

Joint Regional Planning Panel (Southern Region) - January 2015

JRPP No	2014STH021
DA Number	RA14/1002
Local Government Area	Shoalhaven City Council
Proposed Development:	Environmental and Field Studies Centre in association with Trinity Grammar School, comprising an education facility including classrooms, laboratories, student and teacher accommodation and an outdoor field studies area.
Street Address	335 Woollamia Road, Woollamia - Lot 13 DP 736531
Applicant / Owner	Applicant: Cowman Stoddart Pty Ltd Owner: Anthony & Robyn Walker
Number of Submissions	1
Regional Development Criteria (Schedule 4A of the Act)	Private Infrastructure and Community Facilities over \$5 million. The proposal is for an educational establishment with a capital investment value of more than \$5 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (SEPP) – Infrastructure 2007 • State Environmental Planning Policy (SEPP) 14 – Coastal Wetlands • State Environmental Planning Policy (SEPP) 55 – Remediation of Land • State Environmental Planning Policy (SEPP) 71 - Coastal Protection • Shoalhaven Local Environmental Plan 2014 (SLEP2014) • Section 94 Contribution Plan 2010 (as amended) • Development Control Plan 18 – Car Parking Code • Development Control Plan 78 – On-site Sewage Management • Development Control Plan 93 - Waste Minimisation & Management • Development Control Plan 106 – Development on Flood Prone Land
List of All Documents Submitted With This Report For The Panel's Consideration	Attachment A – Development Application Plans Attachment B – Draft Development Consent
Recommendation	Recommended that the application be approved
Report By	James Bonner, Development Co-ordinator

ASSESSMENT REPORT AND RECOMMENDATION

EXECUTIVE SUMMARY

Reason for Consideration by Joint Regional Planning Panel

The submitted development application (DA) has been referred to the Joint Regional Planning Panel pursuant to Part 4 of SEPP (State and Regional Development) 2011 and section 23G(2A) and Schedule 4A(6) of the Environmental Planning and Assessment Act 1979, as the proposal is for an educational establishment with a capital investment value of over \$5 million.

Proposal

The DA seeks approval for an Environmental and Field Studies Centre in association with Trinity Grammar School, comprising an education facility including classrooms, laboratories, student and teacher accommodation (for up to 88 students and 10 staff), and an outdoor field studies area.

Permissibility

The site is zoned RU2 Rural Landscape and E2 Environmental Conservation under Shoalhaven Local Environmental Plan 2014 (SLEP 2014). The educational facility and all associated buildings are located wholly within the RU2 zone with the boardwalks and camping area located in the E2 zone. Environmental facilities, such as boardwalks, are permissible with consent in the E2 zone. The applicant states that the intermittent camping by the students will allow the evening study of the site and nocturnal environment and is consistent with the environmental facility definition.

Educational establishments are not listed as being a permissible use in the RU2 zone and therefore are a prohibited use under SLEP2014. However, SEPP Infrastructure permits with consent the development of educational establishments on RU2 zoned land. The SEPP provisions override the SLEP2014 and therefore the use is permissible with consent.

Main Issues

Bushfire, Flora and Fauna, Traffic impacts

RECOMMENDATION

That, in respect of Regional Development Application RA14/1002 (2014STH021) for a Environmental and Field Studies Centre in association with Trinity Grammar School, comprising an education facility including classrooms, laboratories, student and teacher accommodation and an outdoor field studies area at 335 Woollamia Road, Woollamia - Lot 13 DP 736531, the application be approved, subject to conditions outlined in Attachment 'B'.

ASSESSMENT REPORT

1. Background

The following provides details on pre-lodgement discussions, post lodgement actions and general site history:

Pre-lodgement: A pre-lodgement meeting (i.e. Development Advisory Unit [DAU] meeting) was held with Council staff on 11th June 2014 for the proposal.

Post Lodgement: The application was lodged with Council on 29th July 2014 and included architectural drawings, landscape plan, on-site waste water plan, statement of environmental effects, bushfire assessment report, flora & fauna assessment, flood compliance report, noise impact assessment, and a traffic assessment.

Site history: A review of Council's computer records and files indicates that the subject Lot was created in 1986 (SF5868) by the subdivision of a larger parcel of land. The following development applications have been lodged since the lot was created.

