
Drawing Created (by)	TK
Plotted and checked by	RF
Verified	RF
Approved	BG

Project No	Drawing No	Issue
190941	A1109	A

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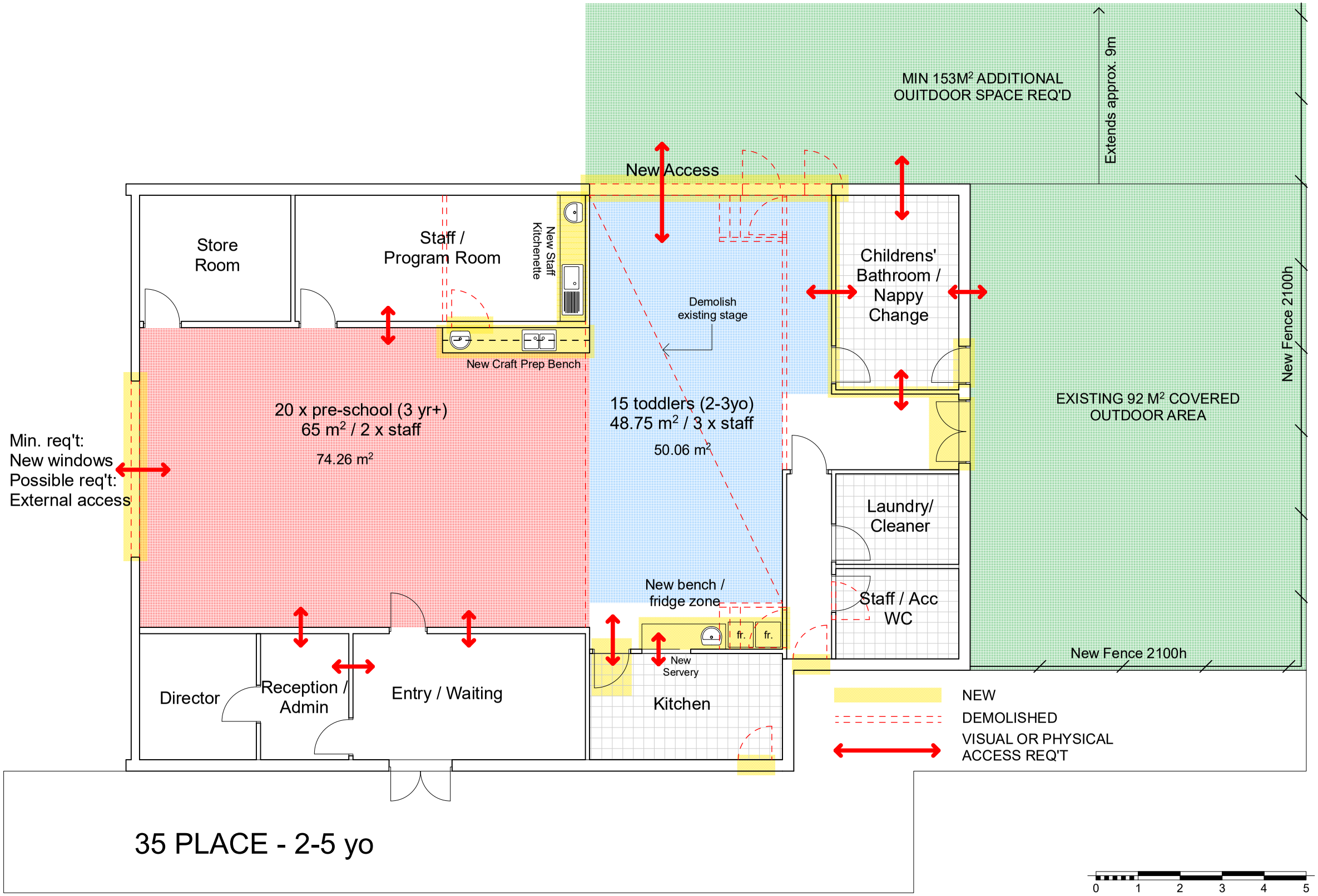

Tallowwood
ABN 18 637 571 129
Nominated Architect: David Clarke
NSW 6904 | ACT 935
david@tallowwoodarchitecture.com.au
0417 424 639

zauner construction

NSW GOVERNMENT Education School Infrastructure

Rev	Date	Issue
P1	31-03-22	Issued for internal review
P2	12-04-22	Plan revised - issued for internal review
P2	19-04-22	Plan revised - issued for SINSW review

PROJECT NO. : 200622

Print Date: 19/04/2022
Project Status: Feasibility Plan
Scale: 1 : 100 @ A3

PROJECT NAME :
Budawang Building X
Croobyar Rd
Milton NSW 2538

DRAWING
Feasibility Plan Option 1

REVISION NO. P3

DRAWING NO. SK.01

Appendix 2. Bushfire Protection Assessment

Bushfire Protection Assessment

Budawang School Childcare Centre

Zauner Construction

ecological AUSTRALIA
A TETRA TECH COMPANY

1300 646 131
www.ecoaus.com.au

DOCUMENT TRACKING

Project Name	Bushfire Protection Assessment – Budawang School Childcare Centre, 17 Croobyar Road, Milton
Project Number	21HNG_20396
Client Name	Zauner Construction
Project Manager	Susan Courtney
Prepared by	Susan Courtney
Reviewed by	Bruce Horkings FPAA BPAD Accredited Practitioner No. BPAD1940-L3
Approved by	Bruce Horkings FPAA BPAD Accredited Practitioner No. BPAD1940-L3
Status	**Final**
Version Number	**v2**
Last saved on	**28 June 2022**

This report should be cited as 'Eco Logical Australia. 2022. *Bushfire Protection Assessment – Budawang School Childcare Centre, 17 Croobyar Road, Milton*. Prepared for Zauner Construction.

ACKNOWLEDGEMENTS

This document has been prepared by Eco Logical Australia Pty Ltd.

LIMITATIONS

The bushfire protection measures recommended in this report do not completely remove the risk to life and property, and they do not guarantee that a development will not be impacted by a bushfire event. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

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Abbreviations

Abbreviation	Description
AS 3959	Australian Standard 3959:2018 'Construction of buildings in bushfire-prone areas'
APZ	Asset Protection Zone
BAL	Bushfire Attack Level
BFPL	Bush fire prone land
BPM	Bushfire protection measures
DA	Development Application
EP&A Act	*Environmental Planning and Assessment Act 1979*
FDI	Fire Danger Index
IPA	Inner Protection Area
NASH	National Association of Steel-framed Housing
NCC	National Construction Code
OPA	Outer Protection Area
PBP	'Planning for Bush fire Protection 2019'
RFS	NSW Rural Fire Service
SFPP	Special Fire Protection Purpose

1. Property and proposal

Table 1 identifies the subject property and outlines the type of development proposed.

Table 1: Subject site and development proposal summary

Street address:	17 Croobyar Road, Milton
Postcode:	2539
Lot/DP no:	Lot 200 DP 1192140
Local Government Area:	Shoalhaven City Council
Fire Danger Index (FDI)	100
Current land zoning:	RU1 – Primary Production
Type of development proposed:	Special Fire Protection Purpose (SFPP) - Existing

1.1 Description of proposal

The proposal is for change of use and minor upgrades of an existing school building (Building X) within the previously occupied Shoalhaven Anglican School premises at 17 Croobyar Road, Milton (hereafter referred to as the 'subject land') as shown in Figure 1.

The proposed development consists of changing the use of existing school Building X to a childcare centre and as shown in Figure 2

The building itself is not located on land mapped as bush fire prone by Shoalhaven City Council's (SCC) Bush Fire Prone Land (BFPL) map[1] however the southern end of the subject land is partially mapped as Category 3 grassland vegetation with its associated 30 m buffer.

1.2 Assessment process

Being a Special Fire Protection Purpose (SFPP) development, the proposal was assessed in accordance with Section 100B of the *Rural Fires Act 1997* and 'Planning for Bush Fire Protection 2019' (RFS 2019), herein referred to as 'PBP'.

This assessment is based on the following information sources:

- Background documentation provided by Zauner Construction;
- Information contained within the site plan provided by Zauner Construction (Project No. 0554, Site Plan 15717 Print date 3 November 2018, Figure 1);
- Information contained within the Feasibility Plan Option 1, Budawang Building Z, Project No.: 200622, Drawing No. SK.01, Revision P2 issued on 19 April 2022 by Zauner Construction;
- GIS analysis including online spatial resources (i.e. Google Earth, SIX Maps, Nearmap and the NSW Government Planning Portal); and
- Site inspection undertaken by Natalie South on 15 October 2020.

[1] https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address

Table 2 identifies the bushfire protection measures (BPM) assessed and whether an acceptable or performance solution is being proposed.

Table 2: Summary of bushfire protection measures assessed

Bushfire Protection Measure	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	☑	☐	3.1
Landscaping	☑	☐	3.2
Construction standard	☑	☐	3.3
Access	☑	☐	3.4
Water supply	☑	☐	3.5
Electrical services	☑	☐	3.6
Gas services	☑	☐	3.7
Emergency management	☑	☐	3.8
PBP objectives for existing SFPP development	Satisfies objectives	N/A	4

1.3 Significant environmental features

An assessment of the proposal has been undertaken by Eco Logical Australia (ELA 2022) which has determined that the proposed bushfire protection measures (BPM) will not have a significant impact on any significant environmental features, threatened species, populations or ecological communities under the *Biodiversity Conservation Act 2016*.

. Shoalhaven City Council is the determining authority for this proposal; they will assess more thoroughly any potential environmental issues. No additional vegetation management, clearance or tree removal is required to support the proposed development.

1.4 Aboriginal cultural heritage

An assessment of any Aboriginal cultural heritage objects (within the meaning of the *National Parks and Wildlife Act 1974*) that may potentially be affected by the proposed Bush Fire Protection Measures has not been undertaken in this report as it is covered by other parts of the DA process.

The impact footprint of the bushfire protection measures (e.g. APZ) is identified within this report and therefore capable of being assessed by suitably qualified people. Shoalhaven City Council is the determining authority for this proposal; they will assess more thoroughly any potential Aboriginal cultural heritage issues.

