



Applicant & Developer:
Catholic Diocese of Maitland-Newcastle

Location:
12 Sproule Street, Nelson Bay
Lot 2 DP 216064

Proposal:
Refurbishment and Additions to
existing Primary School.
Including new Administration Block (I) and
Classroom Block (H) to replace
demountable

New Early Education Centre and
Before & After School Care (OOSH) Facility
(Block J)

Relocated staff car park, associated
pathways, and landscaping.

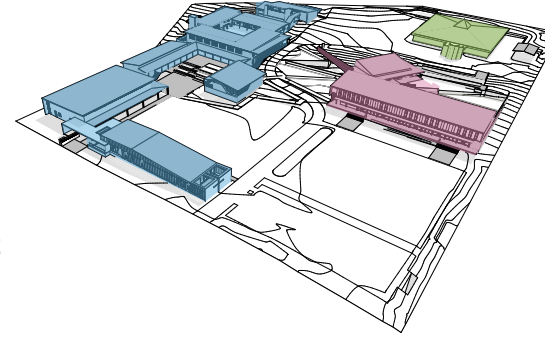
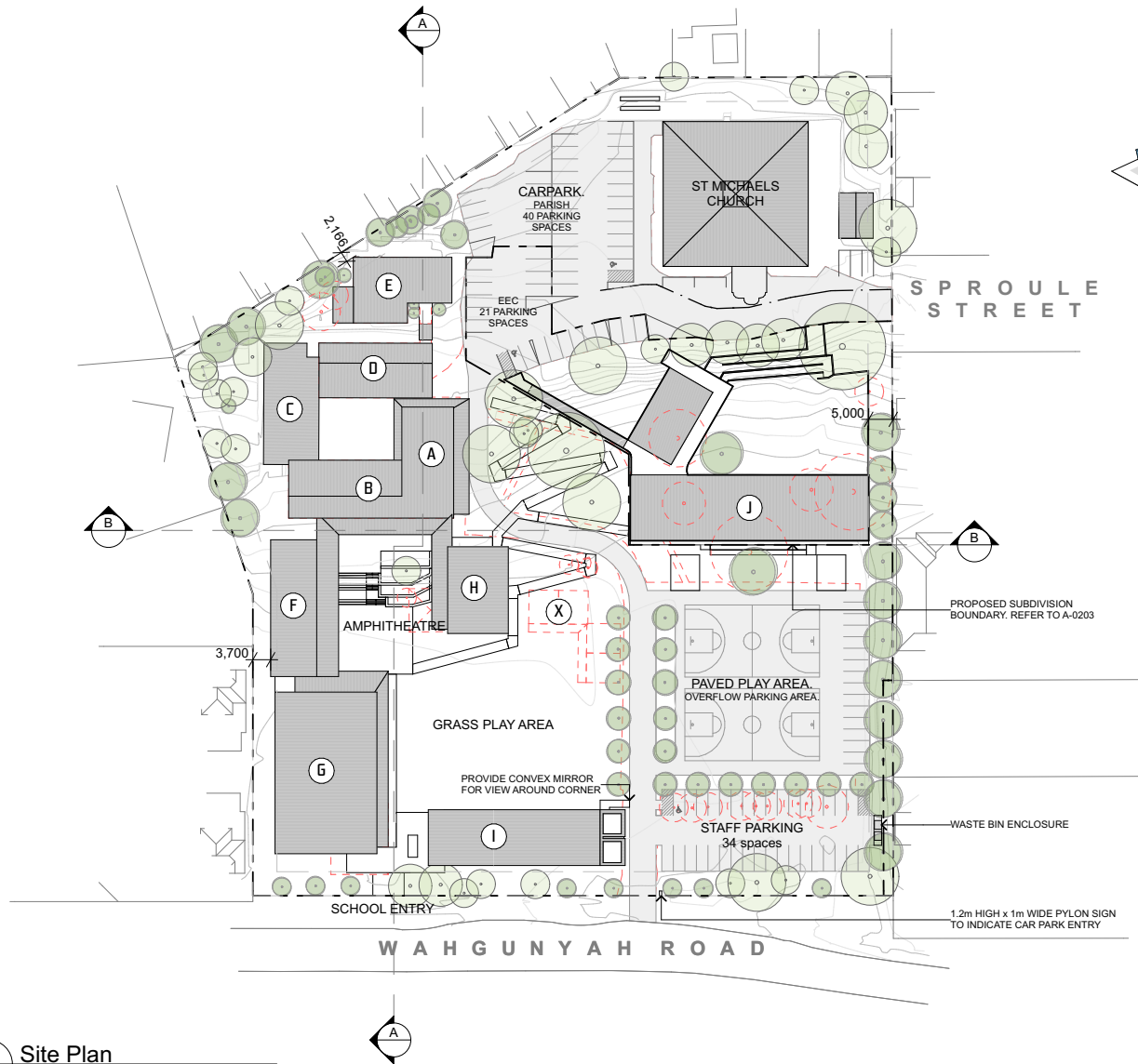