- DA01/2468 – machinery/farm shed – Approved 14/11/01
- DA89/1987 – mobile dwelling – Refused 31/08/89
- DA88/2144 – roadside stall – Approved 04/10/88
- DA88/1304 – dwelling – Approved 17/03/88

2. Subject Site and Surrounds

The site has an area of 40 hectares and comprises a mix of cleared grazing land, wetland and native forest. The site has a frontage to Woollamia Road and backs onto a 20m wide public reserve which adjoins Currumbene Creek. The site falls gradually from the Woollamia Rd frontage to the wetland at which point it is relatively level.

The adjoining properties to the east and west are rural properties of 34 ha and 13 ha with substantial areas cleared for grazing. The lots on the opposite side of Woollamia Road have an area of approximately 2 hectares; they are mostly developed with single dwellings and contain substantial stands of remnant native vegetation. The closest residential dwelling not associated with the proposed development is approximately 190m to the south, on the opposite side of Woollamia Road.

3. Proposal

The DA seeks approval for:

- An educational facility comprising:
 - A general purpose hall for meetings, dining, and wet weather activities;
 - Staff room;
 - Learning spaces;
 - Laboratories;

- Storage for teaching supplies;
- Recreational space; and
- Workshop.
- On-site accommodation comprising:
 - Dormitory bunk style accommodation for a total of 88 students;
 - Single bedrooms and bunk rooms for staff.
- Amenities area comprising:
 - Showers and toilets;
 - Sick bay;
 - Kitchen
 - Cold and general storage area;
 - Laundry.
- Ancillary facilities comprising:
 - Use of an existing building for accommodation for visiting staff;
 - Use of existing carports as a service yard and waste storage; and
 - Waste store.
- Outdoor field studies centre comprising:
 - Raised boardwalks and working platforms;
 - Raised learning platforms.
 - Overnight camping area near Currumbene Creek

The site is to be used by Trinity Grammar during school term for up to 40 senior boys (Year 9) and up to 48 junior boys (Years 4 to 8) with approximately 10 staff on site at any one time. Separate accommodation facilities are provided for both Junior and Senior boys. Refer to **Attachment 'A'** for a copy of the development application plans.

4. Community Consultation

In accordance with Council's Community Consultation Policy, the application was notified as follows:

- Individual property owners within a 500m radius of the site were notified of the proposal. The notification period was from 17 September 2014 to 17 October 2014 (30 days);
- The proposal was notified to the local community group (Huskisson Woollamia Community Voice) and the Huskisson Chamber of Commerce.
- The proposal was advertised in the local press on 17 September 2014 (South Coast Register); and
- The application and supporting documentation were put on display at Council's City Administrative Centre, Nowra as well as on Council's website.

The applicant also held a community consultation meeting for nearby neighbours on 19th July 2014 prior to lodgement of the application.

A total of one (1) submission was received during the exhibition period raising concern about the proposal in regards to Aboriginal heritage. A summary of the submission is as follows:

- No Aboriginal Land Councils have been consulted;
- The site is within the SEPP JBREP area;
- The site is within a sand dune area;
- The site is on and adjacent to a flat area beside a major creek;
- There is permanent fresh water on site;
- There is known Aboriginal cultural heritage all along Currumbene Creek and surrounding hinterlands including middens, artefact scatters, known PADS, scar trees, burial and ceremonial areas.

In response to the issues raised, the applicant submitted an Aboriginal Cultural Heritage Assessment in accordance with the DECCW *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*. The due diligence assessment concluded that the proposal was unlikely to harm any Aboriginal item or place.

5. Statutory Considerations

The following Environmental Planning Instruments (LEPs), State Environment Planning Policies (SEPPs), Development Control Plans (DCPs), Codes or Policies are relevant to this application:

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (SEPP) – Infrastructure 2007
- State Environmental Planning Policy (SEPP) 14 – Coastal Wetlands
- State Environmental Planning Policy (SEPP) 55 – Remediation of Land
- State Environmental Planning Policy (SEPP) 71 - Coastal Protection
- Shoalhaven Local Environmental Plan 2014 (SLEP2014)
- Section 94 Contribution Plan 2010 (as amended)
- Development Control Plan 18 – Car Parking Code
- Development Control Plan 78 – On-site Sewage Management
- Development Control Plan 93 - Waste Minimisation & Management
- Development Control Plan 106 – Development on Flood Prone Land

Additional information on the proposal's compliance with the above documents is detailed in the following section of this report.