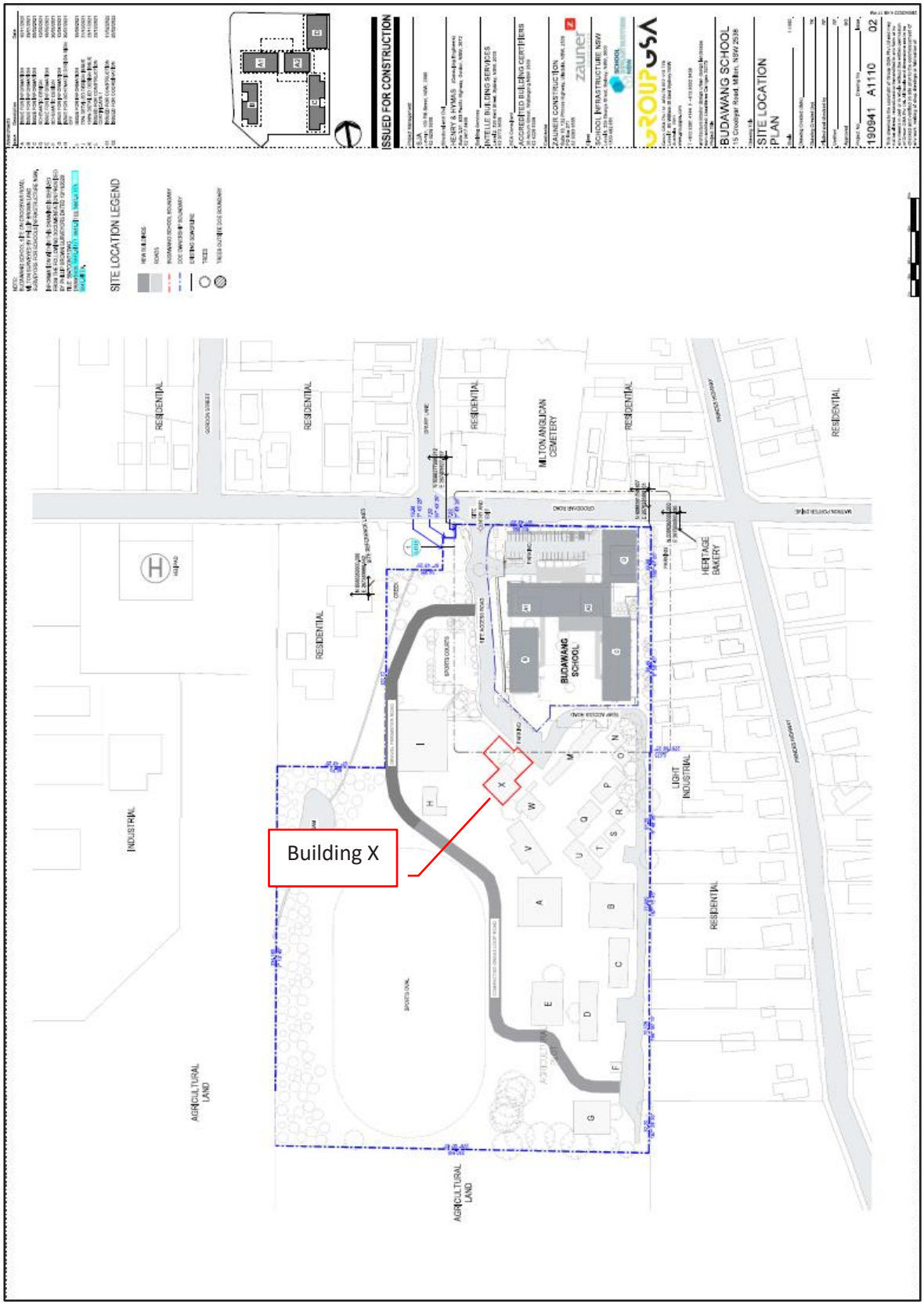

Figure 1: Site plan

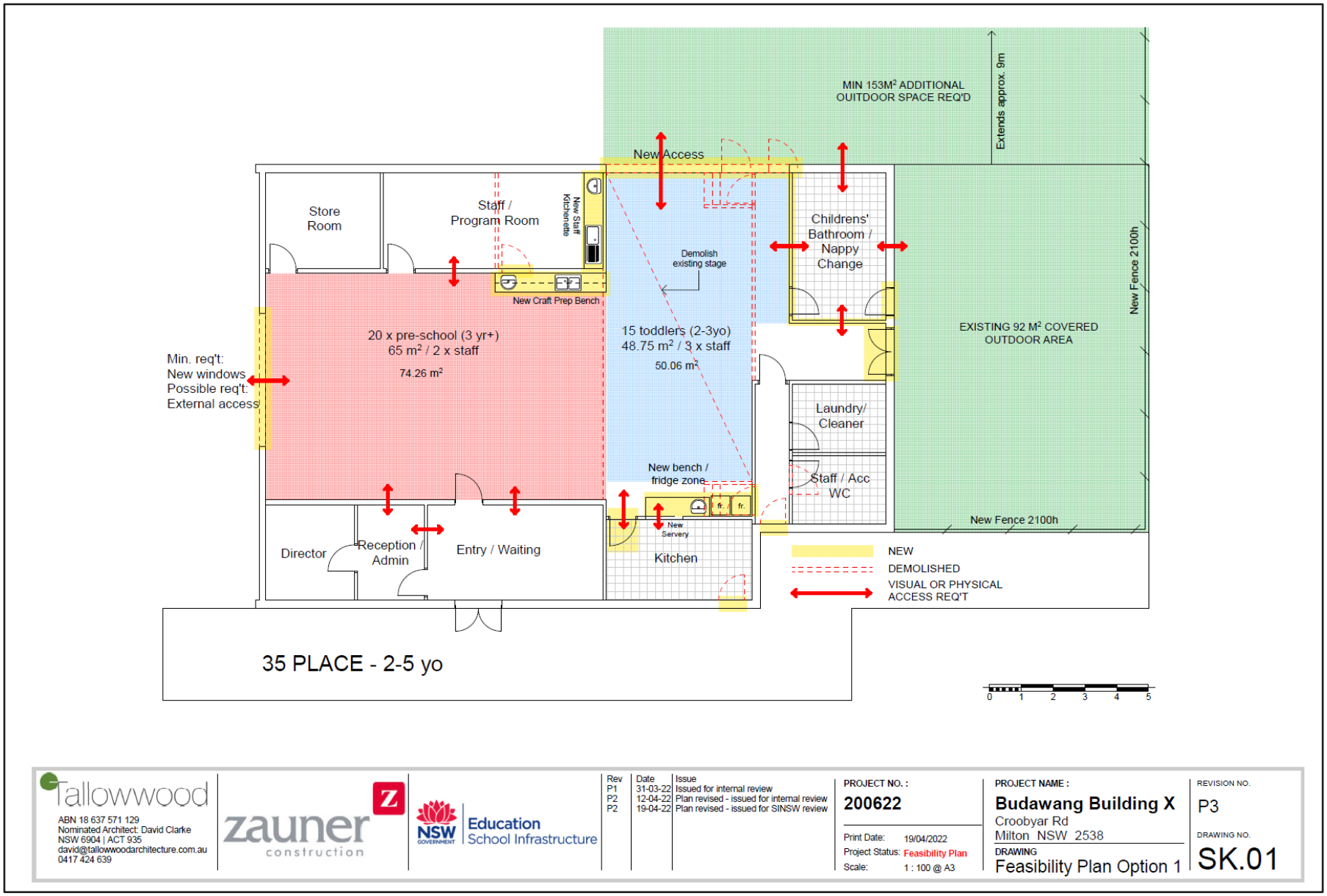

Figure 2: Building plan

2. Bushfire hazard assessment

2.1 Process

The site assessment methodology from Appendix 1 of PBP has been used in this assessment to determine the required APZ and Bushfire Attack Level (BAL) construction requirements.

Figure 3 and Table 3 show the effective slope and predominant vegetation representing the highest bushfire threat potentially posed to the proposed change of use building from various directions. Figure 3 also shows the recently approved new school buildings in the northern portion of the site that will be constructed to BAL-12.5.

2.2 Vegetation assessment

In accordance with PBP, the predominant vegetation has been assessed for a distance of at least 140 m from the subject land in all directions.

The predominant vegetation has been determined from site inspection.

2.3 Slope assessment

In accordance with PBP, the slope that would most significantly influence fire behaviour was determined over a distance of 100 m from the boundary of the proposed development under the classified vegetation.

The effective slope has been determined from 2 m contour data and confirmed from site assessment.

2.4 Summary of assessment

As shown in Figure 2 the predominant vegetation affecting the proposed development is within the riparian corridor to the west. This vegetation is not mapped as bush fire prone however is capable of supporting bushfire. The riparian corridor is approximately 15 - 50 m wide and contains a mix of exotic (water lily, common reeds) and native species (*Casuarinas spp, Acacia spp* and *Eucalyptus spp*).

The vegetation has been classified as 'low hazard' vegetation in accordance with Section A1.11.1 of PBP. Low hazard vegetation uses 'rainforest' setbacks and construction levels as a surrogate for the reduced fire behaviour expected from small and/or narrow areas of vegetation. The effective slope under this vegetation falls under the PBP slope category of '>0-5 degrees downslope'.

Table 3: Bushfire hazard assessment, APZ requirements and BALs

Transect #	Slope	Vegetation Formation	Required APZ	Proposed APZ	Bushfire Attack Level (BAL)	Comments
1 West	>0 to 5° downslope	Low hazard (Rainforest)	47 m	≥60 m	BAL-12.5*	APZ provided by existing managed grounds within Budawang School.
All other directions	Managed land					

* See Section 3.3 for further information

Figure 3: Bushfire hazard assessment

3. Bushfire protection measures

3.1 Asset Protection Zones

Table 3 shows the dimensions of the required APZ and where relevant, information on how the APZ is to be provided is included. The footprint of the APZ is also shown on Figure 3.

The compliance of the proposed APZ with Section 6.8.1 of PBP is provided in Table 4.

Table 4: APZ requirements and compliance (adapted from Table 6.8a of PBP)

Performance Criteria	Acceptable Solutions	Compliance Notes
The intent may be achieved where:		
Radiant heat levels of greater than 10kW/m² (calculated at 1200K) will not be experienced on any part of the building.	The building is provided with an APZ in accordance with Table A1.12.1 in Appendix 1.	**Complies** APZ provided in accordance with Table A1.12.1 as shown in Table 3 and Figure 2.
APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	The APZ is located on lands with a slope less than 18 degrees.	**Complies** APZ is not located on slopes greater than 18°.
APZs are managed and maintained to prevent the spread of fire to the building.	The APZ is managed in accordance with the requirements of Appendix 4 of this document, and is wholly within the boundaries of the development site;	**Complies** APZ to continue being managed in accordance with PBP. Fuel management specifications provided in Appendix A.
	APZs are wholly within the boundaries of the development site; and	**Complies** APZ located entirely within Budawang School grounds.
The APZ is provided in perpetuity.	Other structures located within the APZ need to be located further than 6 m from the refuge building.	**Complies** No buildings located within 6 m of the approved BAL-12.5 buildings to the north that will act as refuge buildings for Budawang School (shown in blue in Figure 3).

3.2 Landscaping

The compliance of the proposed landscaping with Section 6.8.1 of PBP is provided in Table 5.

Table 5: Landscaping requirements and compliance (adopted from Table 6.8a of PBP)

Performance Criteria	Acceptable Solutions	Compliance Notes
The intent may be achieved where:		
Landscaping is managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions.	Landscaping is in accordance with Appendix 4 of PBP; and	**Complies** APZ/landscaping is to continue being managed in accordance with PBP. Landscaping specifications provided in Appendix A.
	Fencing is constructed in accordance with Section 7.6 of PBP.	New fencing is to be constructed in accordance with Section 7.6 of PBP.

3.3 Construction standards

The building construction standard is based on the determination of the BAL in accordance with Appendix 1 of PBP. The BAL is based on known vegetation type, effective slope and managed separation distance between the development and the bushfire hazard.

The proposed development is exposed to **BAL-12.5** as identified in Table 3.

3.3.1 Construction requirements

The Deemed to Satisfy (DtS) provisions of the NCC for construction requirements for buildings in designated bush fire prone areas are specified in:

- AS 3959:2018 Construction of buildings in bushfire-prone areas (SA 2018); and
- NASH Standard: Steel Framed Construction in Bushfire Areas 2014 (NASH 2014).

Any new external or exposed construction shall comply with Sections 3 and Section 5 (BAL-12.5) of AS 3959:2018 or NASH Standard 1.7.14 as appropriate.

3.3.2 Additional construction requirements

Additional ember protection provisions identified in Section 7.5 of PBP, as modified by the NSW state variation of the NCC, applies as required.

3.3.3 Building Upgrades

The following construction upgrades are proposed for the portion of Building X that are unaffected by the proposed new construction:

1. Enclose all openings or covering openings with a non-corrosive aluminium, bronze or steel metal mesh. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves; and
2. Affix draught excluders/weather strips to the base of all side-hung external doors.

3.3.4 Fences and gates

To comply with Section 7.6 of PBP, all fencing and gates are to be constructed of hardwood or non-combustible material. Where fencing is within 6 m of a building, it should be made of non-combustible material only.

3.4 Access

Public road access to the development is via an existing entry point off Croobyar Road in the north (Figure 3).

Figure 3 show the access within the development, the performance criteria and acceptable solutions are shown in Appendix B), along with comment on the design compliance or otherwise.

A summary of compliance with PBP acceptable solutions for access is provided in Table 6 whilst all access performance solutions are detailed in Table 7.

Table 6: Summary of compliance with PBP Acceptable Solutions for access

Access Type	Compliance with Acceptable Solutions	Details
General	To comply with all relevant acceptable solutions	Table 15
Perimeter road	Complies with most acceptable solutions – performance solution demonstrates satisfaction with relevant performance criterion	Table 16
Non-perimeter road	To comply with all relevant acceptable solutions	Table 17
Property Access	Not applicable	N/A

Table 7: Access performance solution

Access Type	Description	Performance Criterion	Acceptable Solution	Comments
Perimeter road	Perimeter gravel road 4-6 m wide shown in Figure 3 which joins back to sealed road network on eastern site boundary adjoining the former ag plot.	Access roads are designed to allow safe access and egress for firefighting vehicles while residents [occupants] are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	Are two-way sealed roads Minimum 8 m carriageway width kerb to kerb There are through roads, and these are linked to the internal road system at an interval of no greater than 500 m	• Existing gravel perimeter road along eastern side of low hazard riparian corridor to the west of the site is 4-6 m wide with an informal turning area at the northern end of the school oval. • Perimeter road links with informal access around the school oval down to the south of the site near the former agricultural plot and joins back up to the sealed internal road network on the eastern boundary of the subject land. • Numerous passing opportunities exist along the length of this entire loop road on flat grassy verges adjoining the carriageway. • While perimeter access does not fully comply with PBP specifications, it does provide Category 1 fire tanker access for fire suppression and mitigation activities along the western and southern boundaries of the school. • Overall landscape risk to the site is low with a narrow riparian strip of vegetation to the west and grassland to the south-west and south separated from most school buildings (including Building X) by APZs that meet or exceed the SFPP distances required by PBP.

3.5 Water supplies

Assessment of compliance of the proposed water supply with Section 6.8.3 of PBP is shown in Table 8.

Table 8: Water supply requirements (adapted from Table 6.8c of PBP)

Performance Criteria	Acceptable Solution	Compliance Notes
Adequate water supplies is provided for firefighting purposes.	Reticulated water is to be provided to the development where available; or	**Complies** Proposal serviced by a reticulated water supply, refer to Figure 3.
	A 10,000 litres minimum static water supply dedicated for firefighting purposes is provided for each occupied building where no reticulated water is available.	**Not applicable**
Water supplies are located at regular intervals; and The water supply is accessible and reliable for firefighting operations.	Fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1 (SA 2005); Hydrants are not located within any road carriageway; and Reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	**Complies** Existing reticulated water supply.
Flows and pressure are appropriate.	Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1 (SA 2005).	**Complies** Existing reticulated water supply
The integrity of the water supply is maintained.	All above-ground water service pipes are metal, including and up to any taps; and	**To comply**
	Above-ground water storage tanks shall be of concrete or metal.	**Not applicable**

3.6 Electricity services

Assessment of compliance of the proposed supply of electricity services with Section 6.8.3 of PBP is shown in Table 9.

Table 9: Assessment of requirements for the supply of electricity services (adapted from Table 6.8c of PBP)

Performance Criteria	Acceptable Solution	Compliance Notes
Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	Where practicable, electrical transmission lines are underground;	**Complies** Electricity services to the site are aboveground however will be underground to the proposed development.
	Where overhead, electrical transmission lines are proposed as follows: • Lines are installed with short pole spacing (30 m), unless crossing gullies, gorges or riparian areas; and • No part of a tree is closer to a power line than the distance set out in ISSC3 'Guide for the Management of Vegetation in the Vicinity of Electricity Assets' (ISSC3 2016).	**Not applicable**

3.7 Gas services

Assessment of compliance of the proposed supply of gas services (reticulated or bottle gas) with Section 6.8.3 of PBP is shown in Table 10.