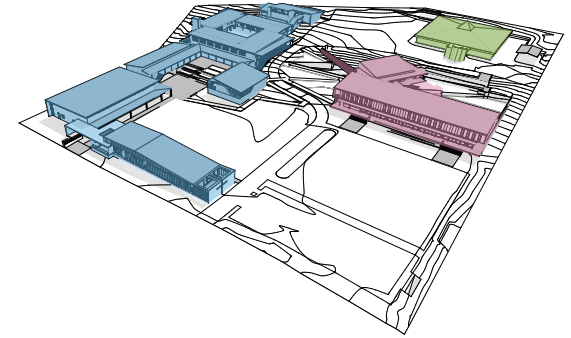
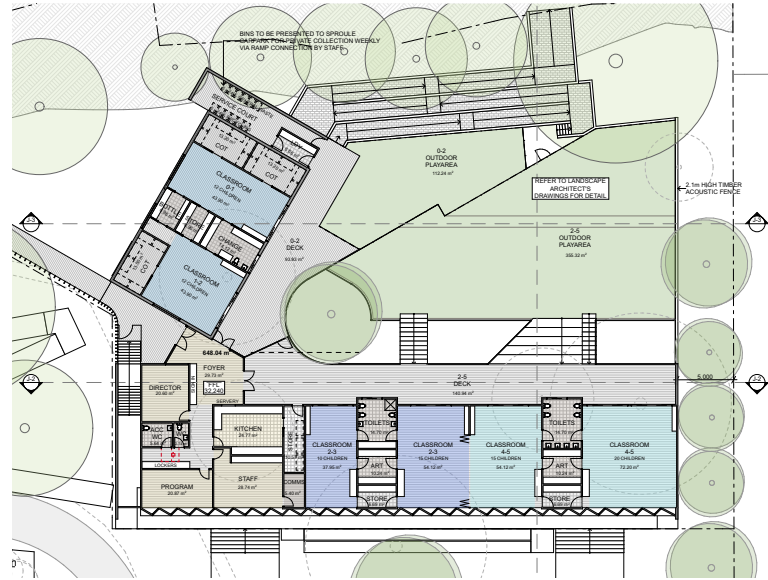
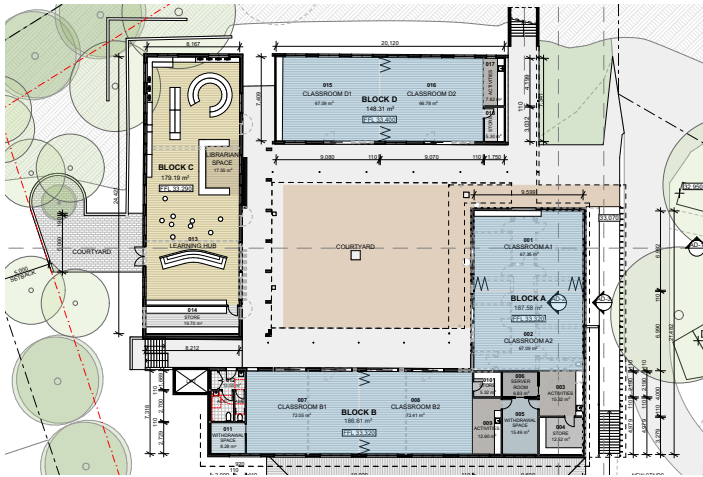
SITE ANALYSIS