6. Statement of Compliance /Assessment

The following provides an assessment of the submitted application against the matters for consideration under 79C of the EP&A Act.

(a) Any planning instrument, draft instrument, DCP's and regulations that apply to the Land

Environmental Planning and Assessment Act 1979

The following clauses/matters contained in EP&A Act, apart from Section 79C, are relevant to this application:

- *Section 91 (What is "integrated development"?)*: The development application requires development consent and an approval under section 100B of the Rural Fires Act 1997 in respect of bush fire safety for development of land for special fire protection purposes. As such, the development as proposed is classified as "integrated development" in accordance with the provisions of this section.
- *Section 91A (Development that is integrated development)*: General terms of approval (i.e. bushfire safety authority) have been sought and obtained from the Rural Fire Service (RFS). The RFS advising in their letter dated 1 December 2014 that they are prepared to issue General Terms of Approval (GTA's). The conditions, as detailed in the GTA's are to be included in any development consent issued.
- *Schedule 4A (Development for which Regional Panels may be authorised to exercise consent authority functions of Councils)*: The development meets the criteria of Clause 6 under this schedule as it is for an educational establishment that has a capital investment value of more than \$5 million and therefore, must be referred to the Joint Regional Planning Panel for determination.

State Environmental Planning Policy (State and Regional Development) 2011

The development is of a class or description included in Schedule 4A of the EPA Act (i.e. educational establishment' that has a capital investment value over \$5 million dollars). As required by this Part, the Council consent functions are to be exercised by a Regional Panel, and as such, the application has been referred to the Southern Joint Regional Planning Panel for determination.

State Environmental Planning Policy (SEPP) Infrastructure 2007

Part 2, Division 3 of SEPP Infrastructure permits with consent, the development of educational establishments on RU2 zoned land. The SEPP provisions override the prohibition in the SLEP2014 and therefore the use is permissible with consent.

State Environmental Planning Policy (SEPP) 14 – Coastal Wetlands

The proposed educational establishment is located adjacent to a SEPP14 wetland and the proposed boardwalks will be located within the wetland. Clause 7 of the SEPP states that a person shall not clear the land, construct a levee on the land, drain the land or fill the land without consent from the Council and the concurrence of the Director.

The definition of clearing of land means the destruction or removal in any manner of native plants growing on the land. The construction of the boardwalks and viewing platforms does not involve the clearing of land as the method of construction does not require the removal of any native vegetation. The applicant has advised that the construction of the boardwalks will not involve any of the items listed in clause 7 and therefore consent is not required under the SEPP.

The boardwalks are to be covered in a mesh grating deck that permits sunlight and water penetration. During the assessment the applicant reduced the width of the boardwalks to further minimise any potential impacts on the native vegetation while still allowing safe access for students. The aims and objectives of the policy are to protect and preserve the wetlands of the State and the proposal is consistent with those aims and objectives.

State Environmental Planning Policy (SEPP) 55 – Remediation of Land

This Policy requires Council to consider whether the land is potentially contaminated from prior land uses. The property has been used for residential purposes and grazing of livestock. Council's records do not identify the property or surrounding properties as being potentially contaminated. A search of Council's records found no reference of any uses that could be a potentially contaminating activity and therefore no further action is required.

State Environmental Planning Policy (SEPP) 71 - Coastal Protection

This Policy requires Council to take certain matters into account when determining a development application that is located in the coastal zone.

The matters for consideration are the following:

(a) *the aims of this Policy set out in clause 2,*

The application is consistent with the aims of the SEPP.