Table 10: Assessment of requirements for the supply of gas services (adapted from Table 6.8c of PBP)

Performance Criteria	Acceptable Solution	Compliance Notes
Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.	• Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 'The storage and handling of LP gas', the requirements of relevant authorities, and metal piping is used; • All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 m and shielded on the hazard side; • Connections to and from gas cylinders are metal; • Polymer-sheathed flexible gas supply lines are not used; and • Above-ground gas service pipes are metal, including and up to any outlets.	**To comply** The advice of a relevant authority or suitably qualified professional should be sought, for certification of design and installation in accordance with relevant legislation, Australian Standards and Table 6.8c of PBP.

3.8 Emergency and Evacuation Planning

Assessment of compliance of the proposed emergency and evacuation planning with Section 6.8.4 of PBP is shown in Table 11.

Table 11: Assessment of emergency requirements (adopted from Table 6.8d of PBP)

Performance Criteria	Acceptable Solutions	Compliance Notes
The intent may be achieved where:		
A bushfire emergency and evacuation management plan is to be prepared.	Bush fire emergency management and evacuation plan is prepared consistent with the:	**To comply**
	• The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;	
	○ NSW RFS Schools Program guide;	**To comply**
	○ Australian Standard AS 3745:2010 Planning for emergencies in facilities; and	**To comply**
	○ Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities.	**Not applicable**
	• The bushfire emergency and evacuation management plan should include a mechanism for the early relocation of occupants.	**To comply**
	Note: A copy of the bush fire emergency management plan should be provided to the Local Emergency Management Committee (via SCC) for its information prior to occupation of the development.	
Appropriate and adequate management arrangements are established for consultation and implementation of the bush fire emergency and evacuation management plan.	• An Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual; and	**To comply**
	• Detailed plans of all emergency assembly areas including 'on-site' and 'off-site' arrangements as stated in AS 3745:2010 are clearly displayed, and an annual (as a minimum) trial emergency evacuation is conducted.	**To comply**

4. PBP Objectives for Existing SFPP Development

Section 6.4 of PBP outlines specific objectives for existing SFPP development. Assessment of whether the proposed change of use of Building X to a childcare centre meets these objectives is contained in Table 12

Table 12: Assessment against PBP objectives for SFPP development (adopted from Section 6.4 of PBP)

Objective	How satisfied by proposed development	Report Section
Provide an appropriate defendable space.	Building X exceeds minimum PBP APZ for new SFPP development.	3.1 and Figure 3
Site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition.	As above.	3.1 and Figure 3
Provide a better bush fire protection outcome for existing buildings.	Building X is an existing building within the site and was not previously constructed to any specific bushfire construction standard. All new external/exposed construction associated with the change of use of Building X will be constructed to BAL-12.5 along with any necessary ember protection measures as per Section 7.5 of PBP. All external/exposed portions of Building X not subject to new construction will have the ember protection measures applied as outlined in Section 3.3.3 of this report.	3.3.1, 3.3.2 and 3.3.3
New buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings (unless they can comply with Section 6.8 [of PBP])	Not applicable – no new buildings proposed.	N/A
Ensure there is no increase in bush fire management and maintenance responsibility on adjoining land owners without their written confirmation.	All BPM for Building X are located entirely within the subject land and there is no increase in bushfire management/maintenance for adjoining land owners.	Figure 3
Ensure building design and construction enhances the chances of occupant and building survival	No new buildings proposed. Existing Building X upgrades to comply with BAL-12.5 and ember protection upgrades to be applied.	3.3.1, 3.3.2 and 3.3.3
Provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads).	Four (4) new BAL-12.5 school buildings have been approved and are currently being constructed at the northern end of the school site (SSD – 8845345). These buildings will provide onsite refuge capacity if 'shelter-in-place' is required and a BEMEP is to be prepared for the entire school. Access to the building and utilities meet the acceptable solutions or satisfy the relevant performance criteria of PBP.	3.4, 3.5, 3.6, 3.7 and 3.8 Figure 3 Appendix B

5. Conclusion

The proposed change of use of Building X from school building to childcare centre has been assessed as compliant with the relevant specifications and requirements under the acceptable solutions and/or performance criteria within 'Planning for Bush Fire Protection 2019', as outlined in Table 13 below including meeting all of the specific PBP objectives for existing SFPP development.

Table 13: Development bushfire protection measures and recommendations

Bushfire Protection Measures	Recommendations	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	APZ dimensions are detailed in Table 3 and shown in Figure 2. Identified APZ to be maintained in perpetuity to the specifications detailed in Appendix A.	☑	☐	3.1
Landscaping	Any future landscaping meets the requirements of PBP listed in Appendix A.	☑	☐	3.2
Construction standard	New external/exposed building elements to be constructed to **BAL-12.5** based on the construction specifications detailed in either AS 3959-2018 or the NASH standard, including additional ember provisions detailed in section 7.5 of PBP as required. Ember protection upgrades outlined in Section 3.3 are to be applied to those portions of the building that are unaffected by new construction.	☑	☐	3.3
Access	Access to meet standards summarised in Appendix B.	☑	☑	3.4
Water supply	Building X is located entirely within 70 m from the nearest hydrant.	☑	☐	3.5
Electricity service	Electricity supply located underground.	☑	☐	3.6
Gas service	Gas services are to be installed and maintained in accordance with AS/NZS 1596:2014.	☑	☐	3.7
Emergency Management	Bushfire Emergency Management and Evacuation Plan to be completed prior to occupation of the building.	☑	☐	3.8
Specific PBP objectives for existing SFPP	Proposal satisfies all objectives.	Objectives satisfied.	N/A	4

6. Recommendations

It is recommended that the proposed development be approved with consent conditions based on the findings in Table 13.

Susan Courtney
Senior Bushfire Planner

Bruce Horkings
Senior Bushfire Consultant
FPAA BPAD Accredited Practitioner No. BPAD1940-L3

7. References

Industry Safety Steering Committee 3 (ISSC3). 2016. I*SSC3 Guide for the Management of Vegetation in the Vicinity of Electricity Assets*. ISSC3, Sydney.

National Association of Steel Framed Housing (NASH). 2014. *Steel Framed Construction in Bush Fire Prone Areas*. NASH, Melbourne.

NSW Rural Fire Service (RFS). 2014. *Publication: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* (RFS 2014).

NSW Rural Fire Service (RFS). 2019. *Planning for Bush Fire Protection: A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners* - issued December 2019. Australian Government Publishing Service, Canberra.

Standards Australia (SA). 2005. *Fire hydrant installations - System design, installation and commissioning*, AS 2419.1. SAI Global, Sydney.

Standards Australia (SA). 2010. *Planning for emergencies in facilities,* AS 3745:2010. SAI Global, Sydney.

Standards Australia (SA). 2014. *The storage and handling of LP Gas*, AS/NZS 1596:2014. SAI Global, Sydney.

Standards Australia (SA). 2018. *Construction of buildings in bushfire-prone areas,* AS 3959:2018. SAI Global, Sydney.

Appendix A - Asset protection zone and landscaping standards

The APZ management specified in Table 14 applies to the entire site aside from the riparian area and are to be maintained in perpetuity with the maintenance undertaken at least once per year and prior to the commencement of the Bush Fire Danger Period.

Further details on APZ implementation and management can be found on the NSW RFS website (https://www.rfs.nsw.gov.au/resources/publications).

Table 14: APZ management specifications

Vegetation Strata	Inner Protection Area (IPA)
Trees	• Tree canopy cover should be less than 15% at maturity; • Trees (at maturity) should not touch or overhang the building; • Lower limbs should be removed up to a height of 2 m above ground; • Canopies should be separated by 2 to 5 m; and • Preference should be given to smooth barked and evergreen trees.
Shrubs	• Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided; • Shrubs should not be located under trees; • Shrubs should not form more than 10% ground cover; and • Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
Grass	• Should be kept mown (as a guide grass should be kept to no more than 100 mm in height); and • Leaves and vegetation debris should be removed.

Appendix B - Access Standards

Table 15: General SFPP access requirements (adapted from Table 6.8b of PBP)

Performance Criteria	Acceptable Solutions	Compliance Notes
The intent may be achieved where:		
Firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation.	SFPP access roads are two-wheel drive, all-weather roads;	**Complies** The development is accessed via bitumen sealed roads.
	Access is provided to all structures;	**Complies** Access to all structures is provided by existing road network within school and proposed roads/carparking as shown in Figure 3.
	Traffic management devices are constructed to not prohibit access by emergency services vehicles;	**To comply** Detail not provided at this stage.
	Access roads must provide suitable turning areas in accordance with Appendix 3; and	**Complies** All roads are either through roads or provide turning areas compliant with Appendix 3 (Figure 3).
	One way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these to ensure accessibility to reticulated water for fire suppression.	**Not applicable** No one way roads proposed
The capacity of access roads is adequate for firefighting vehicles.	The capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating.	**To comply** Detail not provided at this stage.
There is appropriate access to water supply	Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;	**Complies** Existing hydrant to north located outside of parking reserves and road carriageway.
	Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2017 – 'Fire hydrant installations system design, installation and commissioning'; and	**Not applicable** No new hydrants proposed.
	There is suitable access for a Category 1 fire appliance to within 4 m of the static water supply where no reticulated supply is available.	**Not applicable**

Table 16: Perimeter road requirements (adapted from Table 6.8b of PBP)

Performance Criteria	Acceptable Solutions	Compliance Notes
The intent may be achieved where:		
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.	Are two-way sealed roads;	**Satisfies performance criterion** Performance solution provided in Table 7.
	Minimum 8 m carriageway width kerb to kerb;	**Satisfies performance criterion** Performance solution provided in Table 7.
	Parking provided outside of the carriageway width;	**Complies** Designated parking provided within carparking areas.
	Hydrants are located clear of parking areas;	**Complies** Nearest hydrant located clear of parking areas as shown in Figure 3.
	There are through roads, and these are linked to the internal road system at an interval of no greater than 500 m;	**Satisfies performance criterion** Performance solution provided in Table 7.
	Curves of roads have a minimum inner radius of 6 m;	**To comply** The advice of a relevant authority or suitably qualified professional should be sought, for certification of design and installation in accordance with relevant legislation, Australian Standards and Table 5.3b of PBP.
	The maximum grade road is 15 degrees and average grade is 10 degrees;	
	The road crossfall does not exceed 3 degrees; and	
	A minimum vertical clearance of 4 m to any overhanging obstructions, including tree branches, is provided.	**To comply**

Table 17: Non-perimeter road requirements (adapted from Table 6.8b of PBP)

Performance Criteria	Acceptable Solutions	Compliance notes
The intent may be achieved where:		
Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	Minimum 5.5 m width kerb to kerb;	**Complies** Figure 3 shows non-perimeter roads 5.5 – 9 m wide.
	Parking is provided outside of the carriageway width;	**Complies** Designated parking provided within carparking areas.
	Hydrants are located clear of parking areas;	**Complies** Existing hydrant to north is located outside of parking areas.
	Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500 m;	**Complies** As shown in Figure 3, existing roads are interconnected loop roads.
	Curves of roads have a minimum inner radius of 6 m;	**To comply** The advice of a relevant authority or suitably qualified professional should be sought, for certification of design and installation in accordance with relevant legislation, Australian Standards and Table 5.3b of PBP.
	The maximum grade road is 15 degrees and average grade is 10 degrees;	
	The road crossfall does not exceed 3 degrees; and	
	A minimum vertical clearance of 4 m to any overhanging obstructions, including tree branches, is provided.	**To comply**

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Appendix 3. Traffic Impact Statement

7 July 2022

Adrien Clements

Zauner Construction

Suite 10

132 Princes Highway

Ulladulla NSW 2539

Dear Adrien

ptc. has been engaged by Zauner Construction to prepare a Traffic Impact Statement (TIS) in relation to the proposed relocation of the Milton Early Learning and Care (the Childcare Centre) at Budawang School (the School). This TIS has been prepared as due diligence to accompany a Planning Proposal to Shoalhaven City Council. As such, the advice and design provided in this statement are preliminary only and will be developed further as part of the Development Application process.

1. Development Proposal

The Budawang School is currently undergoing works to relocate the School from the former site in Ulladulla to 17 Croobyar Road, Milton (subject site). As part of this, the existing Childcare Centre needs to be displaced, and it is proposed to relocate it into another building within the SINSW site (subject development). It is noted that this TIS addresses the relocation of the Childcare Centre only and the other works associated with the broader Budawang School project have been addressed separately.

The location of the existing Childcare Centre and Building X in which it will be relocated to are illustrated in Figure 1.

Figure 1 - Aerial of Site (Source: Nearmap)

A summary of the existing and future proposed children and Full-Time Equivalent (FTE) staff population for the childcare centre is outlined in Table 1.

In order to calculate the future FTE staff population, reference has been made to the staffing rates outlined within the Tallowwood concept architectural documentation. These staff rates are outlined as follows:

- **Preschool Children:** 1 staff member per 10 children; and
- **Toddlers:** 1 staff member per 5 toddlers.

Table 1 - Existing & Future Childcare Centre Population

User Group	Existing Population (maximum capacity)	Future Population of Relocated Childcare Centre (maximum capacity)	Net Change
Children	33	35	+2
Full-time Equivalent (FTE) Staff	5	5	No Change

2. Car Park Layout Review

The following section outlines the concept car park layout which has been developed to facilitate pick-up/drop-off and staff parking at the relocated childcare centre in Building X.