- Site slopes moderately/significantly down from north to south
- School buildings need updating internally and external
- Poor function layout
- Poor movement systems
- Residential interface
- Existing staff parking off Sproule St, shared with church
- Church overflow parking on basketball courts off Wahgunyah Street
- Student access from Wahgunyah Street
- Important vegetation in centre of site
- Flooding issue in south

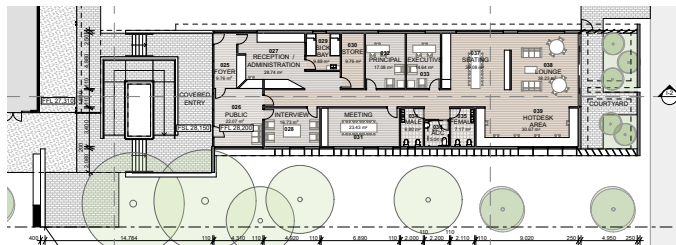
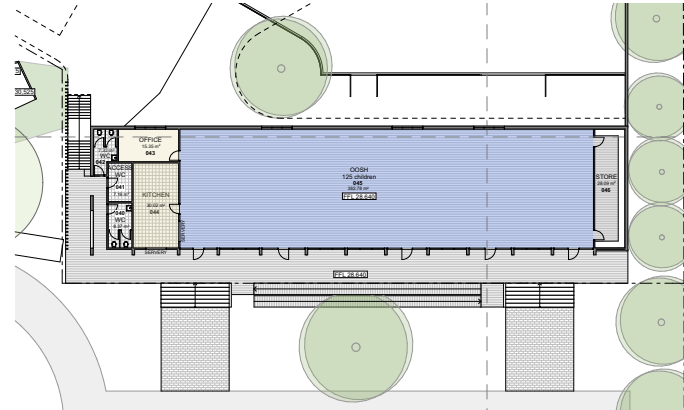
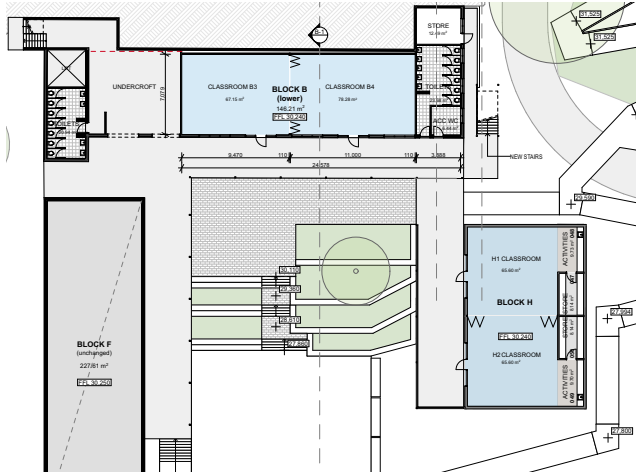
SITE PLAN

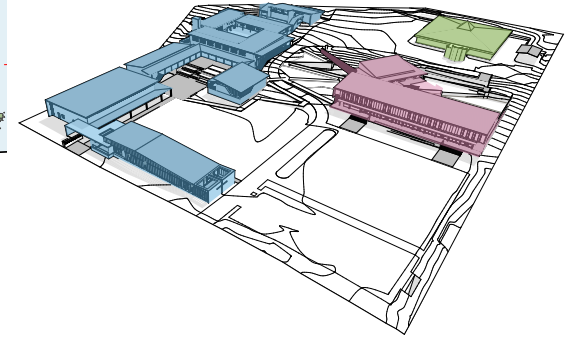
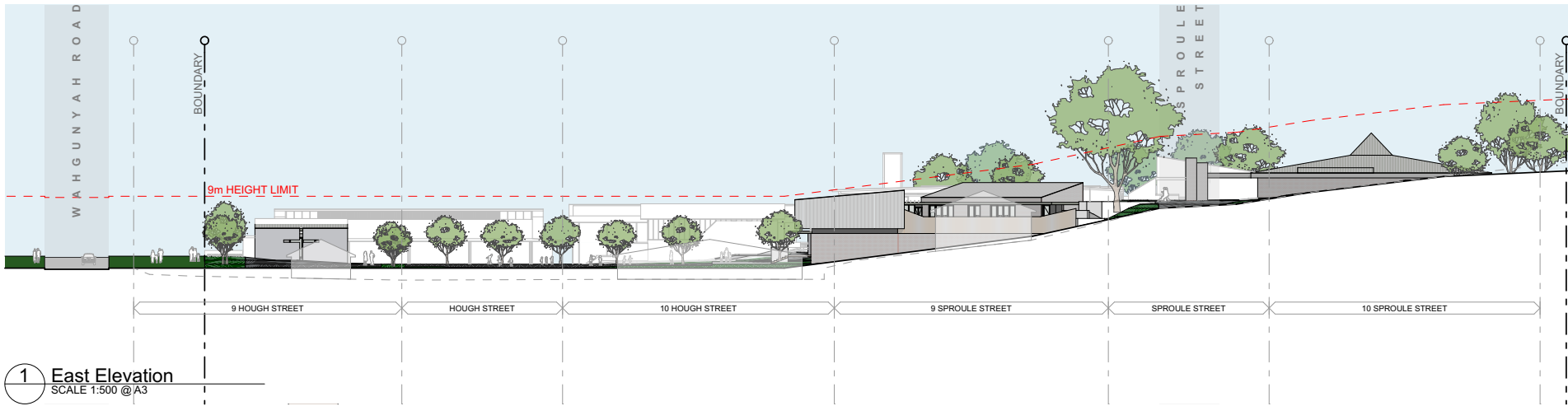