- (b) *existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,*
The proposal does not affect existing public access to the foreshore.
- (c) *opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,*
There are no opportunities to provide new public access to the foreshore.
- (d) *the suitability of development given its type, location and design and its relationship with the surrounding area,*
The design of the development is suitable to the location.
- (e) *any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,*
The development is set back from the foreshore and is unlikely to affect the amenity of the foreshore.
- (f) *the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,*
The development will not impact on the scenic qualities of the coastal foreshore.
- (g) *measures to conserve animals (within the meaning of the Threatened Species Conservation Act 1995) and plants (within the meaning of that Act), and their habitats,*
The development is located within already cleared areas of the site, with only minor works proposed within the SEPP14 wetland with construction methods used that minimise impacts on the wetland.
- (h) *measures to conserve fish (within the meaning of Part 7A of the Fisheries Management Act 1994) and marine vegetation (within the meaning of that Part), and their habitats*
The development is located away from the foreshore and is unlikely to impact on fish and marine vegetation.
- (i) *existing wildlife corridors and the impact of development on these corridors,*
There are no wildlife corridors in the vicinity.
- (j) *the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,*
The development is unlikely to impact on coastal processes or hazards.
- (k) *measures to reduce the potential for conflict between land-based and water-based coastal activities,*
The development will not conflict with land-based or water-based activities.
- (l) *measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,*
There are no identified areas of Aboriginal cultural heritage or places located on site.
- (m) *likely impacts of development on the water quality of coastal waterbodies,*
The development will treat and dispose of effluent off-site and should not impact on water quality.
- (n) *the conservation and preservation of items of heritage, archaeological or historic significance,*
There are no items of heritage on the site.

Clauses 14-16 of the SEPP require consideration of the following additional matters when determining development applications:-

Cl. 14 - Public access

The site does not have direct frontage to the coastal foreshore and the nature of this development will not impede or diminish accessibility.

Cl.15 - Effluent disposal

The site is to be serviced by a pump-out on-site effluent management system utilising a 30,000L septic tank and a 120,000 L holding tank. The effluent management system will be located above the Probable Maximum Flood for the site and will not have a negative effect on water quality. The overnight camping is proposed to be provided with temporary portable toilet facilities that will be removed after each use.

Cl.16 - Stormwater

Roof water is to be captured and stored in a 43,000L rainwater tank for reuse for all potable and non-potable uses. Excess stormwater will be disposed of on-site and will not result in the disposal of untreated stormwater directly into the estuary or wetland.

Shoalhaven Local Environmental Plan 2014

The following clauses are relevant to the application.

The property is zoned RU2 Rural Landscape and E2 Environmental Conservation. The educational facility and all associated buildings are located wholly within the RU2 zone with the boardwalks and camping area located in the E2 zone. Environmental facilities, such as boardwalks, are permissible with consent in the E2 zone. Educational facilities are prohibited in the RU2 zone but are permissible under SEPP Infrastructure.

Clause 5.5 Development in the coastal zone – implement principles in NSW Coastal Policy. The proposal is substantially located on cleared land that is sited approximately 180m from the wetland and 450m from Currumbene Creek. The proposal is appropriate for its location, protects the scenic amenity and environment of the coastal zone, will not discharge untreated stormwater into the estuary of wetland and is consistent with the principles of the Coastal Policy.

Clause 7.1 Acid Sulfate Soils – The objective of the clause is to ensure development does not disturb or expose acid sulphate soils (ASS). The land is identified as potentially having ASS and an ASS assessment was submitted with the application that identifies the probability as being high. An ASS Management Plan has been prepared that identifies strategies for the management of ASS during development. During excavation works any excavated ASS are to be managed by neutralising the excavated material with lime for re-use on site with adequate capping.

Clause 7.2 Earthworks – The objective of the clause is to ensure earthworks will not have detrimental impact on the environment. The earthworks proposed are minor in nature to construct the buildings and are unlikely to have a detrimental impact on the surrounding environment.

Clause 7.3 Flood planning – The buildings and effluent management system will be located above the PMF for the site and therefore there are no flooding risks. The boardwalks will be located on the flood prone, however they are minor structures that are compatible with the land's flood hazard.

Clause 7.5 Terrestrial biodiversity – This clause applies to the land where the wetland is located. The design and construction of the boardwalks and viewing platforms minimises any impact on the natural environment. The structures have been designed to allow sunlight and water penetration which will permit plant growth below them. The purpose of the structures is to allow the students to study the wetland environment. The applicant also submitted a Flora and Fauna assessment which concluded that the development is unlikely to have a significant impact on threatened species.