Reference has been made to *AS2890.1:2004 Off-street Car Parking*, *AS2890.5:2020 On-street Parking* and *AS2890.6:2009 Off-street Parking for People with Disabilities* in the preparation of the concept design.

2.1. Vehicular Access

Vehicular access to the relocated childcare centre in Building X will be via the existing driveway on Croobyar Road. An internal roadway provides connectivity between the street frontage and Building X as shown in Figure 2.

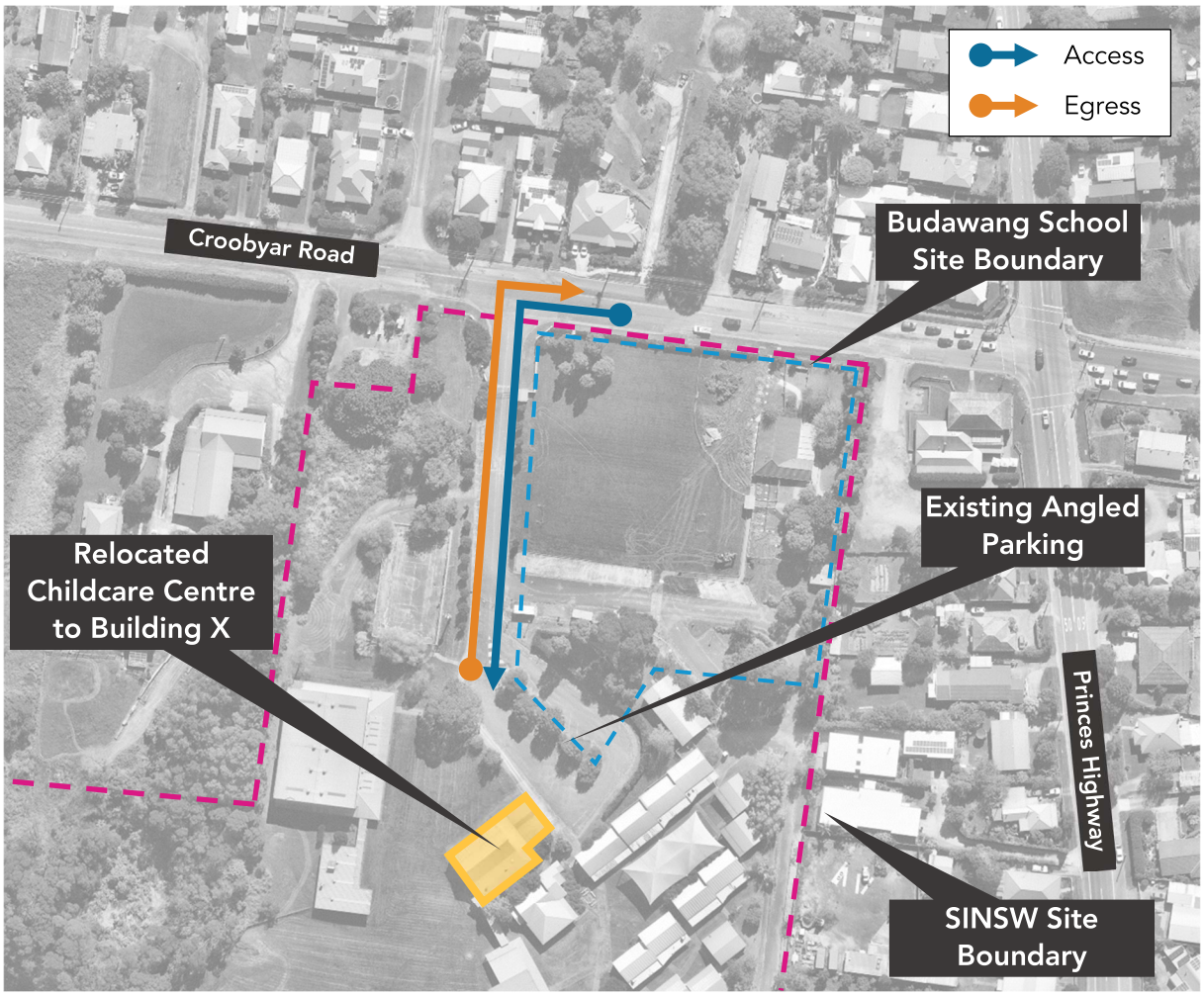


Figure 2 – Vehicular Access to Building X (Source: Nearmap)

The concept layout proposes parallel parking for pick-up/drop-off and 45-degree angled staff parking. This layout takes into consideration the need to have pick-up/drop-off parking on the same side of the carriageway as the relocated childcare centre to eliminate the need for children and parents to cross a road to access the childcare centre as a safety measure. As such, the use of the existing angled parking as shown in Figure 2 is proposed to be to staff use only.

The existing line marking will need to be removed and updated accordingly to suit the new roadway alignment and proposed traffic flows. Further details regarding the design of the proposed kerb alignments will be reviewed during the DA stage.

Waste collection vehicles up to standard 6.4m Small Rigid Vehicles (SRVs) are able to utilise the existing turning area located to the south-east of the Budawang School site as shown in Figure 3.

Figure 3 - Existing Turning Area with 6.4m SRV Swept Path

As previously outlined, the concept layout involves the provision of parallel pick-up/drop-off spaces and 45-degree staff parking as shown in Figure 4. This concept layout can accommodate:

- 9 x high turnover pick-up/drop-off spaces (2.4m width x 6.7m length); and
- 7 x 45-degree parking spaces for staff (2.6m perpendicular bay width), including one accessible bay.

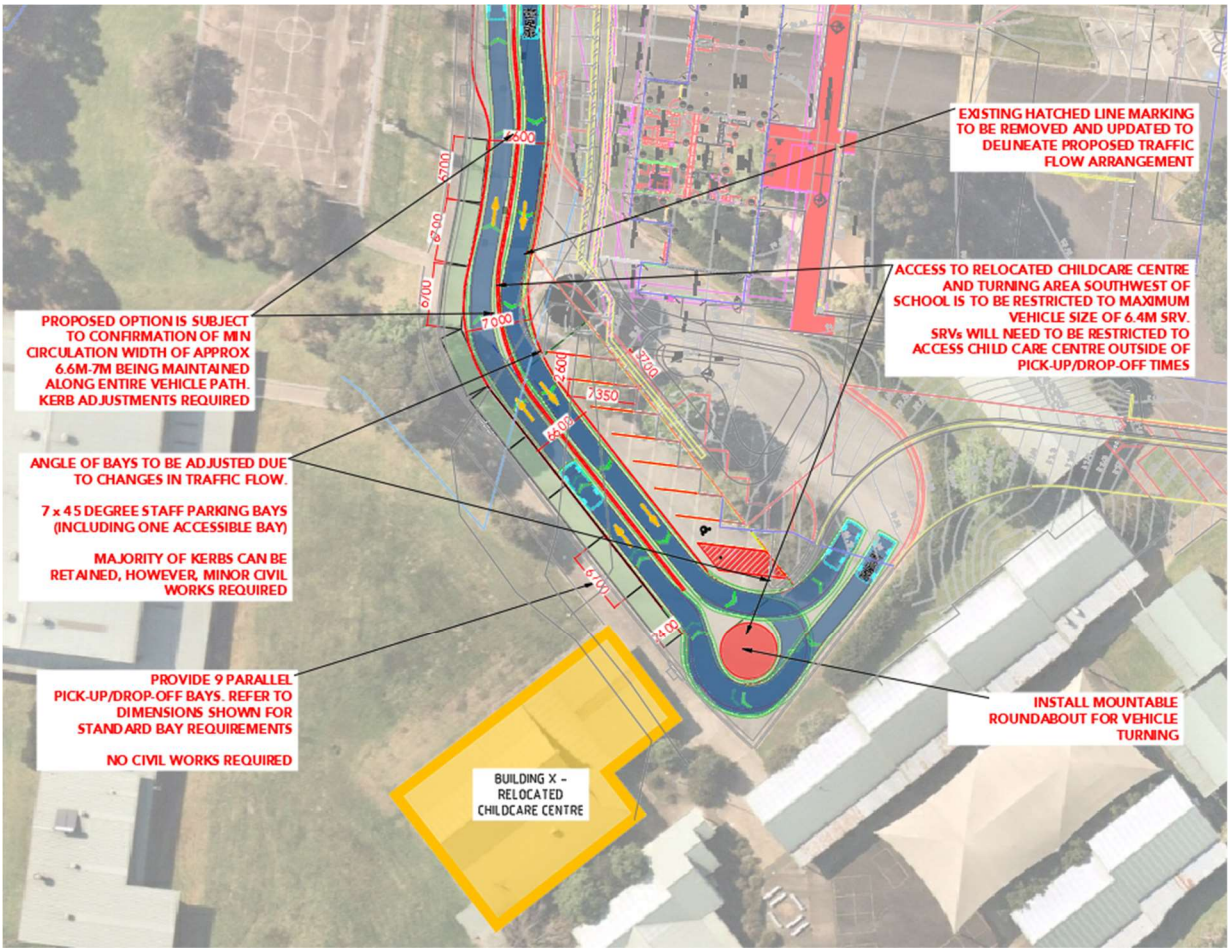


Figure 4 - Proposed Concept Parking Layout

To allow vehicles to turnaround and access the pick-up/drop-off facility, a mountable roundabout is proposed to be provided as shown in Figure 4. This roundabout will allow standard B99 vehicles to perform a U-turn whilst still allowing service vehicles to travel through the intersection.

Furthermore, the existing angled parking spaces will need to be adjusted as shown in Figure 4 to allow for forward-in movement of vehicles entering the site.

In order to accommodate this arrangement, some civil works will be required to suit the new kerb alignment.

2.2. Considerations

There is currently no formal pick-up/drop-off facility for the existing childcare centre, though it can be reasonably expected that pick-up/drop-off activity occurs along the Croobyar Road frontage. With the proposed relocation, the traffic associated with the childcare centre will be directed into the

Budawang School site, thus minimising potential conflicts on Croobyar Road. This presents an improvement in safety for children as they are pick-up/dropped-off within a private property rather than on a public road.

Consideration has also been given to the parking rates stipulated in the DCP and requirements of *AS2890.1:2004 Off-street Car Parking* and *AS2890.6:2009 Off-street Parking for People with Disabilities.* It is considered that the site is capable of accommodating the traffic and transport needs of the relocated childcare centre.

The concept layout has been prepared and is included in Attachment 2. It is noted that a detailed design review is to be undertaken during the Development Application stage.

3. Parking Assessment

3.1. Planning Policy

The following sections outline the minimum parking provision requirements applicable to the development. In order to calculate the parking provisions, reference has been made to the following planning documents:

- *Shoalhaven Development Control Plan 2014 (DCP); and*
- *National Construction Code: Building Code of Australia 2019 (BCA).*

3.2. Car Parking

Chapter G21: Car Parking and Traffic within the Shoalhaven DCP specifies the following minimum car parking rate applicable to childcare centres:

- Childcare centre: 1 space for every 3 children OR 1 space for every 4 children (high turnover)

The DCP states that the parking rate for childcare centres may be reduced from 1 space per 3 children to 1 space per 4 children if *"a suitable pick-up/drop-off area is designed to promote high turnover."* In order to satisfy the requirement of the pick-up/drop-off area being classified as "high turnover", the following dimension requirements as per AS2890.1 and AS2890.5 have been considered for the proposed concept layout:

- High turnover parking spaces with a length of 6.7m have been adopted

It is noted that the DCP does not stipulate specific parking rates for childcare centre staff. In lieu of this information, an assumed parking rate of 1 space per staff member has been adopted.

Table 2 – Car Parking Provision Summary

User	Proposed Population	Parking Rate	Minimum Required Parking Provision	Proposed Parking Provision
Children	35	1 space for every 4 children	9 (8.75)	9
Staff	5	1 space per staff member	5	7
		Total	14	16

As outlined in Table 2, the proposal is capable of accommodating the minimum car parking requirements.

3.3. Accessible Parking

The DCP does not stipulate specific accessible car parking rates. In lieu of this information, reference has been made to the BCA which outlines the following rates applicable to schools (Class 9b buildings):

- Class 9b Buildings: 1 accessible space for every 100 car parking spaces or part thereof

Table 3 - Accessible Parking Summary

Component	Proposed Parking Spaces	Parking Rate	Minimum Required Parking Provision	Proposed Accessible Parking Provision
Class 9b Building - School	16	1 space for every 100 car spaces	1 (0.16)	1

As outlined in Table 3, the proposal is capable of accommodating the minimum accessible parking requirements.

4. Traffic Impact Assessment

The traffic generation of the proposed development has been established with reference to the RMS Guide to Traffic Generating Developments (2002) (RMS Guide).

An assessment of the potential traffic activity associated with the development has been undertaken and the key findings are presented in the following sections.

The RMS traffic generation rates applicable for pre-school childcare centres are as follows:

Pre-school[1]

- AM Peak 0.7 vehicle trips / child in AM peak hour
- PM Peak 0.53 vehicle trips / child in PM peak hour

The existing and development traffic generation are outlined in the following sections.

4.1. Existing Traffic Generation

The traffic generation associated with the existing childcare centre is summarised in Table 4.

Table 4 – Existing Traffic Generation Summary

Land Use / Peak Period	No. of Children	RMS Traffic Generation Rate	Existing Traffic Generation
Childcare Centre – AM Peak	33	0.7 vehicle trips / child	**24 (23.1)**
Childcare Centre – PM Peak		0.53 vehicle trips / child	**18 (17.5)**

As outlined in Table 4, the existing childcare centre is estimated to generate up to 24 trips in the AM peak and 18 trips in the PM peak.

4.2. Development Traffic Generation

The development traffic generation associated with the proposed childcare centre is summarised in Table 4.

Table 5 – Development Traffic Generation Summary

Land Use / Peak Period	No. of Children	RMS Traffic Generation Rate	Development Traffic Generation	Net Traffic Generation
Childcare Centre – AM Peak	35	0.7 vehicle trips / child	25 (24.5)	**+1**
Childcare Centre – PM Peak		0.53 vehicle trips / child	19 (18.6)	**+1**

As outlined in Table 4, the proposed childcare centre is estimated to generate one additional trip in the AM peak and one additional trip in the PM peak compared with the existing facility. This is considered to be a negligible increase in traffic activity which falls within daily traffic fluctuations, and therefore, the proposal is not expected to have a negative impact on the surrounding road network.

[1] Peak hour traffic generation rates outlined in Section 3.11.3 of the RMS Guide have been averaged across the peak periods to obtain a vehicle trip rate per hour.

5. Summary

We trust that the information outlined within this TIS will assist Council in their assessment of the Planning Proposal for the relocation of the existing childcare centre at Budawang School. Should you have any queries relating to a parking or traffic matter, please do not hesitate to contact our office on (02) 8920 0800.

Yours faithfully,

Kasia Balsam
Team Leader

Document Control: Prepared by *HL* on *7 July 2022*. Reviewed by *KB* on *7 July 2022*.

Attachment 1. Car Park Layout Drawings

comments	A3

PROPOSED LAYOUT IS SUBJECT TO CONFIRMATION OF MIN CIRCULATION WIDTH OF APPROX 6.6M-7M BEING MAINTAINED ALONG ENTIRE VEHICLE PATH. KERB ADJUSTMENTS REQUIRED

ANGLE OF BAYS TO BE ADJUSTED DUE TO CHANGES IN TRAFFIC FLOW.

7 x 45 DEGREE STAFF PARKING BAYS (INCLUDING ONE ACCESSIBLE BAY)

MAJORITY OF KERBS CAN BE RETAINED, HOWEVER, MINOR CIVIL WORKS REQUIRED

PROVIDE 9 PARALLEL PICK-UP/DROP-OFF BAYS. REFER TO DIMENSIONS SHOWN FOR STANDARD BAY REQUIREMENTS

NO CIVIL WORKS REQUIRED

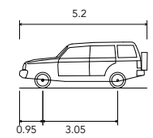
EXISTING HATCHED LINE MARKING TO BE REMOVED AND UPDATED TO DELINEATE PROPOSED TRAFFIC FLOW ARRANGEMENT

ACCESS TO RELOCATED CHILDCARE CENTRE AND TURNING AREA SOUTHWEST OF SCHOOL IS TO BE RESTRICTED TO MAXIMUM VEHICLE SIZE OF 6.4M SRV.
SRVs WILL NEED TO BE RESTRICTED TO ACCESS CHILD CARE CENTRE OUTSIDE OF PICK-UP/DROP-OFF TIMES

INSTALL MOUNTABLE ROUNDABOUT FOR VEHICLE TURNING

BUILDING X - RELOCATED CHILDCARE CENTRE

6600
6700
6700
6700
7000
2600
2700
7350
6600
6700
2400



B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

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North Sydney NSW 2060

t +61 2 8920 0800

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REV	DATE	COMMENT / DESCRIPTION	DRAWN	REVIEWED
3	07/07/22	FOR INFORMATION	HL	KB
2	16/06/22	FOR INFORMATION	HL	KB
1	09/06/22	FOR INFORMATION	HL	KB

PROJECT
Budawang School

DRAWING TITLE
PROPOSED CAR PARKING ARRANGEMENT
PARALLEL PICK-UP/DROP-OFF SPACES

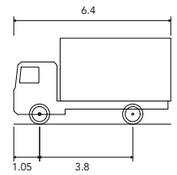
CLIENT	SINSW
DRAWING #	CCC-002
PROJECT #	22-0112
SCALE	1 : 400

PRELIMINARY

REV 3

comments | A3

BUILDING X -
RELOCATED
CHILDCARE CENTRE



SRV - Small Rigid Vehicle

Overall Length	6.400m
Overall Width	2.330m
Overall Body Height	3.500m
Min Body Ground Clearance	0.398m
Track Width	2.330m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.100m

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3	07/07/22	FOR INFORMATION	HL	KB
2	16/06/22	FOR INFORMATION	HL	KB
1	09/06/22	FOR INFORMATION	HL	KB

PROJECT
Budawang School

DRAWING TITLE
PROPOSED CAR PARKING ARRANGEMENT
6.4M SRV ACCESS/EGRESS

CLIENT	SINSW
DRAWING #	CCC-003
PROJECT #	22-0112
SCALE	1 : 400

PRELIMINARY

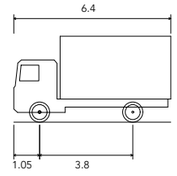
REV 3

comments | A3

BUILDING X -
RELOCATED
CHILDCARE CENTRE

12000

15000



SRV - Small Rigid Vehicle	
Overall Length	6.400m
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Overall Body Height	3.500m
Min Body Ground Clearance	0.398m
Track Width	2.330m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.100m

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REV	DATE	COMMENT / DESCRIPTION	DRAWN	REVIEWED
3	07/07/22	FOR INFORMATION	HL	KB
2	16/06/22	FOR INFORMATION	HL	KB
1	09/06/22	FOR INFORMATION	HL	KB

PROJECT
Budawang School

DRAWING TITLE
PROPOSED CAR PARKING ARRANGEMENT
6.4M SRV ACCESS/EGRESS

CLIENT	SINSW
DRAWING #	CCC-004
PROJECT #	22-0112
SCALE	1 : 400

PRELIMINARY

REV 3

Appendix 4. Flood Assessment

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Cardno

Contact Information

Cardno (NSW/ACT) Pty Ltd
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Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
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1 Objectives and Background

1.1 Objectives

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1.2 Scope

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1.3 Site Topography

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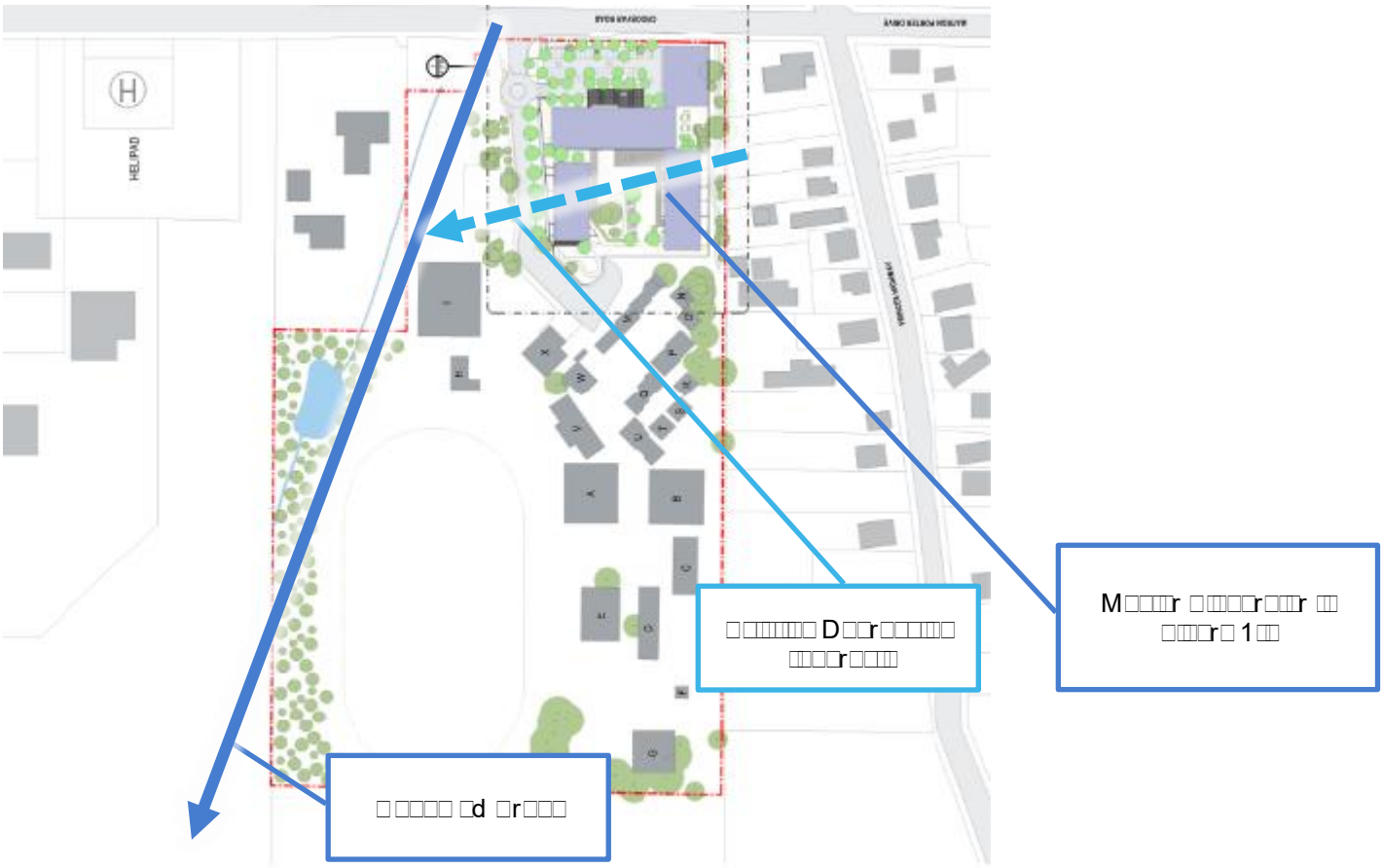

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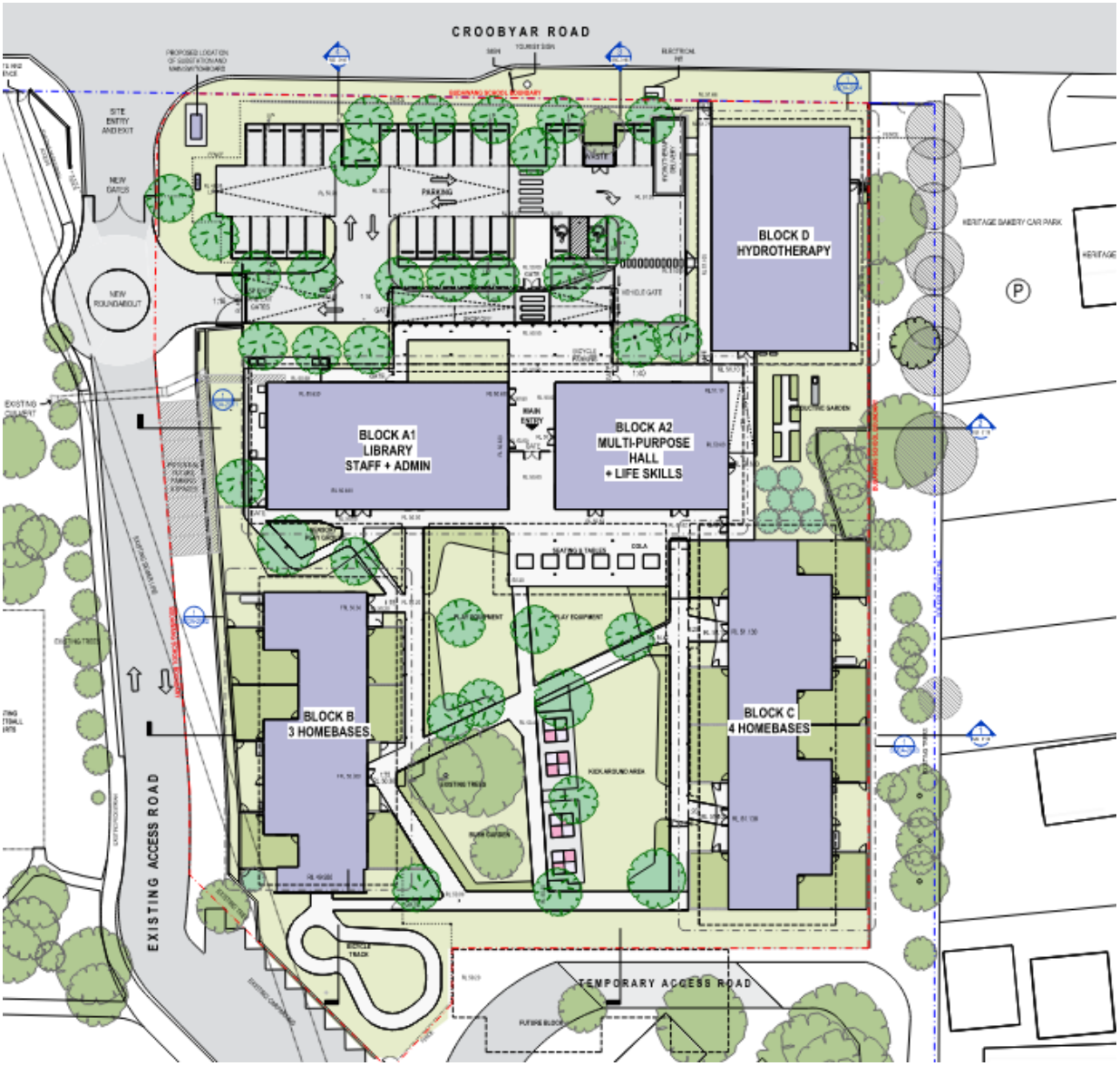
CROOBYAR ROAD
SITE ENTRY AND EXIT
NEW GATES
NEW ROUNDABOUT
PARKING
BLOCK D
HYDROTHERAPY
HERITAGE BAKERY CAR PARK
BLOCK A1
LIBRARY
STAFF + ADMIN
BLOCK A2
MULTI-PURPOSE
HALL
+ LIFE SKILLS
MAIN ENTRY
BLOCK B
3 HOMEBASES
BLOCK C
4 HOMEBASES
EXISTING ACCESS ROAD
TEMPORARY ACCESS ROAD