Clause 7.20 Development within the Jervis Bay region – the proposal will not have a significant adverse impact on the natural or cultural values of the area. In regards to clause 7.20(7) there is a private access road through the wetland which is identified on the Terrestrial Biodiversity Map as land identified as “Biodiversity – habitat corridor”, however the road is existing and only minor works are proposed to it to maintain two wheel drive access to the rear of the property and the works will not have a significant adverse impact. The application was referred to the Jervis Bay Marine Park Authority who requested final design plans for the boardwalk be submitted to the Authority prior to construction works commencing.

Contribution Plan 2010 (as amended)

The Contribution Plan states that contributions for educational establishments are via a merit assessment. In discussions with Council's Strategic Planning section it was agreed that as the applicable projects are only city wide fire and emergency, the fire control centre, s94 admin and not recreational and community facilities then an appropriate method would be using GFA of the buildings at the commercial rate. A review of RA13/1001 for a school at Culburra Beach found that this method was also used in the assessment of that application. The total GFA of the educational facility buildings is approximately 2120m² giving a figure of 10.6 ET's (equivalent tenements). This development will generate a need for additional services and/or facilities as described in Council's Contributions Plan 2010, as itemised in the following table. The Contributions Management & Administration project is capped at 10% of the total of the remaining projects as per Council resolution.

Project	Description	Rate	Qty	Total	GST	GST Incl
CWFIRE2001	Citywide Fire & Emergency services	\$124.22	10.6	\$1,316.73	\$0.00	\$1,316.73
CWFIRE2002	Shoalhaven Fire Control Centre	\$181.73	10.6	\$1,926.34	\$0.00	\$1,926.34
CWMGMT3001	Contributions Management & Administration	\$516.57	10.6	\$324.31	\$0.00	\$324.31
	Sub Total:					\$3,567.38

Development Control Plan 18 – Car Parking Code

Car parking has been provided for 10 cars including one disabled space. A turning area has been provided to enable coaches and service vehicles to enter and leave the site in a forward direction. Dedicated spaces have been provided for 3 mini buses used to transport students. An informal area is available for parent parking on visitor weekends. All parking areas and driveways will be an all-weather gravel surface except for the first 20m of the driveway which will be sealed. A bay has been provided for the effluent tanker which is located next to the septic holding tanks.

Development Control Plan 78 – On-site Sewage Management

Sewer is not available to the site and due to the difficulties with the proximity of the wetland in regards to on-site disposal, the applicant is proposing a pump-out system to be located above the flood level. This system will consist of a 30,000L septic tank with a 120,000L holding tank for effluent. The holding tank will have a storage capacity of approximately 2 weeks and will be pumped out by Council's effluent contractor on a weekly basis.

Development Control Plan 93 - Waste Minimisation & Management

A waste minimisation and management plan (WMMP) for the demolition and/or construction phase of the development was **not** submitted with the application. Any consent to be conditioned that prior to demolition works being undertaken a WMMP is required for those works and the construction works prior to the issue of a Construction Certificate.

Development Control Plan 106 – Development on Flood Prone Land

The applicant submitted a flood compliance report stating that the buildings will be located above the Probable Maximum Flood of 6.1mAHD and only minor works such as the boardwalks and internal roads will be located on flood liable land which will not affect the behaviour of flood waters. Emergency access is directly available from Woollamia Road which is located above the flood height.

(b) Likely impact of that development on the natural and built environment and social and economic impacts in the locality

The development is located primarily in land already cleared of native vegetation which minimise any impact. The buildings will be setback approximately 121m from Woollamia Rd and screened by existing native vegetation and additional landscaping minimising any visual impacts. The boardwalk system is designed to minimise impacts and will be used by the students to study the natural environment. The proposal also excludes stock from the wetland area which will permit the regrowth of native species.

Noise, odour and dust: Noise and dust is expected to be created during construction period and can be adequately addressed by conditions of any consent issued. The submitted noise assessment reviewed the potential noise from the operation of the educational facility and concluded that the proposal will not have an adverse noise impact on the surrounding residences, subject to a further assessment of plant and equipment.

Context and setting: The proposed development is setback from property boundaries with the design of the buildings in context with the rural setting.

Economic impacts: The proposed development will have a positive economic impact during the construction and operational phases.