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PROPOSED BUILDING
REMODELLED AS
CHILDCARE CENTRE
BUILDING X
BLOCK B
3 X HOME BASES
BLOCK A1
LIBRARY
STAFF & ADMIN
BUDAWANG SCHOOL
(UNDER CONSTRUCTION)
FUTURE
BLOCK
BLOCK A2
MULTIPURPOSE HALL
& LIFE SKILLS
BLOCK C
4 X HOMEBASES
BLOCK D
HYDROTHERAPY
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Site Plan
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Budawang Building X
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Site Plan

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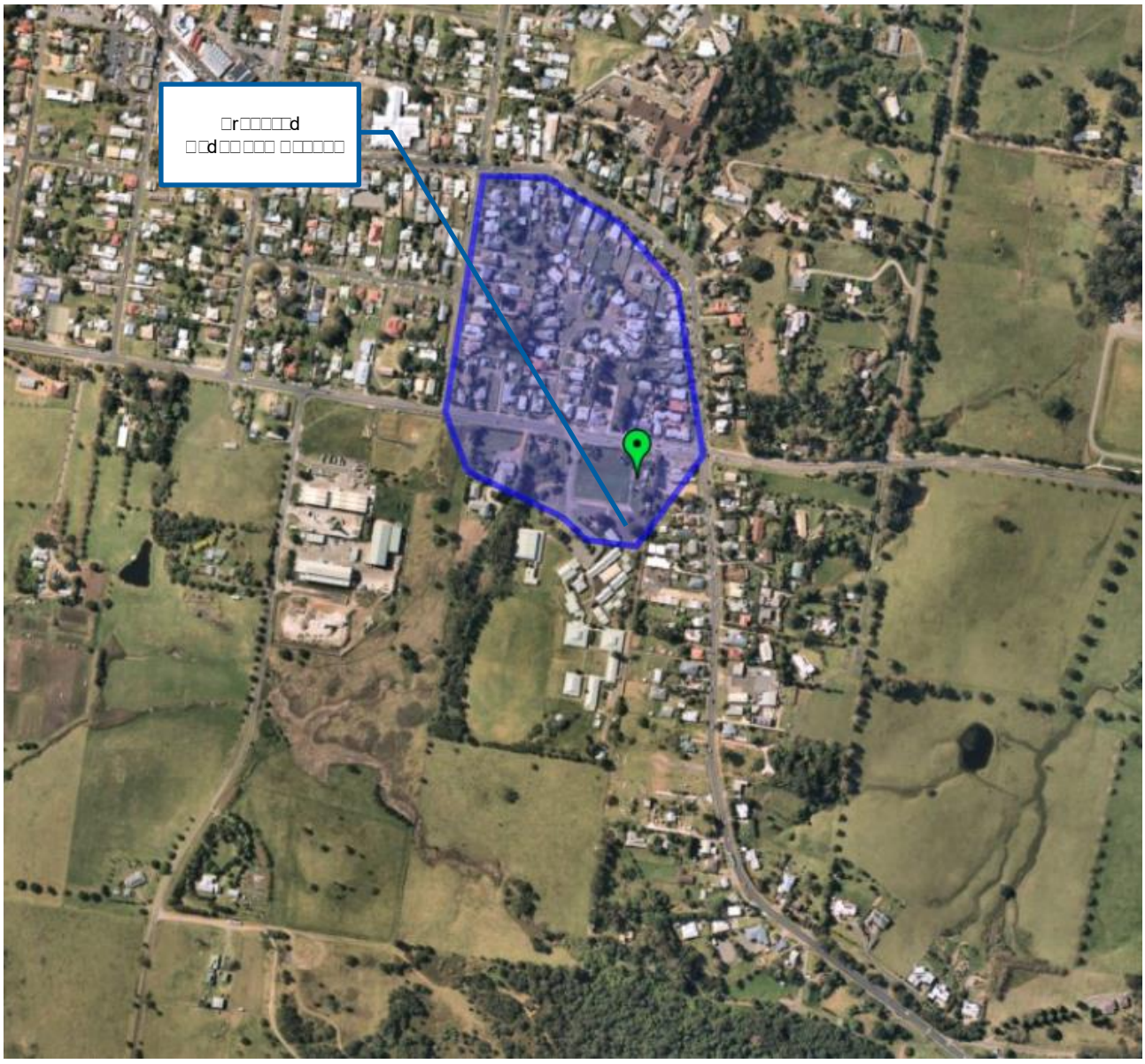

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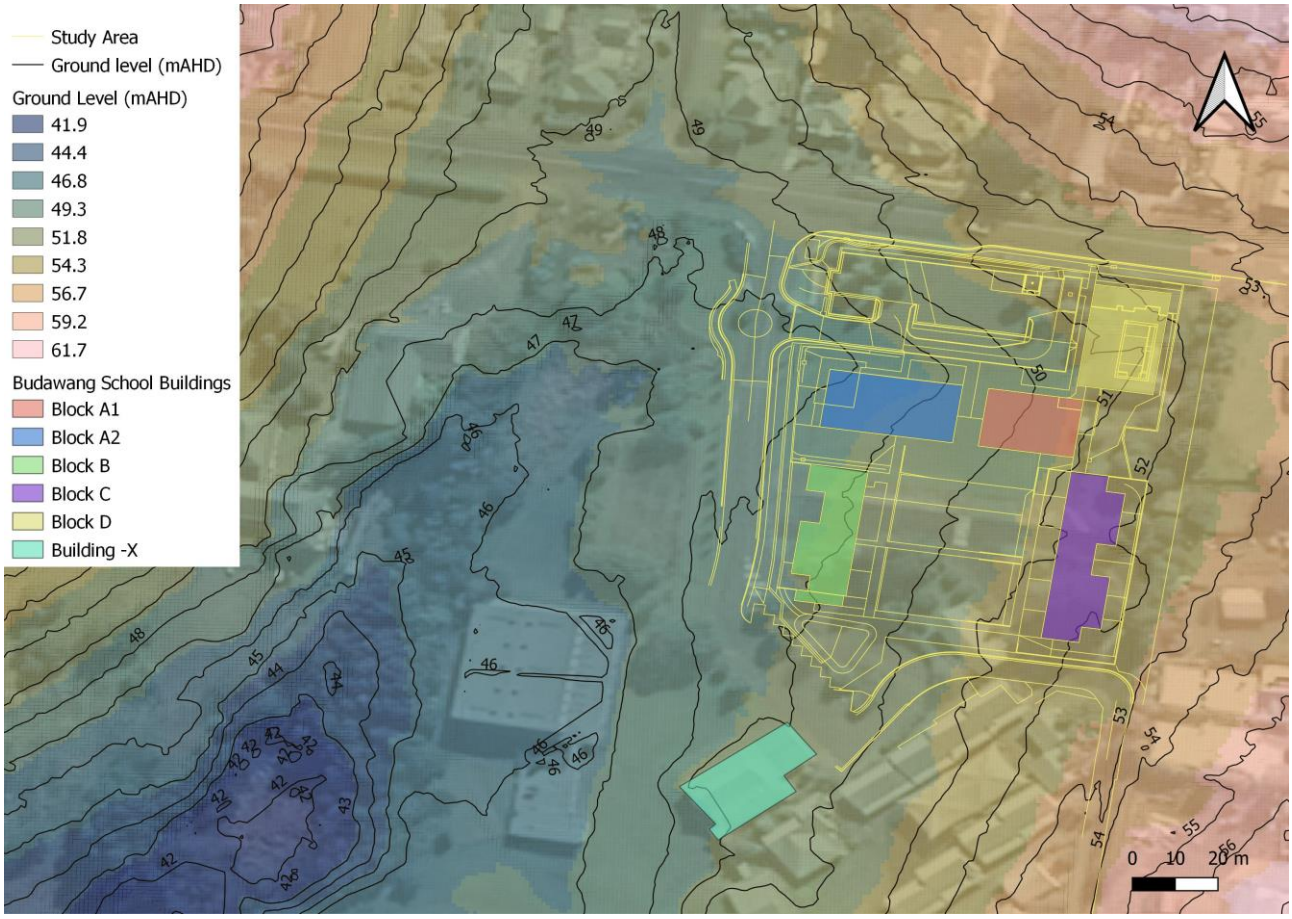

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2 Flood Behaviour

2.1 Existing

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2.2 Hydrology studies

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2.3 Hydraulic Studies

[illegible]

[illegible]

- **Topography**

  [illegible]

  [illegible]

- **Grid Resolution**

  [illegible]

- **Computational time step**

  [illegible]

  [illegible]

- **Boundary Conditions**

  [illegible]

  [illegible]

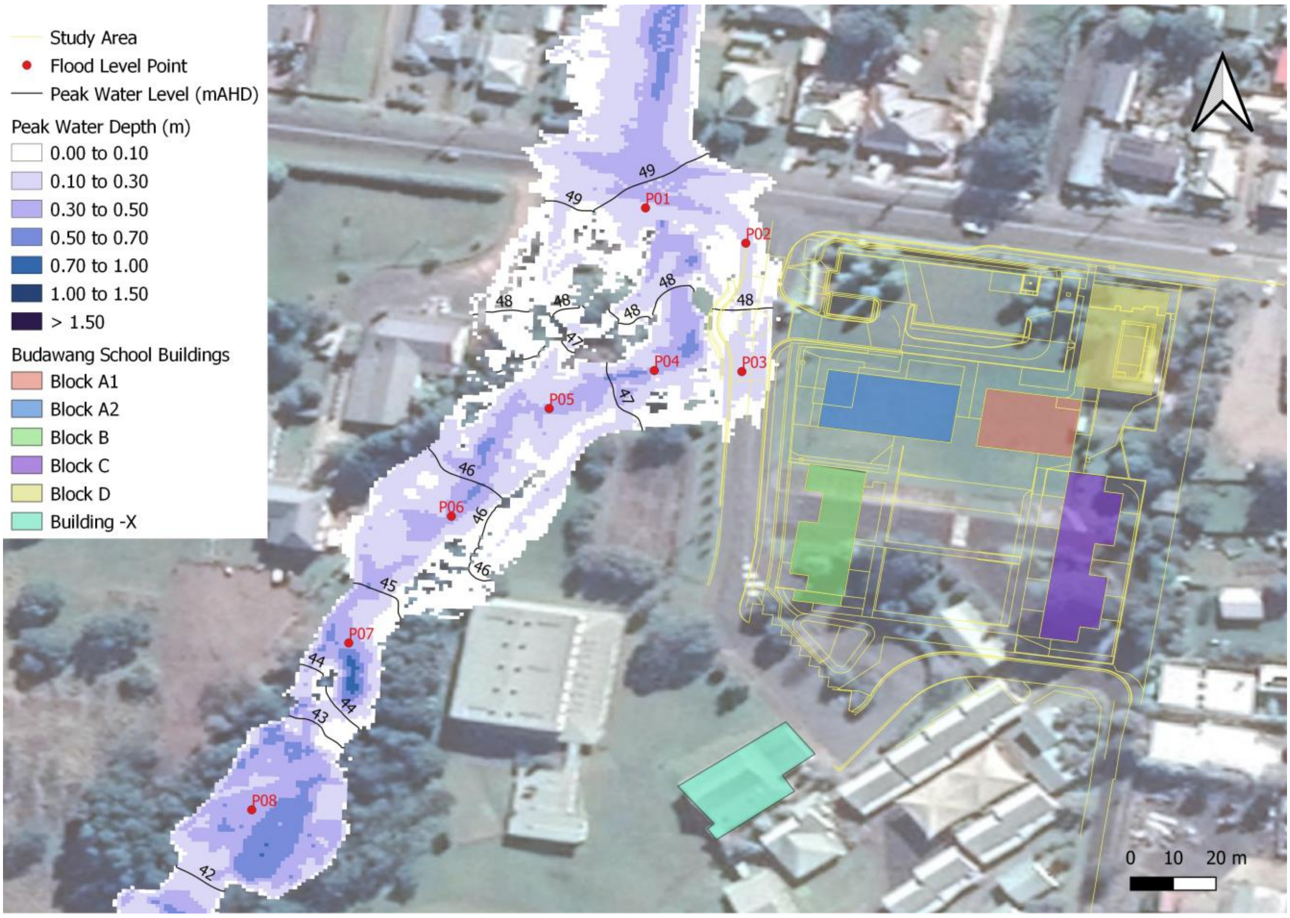
  [illegible]

[illegible] **Table 2-2** [illegible]

[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]



[illegible]

2.4 Climate Change

[illegible]

[illegible]

2.5 Potential Impacts

[illegible]

2.6 Flood Planning Levels

[illegible]

- **Floor Level**

  [illegible]

- **Building Components:**

  [illegible]

- **Access:**

  [illegible]

[illegible]

3 Discussion and Conclusion

[illegible]

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

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NOTE:
BUDAWANG SCHOOL SITE ON CROOBYAR ROAD, MILTON SURVEYED BY PHILLIP BROWN LAND SURVEYORS FOR SCHOOLS INFRASTRUCTURE NSW.

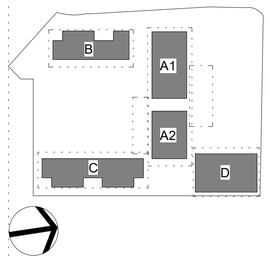
INFORMATION WITHIN THIS DRAWING IS DERIVED FROM THE FOLLOWING DOCUMENTATION PROVIDED BY PHILLIP BROWN SURVEYORS
DATED 10/11/2020:
FILE: 5647CONT1DWG
DRAWINGS: 5647.SITE1, 5647.SITE2, 5647.SITE3, 5647.SITE4.

SITE PLAN LEGEND

- NEW BUILDINGS
- DOE OWNERSHIP
- BUDAWANG SCHOOL BOUNDARY
- EXISTING SEWERLINE
- TREES
- TREES OUTSIDE DOE BOUNDARY
- LP LIGHT POLE

Amendments

Issue	Description	Date
A	ISSUE FOR INFORMATION	10/11/2020
B	ISSUE FOR INFORMATION	11/11/2020
C	ISSUE FOR INFORMATION	17/11/2020
D	ISSUE FOR INFORMATION	11/12/2020
E	ISSUE FOR INFORMATION	16/12/2020
F	ISSUE FOR INFORMATION	22/12/2020
G	ISSUE FOR INFORMATION	11/01/2021
H	ISSUE FOR INFORMATION	18/01/2021
I	ISSUE FOR INFORMATION	29/01/2021
J	ISSUE FOR INFORMATION	05/02/2021
K	ISSUE FOR INFORMATION	05/02/2021
L	SCHEMATIC DESIGN	12/02/2021
M	ISSUE FOR INFORMATION	28/02/2021
N	ISSUE FOR INFORMATION	16/03/2021
O	SCHEMATIC DESIGN	30/03/2021
P	ISSUE FOR SCHEMATIC DESIGN SIGN OFF	30/07/2021
Q	ISSUE FOR INFORMATION	15/09/2021
R	75% DETAILED DESIGN ISSUE	21/10/2021
S	ISSUE FOR COORDINATION	18/11/2021
T	100% DETAILED DESIGN ISSUE	23/11/2021
U	ISSUED FOR CONSTRUCTION CERTIFICATE 1	22/12/2021
V	ISSUED FOR COORDINATION	19/01/2022
W	ISSUED FOR COORDINATION	10/02/2022
01	ISSUED FOR CONSTRUCTION	11/02/2022
02	ISSUED FOR COORDINATION	16/03/2022
03	ISSUED FOR CONSTRUCTION	30/03/2022
04	ISSUED FOR CONSTRUCTION	12/05/2022



ISSUED FOR CONSTRUCTION

Project Management
SJA
Level 1, 109 Pitt Street, NSW, 2000
02 9236 5000

Structural and Civil
HENRY & HYMAS (Consulting Engineers)
Suite 2.01, 828 Pacific Highway, Gordon, NSW, 2072
02 9417 8400

Building Services
INTELLE BUILDING SERVICES
Level 2, 350 Kent Street, Sydney, NSW, 2000
02 9772 3600

BCA Consultant
ACCREDITED BUILDING CERTIFIERS
28 Auburn Street, Wollongong NSW 2500
02 4229 5309

Contractor
ZAUNER CONSTRUCTION
Suite 10, 132 Princes Highway, Ulladulla, NSW, 2539
PO Box 271
02 9283 6555

Client
SCHOOL INFRASTRUCTURE NSW
Level 8, 259 George Street, Sydney, NSW, 2000
1300 482 651

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 20773

Project Title
BUDAWANG SCHOOL
15 Croobyar Road, Milton, NSW 2538

Drawing Title
SITE PLAN

Scale	1 : 250
Drawing Created (date)	11/05/20
Drawing Created (by)	CH
Plotted and checked by	RF
Verified	RF
Approved	BG

Project No	Drawing No	Issue
190941	A2000	04

13/05/2022 5:15:57 PM

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A□□□□D□□

B

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Client: School Infrastructure Projects NSW

REVISIONS:	PLAN SHOWING SPOT HEIGHTS, CONTOURS, BUILDINGS, ROOF HEIGHTS, ADJOINING BUILDINGS, TREES AND UNDERGROUND SERVICES OVER LOT 200 D.P.1192140 CROOBYAR RD MILTON .	
13/1/21 Rising Main	SCALE: 1:200	
	DATE: 1/12/20	
DRAWING FILE: 5647CONT3D.DWG	REFERENCE: 5647.SITE1	

Phillip Brown Land Surveyors
P.O. Box 168 Milton N.S.W. 2538 Phone 02 44540842
Email: pbrown@shoal.net.au Fax 02 44545900

M.G.A.

NOTES

- THIS PLAN HAS BEEN PREPARED FOR School Infrastructure Projects NSW FROM A COMBINATION OF FIELD SURVEY RECORDS FOR THE PURPOSE OF SHOWING THE PHYSICAL FEATURES OF THE LAND TO ASSIST IN DESIGNING FUTURE DEVELOPMENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
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LEGEND

Spot height	x 27.65 GL
Top of kerb height	x 27.65 TK
Overhead electricity	E
Underground electricity	UE
Sewer pipeline	S
Sewer rising main	RM
Fire system pipeline	FW
Water pipeline	W
Optical fibre cable	FO
U/G Telephone cable	T
Stormwater	SW
Sewer Manhole	S.M.H.
Electricity Pole	EP
Tree Dia/Height/Spread	T 0.2/10/8
Gutter height	GH
Water Meter	WM
Edge of Bitumen	x EB 77.81
Gutter lip	x GLIP 77.81

DATUM: AHD
CONTOUR INTERVAL: 0.5m
ORIGIN OF HEIGHTS: SSM 42008 RL 53.019

DIAL BEFORE YOU DIG www.1100.com.au

0 2 4 6 8 10 20m 1:200
RR 1:200 @ A1 size

A – DENOTES EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (AD70414)
B – DENOTES EASEMENT TO PUMP SEWAGE 3 WIDE (D.P.811690)
C – DENOTES EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP1022218)

E 267450 E 267500 E 267550

N 6088400 N 6088400

N 6088350 N 6088350

Adjoins Sheet 1

Adjoins Sheet 4

M.G.A.

CROOBYAR ROAD

PRINCES HIGHWAY

Temporary Benchmark
Galv Nail in Concrete
R.L. 52.10 A.H.D.

100
D. P. 1033797

200
DP 1192140

11
D. P. 37923

40
D. P. 1041554

1
D. P.37905

S. P. 95550

No 12

No 8
F.C. Residence
Metal Roof
53.0

No 6
F.C. Residence
Metal Roof
FLOOR
54.48

Unit 3
Brick Building
Metal Roof

No 2

Unit 2
Brick Building
Metal Roof

No 201
"Heritage Bakery"
2 Storey Stone & Timber
Metal Roof

Brick Building

Verandah

Metal Awning

Concrete

Timber Deck

Timber Retaining

Timber Post

Timber Verandah over Concrete

Gravel Carpark

Grass

Garden

Concrete Driveway

Standard Kerb & Gutter

Metal picket fence

Metal Mesh fence

Retaining Wall

Rock

97° 43' 25"

166° 47' 05"

51.00

120.855

52.00

53.00

39.980

49.00

50.00

51.06 FLOOR

50.99 FLOOR

53.91 FLOOR

LEGEND

Spot height	x27.65 GL
Top of kerb height	x27.65 TK
Overhead electricity	E
Underground electricity	UE
Sewer pipeline	S
Fire system pipeline	FW
Water pipeline	W
Optical fibre cable	FO
U/G Telephone cable	T
Stormwater	SW
Sewer Manhole	S.M.H.
Electricity Pole	EP
Tree Dia/Height/Spread	T 0.2/10/8
Gutter height	GH
Water Meter	WM
Edge of Bitumen	x EB 77.81
Gutter lip	x GLIP 77.81

Gutter lip

DATUM: AHD
CONTOUR INTERVAL: 0.5m
ORIGIN OF HEIGHTS: SSM 42008 RL 53.019

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0 2 4 6 8 10 20m 1:200

RR 1:200 @ A1 size

Sheet 2 of 4 sheets

Client: School Infrastructure Projects NSW

REVISIONS:	PLAN SHOWING SPOT HEIGHTS, CONTOURS, BUILDINGS, ROOF HEIGHTS, ADJOINING BUILDINGS, TREES AND UNDERGROUND SERVICES OVER LOT 200 D.P.1192140 CROOBYAR RD MILTON .	
	SCALE: 1:200	Phillip Brown Land Surveyors
	DATE: 1/12/20	P.O. Box 168 Milton N.S.W. 2538 Phone 02 44540842
DRAWING FILE: 5647CONT3D.DWG	REFERENCE: 5647.SITE2	Email: pbrown@shoal.net.au Fax 02 44545900

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0 2 4 6 8 10 20m 1:200

RR 1:200 @ A1 size

Client: School Infrastructure Projects NSW

REVISIONS:	PLAN SHOWING SPOT HEIGHTS, CONTOURS, BUILDINGS, ROOF HEIGHTS, ADJOINING BUILDINGS, TREES AND UNDERGROUND SERVICES OVER LOT 200 D.P.1192140 CROOBYAR RD MILTON .	
13/1/21 Rising Main	SCALE: 1:200	Phillip Brown Land Surveyors
	DATE: 1/12/20	P.O. Box 168 Milton N.S.W. 2538 Phone 02 44540842
DRAWING FILE: 5647CONT3D.DWG	REFERENCE: 5647.SITE3	Email: pbrown@shoal.net.au Fax 02 44545900

Sheet 3 of 4 sheets

Adjoins Sheet 1

Adjoins Sheet 4

N 6088350 N 6088300 N 6088250

E 267350 E 267400 E 267450

Metal Building
Metal Roof
54.01 RIDGE
55.80 OH

A – DENOTES EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (AD70414)
B – DENOTES EASEMENT TO PUMP SEWAGE 3 WIDE (D.P.811690)
C – DENOTES EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (DP1022218)

MGA

LEGEND

Spot height	×27.65 GL
Top of kerb height	×27.65 TK
Overhead electricity	E
Underground electricity	UE
Sewer pipeline	S
Sewer rising main	RM
Fire system pipeline	FW
Water pipeline	W
Optical fibre cable	FO
U/G Telephone cable	T
Stormwater	SW
Sewer Manhole	S.M.H.
Electricity Pole	EP
Tree Dia/Height/Spread	T 0.2/10/8
Gutter height	GH
Water Meter	WM
Edge of Bitumen	× EB 77.81
Gutter lip	× GLIP 77.81

Watercourse
TOP CREEK
Track
Gravel
Fence
Metal
Tennis Court
TRANSFORMER
Temporary Benchmark
Galv Nail in kerb
R.L. 48.15 A.H.D.
TOP 225mmØ
Concrete Path
Concrete Kerb & Gutter
Roadway
Bitumen
Carpark
Speed Hump
Concrete
Kerb
Verandah
Gymnasium
Playground
Concrete Kerb
SEWER/0.9D
FIRE/0.4D
ELEC/0.5D
ELEC/0.7D
ELEC/0.8D
200
D.P.1192140
122.720
7° 13' 45"
46.00
47.00
48.00
49.00

DATUM: AHD
CONTOUR INTERVAL: 0.5m
ORIGIN OF HEIGHTS: SSM42008 RL53.019

N 6088350

DIAL BEFORE YOU DIG www.1100.com.au

0 2 4 6 8 10 20m 1:200

RR 1:200 @ A1 size

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Client: School Infrastructure Projects NSW

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	SCALE: 1:200	Phillip Brown Land Surveyors
	DATE: 1/12/20	P.O. Box 168 Milton N.S.W. 2538 Phone 02 44540842
DRAWING FILE: 5647CONT3D.DWG	REFERENCE: 5647.SITE4	Email: pbrown@shoal.net.au Fax 02 44545900

Sheet 4 of 4 sheets

Adjoins Sheet 2

MGA

LEGEND

Spot height	× 27.65 GL
Top of kerb height	× 27.65 TK
Overhead electricity	E
Underground electricity	UE
Sewer pipeline	S
Fire system pipeline	FW
Water pipeline	W
Optical fibre cable	FO
U/G Telephone cable	T
Stormwater	SW
Sewer Manhole	S.M.H.
Electricity Pole	EP
Tree Dia/Height/Spread	T 0.2/10/8
Gutter height	GH
Water Meter	WM
Edge of Bitumen	× EB 77.81
Gutter lip	× GLIP 77.81

DATUM: AHD
CONTOUR INTERVAL: 0.5m
ORIGIN OF HEIGHTS: SSM42008 RL53.019

Appendix 5. Ecological Assessment

Suite 2, Level 3
668 Old Princes Highway
Sutherland NSW 2232
t: (02) 8536 8600

17 June 2022

Our ref: 21HNG_20396

Zauner Construction
Suite 10, 132 Princes Highway
Ulladulla NSW 2539

Attention: Adrien Clements

Dear Adrien,

Budawang School – Ecological Assessment for the Development of a new childcare centre

INTRODUCTION

Eco Logical Australia (ELA) has been engaged by Zauner Construction, on behalf of School Infrastructure NSW (SINSW), to undertake an Ecological Assessment of a small area of land and existing building (the 'subject site') (Figure 1). The subject site is located within the Budawang School Development Area, on Croobyar Rd, Milton, NSW (Lot 200 // DP 1192140) (Figure 2), which falls within the Shoalhaven Local Government Area (LGA) and is zoned RU1 Primary Production under the Shoalhaven Local Environmental Plan (LEP) 2014.