Bushfire Safety

The subject lot is identified as being bushfire prone land and requires a bushfire safety authority from the Rural Fire Service (RFS). The applicant submitted a bushfire assessment for the education facility buildings and the use of the occasional overnight camping area. The RFS has reviewed the submitted documents and provided General Terms of Approval containing conditions for asset protection zones, water and utility requirements, property access, construction standards and emergency evacuation procedures.

Sediment and erosion control: An erosion and sediment control plan (ESCP) and construction site management plan has been submitted with the development application.

Climate Change: No cumulative impacts are expected in regard to the proposed development that could further contribute to climate change.

(c) The suitability of the site for the development

The site is well suited for the proposal with the wetland being a major educational asset for the applicant as it allows students to study the environment without leaving the site.

(d) Any submissions made in accordance with the Act or the regulations

See the community consultation section above.

(e) The public interest

The proposed development is not expected to have any significant negative impact on the environment or the amenity of the locality and does not conflict with the public interest.

7. Other Issues

The proposed use of an existing building on the site for visiting staff accommodation involves the use of a building that was approved as a shed by DA01/2468. A shed is a class 10A building which is a non-habitable building under the Building Code of Australia (BCA). The proposed use as staff accommodation would change the class of building to a class 1A which is a habitable building. This change of use requires a BCA assessment to be undertaken to determine whether the existing shed is suitable to be used as a habitable building, what upgrade works may be required and whether the building is capable of being upgraded to comply with class 1A requirements. No details have been provided of the proposed change of use and therefore it is unclear whether the building is capable of being upgraded to a class 1A.

The proposed change of use of the shed is not fundamental to the overall development and can be assessed as a separate proposal while still supporting the remainder of the

overall proposal. It is recommended that the change of use not be supported at this stage and it be subject to a separate development application being a change of use from a 10A building to a 1A building to be used by visiting staff.

8. Referrals

Internal:

- **Building Surveyor:** No BCA issues identified. Council not nominated as PCA or issuing construction certificate.
- **Development Engineer:** No objections subject to recommended conditions being included in any consent for driveway and entrance works.
- **Environmental Health Officer:** Further noise assessment once mechanical plant has been determined. Food safety conditions to be included in any consent. Management of Acid Sulfate Soils to be in accordance with submitted ASSMP.
- **Environmental Officer:** No objection to proposed effluent pump out system.
- **Threatened Species Officer:** No objection subject to recommended conditions concerning flora and fauna management. *Note: The recommended conditions restricting the keeping of cats and dogs on the property have not been included in the consent due to the difficulty of enforcing such conditions.*
- **Natural Resources – Flood Unit:** No objections, flood compliance report adequate.
- **Shoalhaven Water:** No objection subject to Shoalhaven Water Development Application Notice being included in any consent.
- **Traffic Unit:** Basic Right turn treatment (BAR) on Woollamia Road required to cater for additional vehicles that will access the site when parents visit every 6-7 weeks.

External:

- **Dept Primary Industries – Fisheries & Jervis Bay Marine Park:** Boardwalk plans to be submitted to DPI for approval prior to issue of CC. Recommendations of Flora & Fauna Report to be incorporated into consent.
- **RMS – Transport:** No objections or recommended conditions.
- **Rural Fire Service:** No objection subject to General Terms of Approval conditions.

9. Options

The JRPP may:

- a) Resolve to approve the application; or
- b) Resolve to refuse the application; or
- c) Write to the applicant requesting them to amend/modify the proposal and subject to the matters being satisfactorily resolved a further report be submitted to the Joint Regional Planning Panel (Southern Region) for its consideration.

10. Conclusion

This application has been assessed having regard to the Matters for Consideration under Section 79C of the Environmental Planning and Assessment Act 1979. Following

a detailed assessment, it is considered that Development Application No. RA14/1002 should be approved subject to suitable conditions being imposed on any issued development consent.

11. Recommendation

That, in respect of Regional Development Application RA14/1002 (2014STH021) for an Environmental and Field Studies Centre in association with Trinity Grammar School, comprising an education facility including classrooms, laboratories, student and teacher accommodation and an outdoor field studies area at 335 Woollamia Road, Woollamia - Lot 13 DP 736531, the application be approved subject to conditions as contained in Attachment 'B'.

Signed: James Bonner, Development Coordinator

Date: 4 December 2014