PROPOSED DEVELOPMENT

Zauner Construction plans to remodel the existing school building ('Building X') into a childcare facility. This will involve internal renovations of Building X, and converting a small area of the existing sports oval to an external play space by raising the area through installing retaining walls and backfilling, fencing, and laying softfall or Astro turf across the area (Figure 3). ELA have previously prepared a Biodiversity Development Assessment Report (BDAR) (ELA 2022) for the State Significant Development (SSD) application for the construction of a new school, the Budawang School, in Milton, NSW. Whilst the scope of the BDAR did not cover the subject site for this ecological assessment, it covered the area directly adjacent to the subject site (Figure 2). This ecological assessment will accompany the planning pathway for changing the use of Building X from a school to a childcare facility to be submitted to Shoalhaven City Council.

FIELD SURVEY

A field survey of the subject site was conducted by Ecologist, Kylie Lopes, on the 7th June 2022. The objective of the field survey was to map and validate any native vegetation that was not included within the original BDAR scope and assess the subject site for threatened species habitat. Surveys involved traversing the subject site and recording details of plant composition and structure as well as inspecting

all vegetation for evidence of threatened species and habitat features. In addition, Building X was inspected for evidence of microbat activity or habitat. The ecologist thoroughly inspected any areas that had potential to provide habitat for microbats (i.e. skirtings, gutters, crevices, light fittings, underneath buildings) for signs of use using a hand-held torch.

EXISTING ENVIRONMENT

The subject site contains a mix of planted native species and exotic species (Appendix A), primarily contained within pre-existing garden beds surrounding the building, following the same pattern and design as reported in the BDAR for the adjacent Budawang School site. The gardens consisted primarily of planted horticultural varieties of native *Callistemon* spp. (Bottlebrushes) in the shrub layer and planted landscaping plants such as the native *Lomandra longifolia* and exotic *Agapanthus praecox* in the ground layer. As it has been a number of years since the Budawang School site has been actively occupied, these garden beds have become very overgrown with weeds such as *Araujia sericifera* (Moth Vine), *Phytolacca octandra* (Inkweed) and *Verbena rigida* (Veined Verbena).

The managed oval area on the north-west side of the building, which is to be converted to the outdoor play-space, is mown on a regular basis and dominated by the typical mix of lawn grasses (e.g. *Cenchrus clandestinus* (Kikuyu) and *Cynodon dactylon* (Common Couch)) and weeds (e.g. *Taraxacum officinale* (Dandelion) and *Trifolium* spp. (Clovers)). No plant species were identified as a threatened species under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* or NSW *Biodiversity Conservation Act 2016*. The vegetation within the subject site does not constitute a native vegetation community. There are no Threatened Ecological Communities (TECs) identified within or adjacent to the subject site.

There was no evidence of microbat habitation identified during the diurnal survey. No roosting microbats, evidence of habitation (guano, urine, parasite casings, dead bats) or entrance/exit holes to suitable roosting structures were identified within or around Building X.

There was evidence of diurnal bird roosting and potential nesting under the eaves and on external windowsills. Bird droppings and remains of mud nests were evident during the survey but were unoccupied and did not show evidence of recent use. These nest types and habitat choice are characteristic of Swallows, Martins and some other small bird species.

IMPACT ASSESSMENT

The proposed works on the subject site will have minimal impact on local biodiversity and are unlikely to have any impact on threatened species, populations or communities because of the following:

- No part of the subject site is mapped on the Biodiversity Values Map, as per the *Biodiversity Conservation Regulation 2017*.
- There are no TECs within the subject site and no threatened species have been identified within the subject site.
- The small amount of vegetation within the subject site provides minimal potential habitat for threatened species.
- No Microbat habitat is identified within the subject site.

MITIGATION MEASURES

ELA recommends that a qualified Ecologist conduct a pre-clearance survey of 'Building X' one week prior to the proposed works, to determine if any fauna species (birds) are utilising the existing building for nesting. If any species are detected, ELA or an approved wildlife rescue organisation (WIRES) should be contacted for advice and removal. Any cost incurred for any fauna removal will be the responsibility of the Developer and are not included in this ecological assessment.

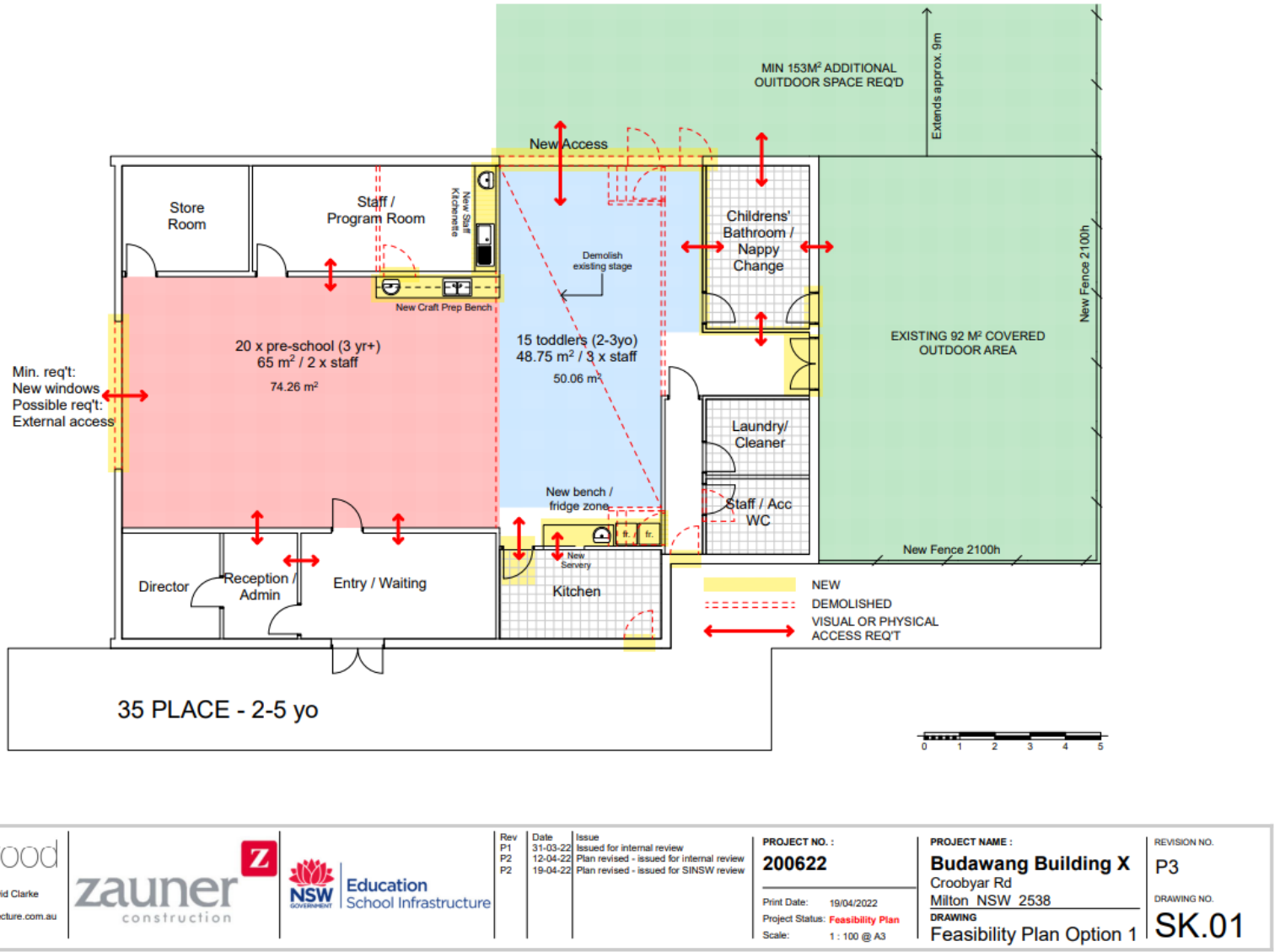
ELA concludes that the proposed development, including vegetation removal and restructuring of the existing building, will not have an impact on biodiversity values.

Regards,

Kylie Lopes
Graduate Ecologist, ELA

Figure 1: Subject Site

Figure 2: Location map, showing the Subject Site (including Building X) in the context of the Study Area for the BDAR and the current Budawang School development site



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zauner construction

NSW GOVERNMENT Education School Infrastructure

Rev	Date	Issue
P1	31-03-22	Issued for internal review
P2	12-04-22	Plan revised - issued for internal review
P2	19-04-22	Plan revised - issued for SINSW review

PROJECT NO. : 200622
Print Date: 19/04/2022
Project Status: Feasibility Plan
Scale: 1 : 100 @ A3

PROJECT NAME : Budawang Building X
Croobyar Rd
Milton NSW 2538
DRAWING: Feasibility Plan Option 1

REVISION NO. P3
DRAWING NO. SK.01

Figure 3: Site plan for remodelling of Building X to Childcare Facility

Appendix A Flora List

Family	Species	Common Name	Growth Form Group (native species only)
Amaryllidaceae	*Agapanthus praecox**	Lily of the Nile	
Apocynaceae	*Araujia sericifera**	Moth Vine	
Asteraceae	*Cotula australis*	Common Cotula	Forb (FG)
	*Hypochaeris radicata**	Catsear	
	*Sonchus oleraceus**	Common Sowthistle	
	*Taraxacum officinale**	Dandelion	
Brassicaceae	*Lepidium didymum**	Lesser Swinecress	
Caryophyllaceae	*Stellaria media**	Common Chickweed	
Convolvulaceae	*Dichondra repens*	Kidney Weed	Forb (FG)
Dicksoniaceae	*Calochlaena dubia*	Soft Bracken	Fern
Euphorbiaceae	*Euphorbia peplus**	Petty Spurge	
Fabaceae (Faboideae)	*Trifolium repens**	White Clover	
Fagaceae	*Quercus sp.**	Oak	
Lamiaceae	*Stachys arvensis**	Stagger Weed	
Lomandraceae	*Lomandra longifolia*	Spiny-headed Mat-rush	Grass & grasslike (GG)
Malvaceae	*Modiola caroliniana**	Red-flowered Mallow	
	*Sida rhombifolia**	Paddy's Lucerne	
Myrtaceae	*Callistemon rigidus*	Stiff Bottlebrush	Shrub (SG)
	Callistemon viminalis	Weeping Bottlebrush	Tree (TG)
	Syzygium sp.	Lilly Pilly	Shrub (SG)
Oleaceae	*Fraxinus* spp.*	Ash	
	*Ligustrum sinense**	Small-leaved Privet	
Oxalidaceae	*Oxalis perennans*		Forb (FG)
Phytolaccaceae	*Phytolacca octandra**	Inkweed	
Pittosporaceae	*Pittosporum undulatum*	Sweet Pittosporum	Shrub (SG)
Poaceae	*Bromus catharticus**	Praire Grass	
	*Cenchrus clandestinus**	Kikuyu Grass	
	Cynodon dactylon	Common Couch	Grass & grasslike (GG)
	*Paspalum dilatatum***	Paspalum	
Polygonaceae	*Acetosa sagittata**	Rambling Dock	
	*Rumex conglomeratus**	Clustered Dock	
Rosaceae	*Potentilla indica**	Indian Strawberry	
Solanaceae	*Solanum nigrum**	Black-berry Nightshade	
Theaceae	*Camellia japonica**	Camellia	
Verbenaceae	*Verbena rigida* var. *rigida**	Veined Verbena	

* exotic species

Appendix 6. Ministerial Directions Checklist

Section 9.1 Ministerial Directions Checklist		
Clause	Direction	Applicable
1. Planning Systems		
1.1	Implementation of Regional Plans	✓
1.2	Development of Aboriginal Land Council land	✗
1.3	Approval and Referral Requirements	✓
1.4	Site Specific Provisions	✓
1.5	Parramatta Road Corridor Urban Transformation Strategy	✗
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	✗
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✗
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✗
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	✗
1.10	Implementation of the Western Sydney Aerotropolis Plan	✗
1.11	Implementation of Bayside West Precincts 2036 Plan	✗
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	✗
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	✗
1.14	Implementation of Greater Macarthur 2040	✗
1.15	Implementation of the Pyrmont Peninsula Place Strategy	✗
1.16	North West Rail Link Corridor Strategy	✗
1.17	Implementation of the Bays West Place Strategy	✗
3. Biodiversity and Conservation		
3.1	Conservation Zones	✓
3.2	Heritage Conservation	✓
3.3	Sydney Drinking Water Catchments	✓

Section 9.1 Ministerial Directions Checklist		
Clause	Direction	Applicable
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓
3.5	Recreation Vehicle Areas	✓
4. Resilience and Hazards		
4.1	Flooding	✓
4.2	Coastal Management	✗
4.3	Planning for Bushfire Protection	✓
4.4	Remediation of Contaminated Land	✓
4.5	Acid Sulfate Soils	✓
4.6	Mine Subsidence and Unstable Land	✗
5. Transport and Infrastructure		
5.1	Integrating Land Use and Transport	✓
5.2	Reserving Land for Public Purposes	✓
5.3	Development Near Regulated Airports and Defence Airfields	✓
5.4	Shooting Ranges	✓
6. Housing		
6.1	Residential Zones	✗
6.2	Caravan Parks and Manufactured Home Estates	✗
7. Industry and Employment		
7.1	Business and Industrial Zones	✗
7.2	Reduction in non-hosted short-term rental accommodation period	✗
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	✗
8. Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	✗
9. Primary Production		

Section 9.1 Ministerial Directions Checklist		
Clause	Direction	Applicable
9.1	Rural Zones	✓
9.2	Rural Lands	✓
9.3	Oyster Aquaculture	✗
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	✗

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