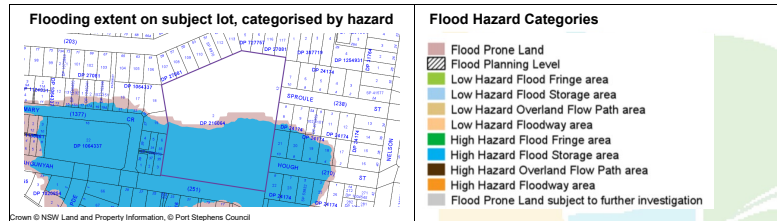
- Block A: refurbishment of administration to teaching spaces
- Block B: refurbishment of teaching spaces
- Block C: refurbishment of teaching spaces to library and outdoor learning area
- Block D: refurbishment of teaching spaces
- Block E: refurbishment and expansion of teaching spaces
- Block F: no change
- Block G: external changes to integrate with block I
- Block H: new building with 2 classrooms
- Block I: new administration block
- Block J: 84 place child care centre, plus OOSH on lower level
- Block X: Demolish/remove existing demountables
- New staff car park in southeast
- Improved movement system within site
- Improved entry



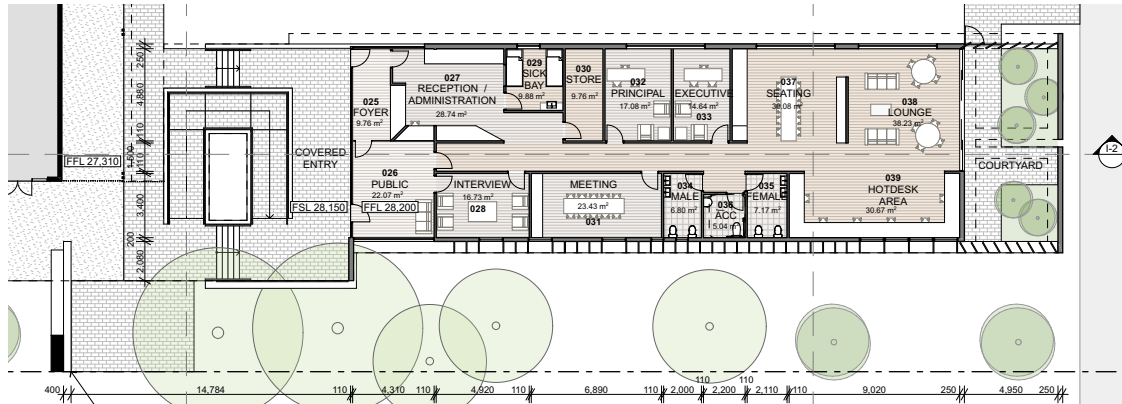
1 SUBMISSION







Information derived from Port Stephens Council 2017, *Overland Flow GridFlow Surfaces*, Advisian, North Sydney.

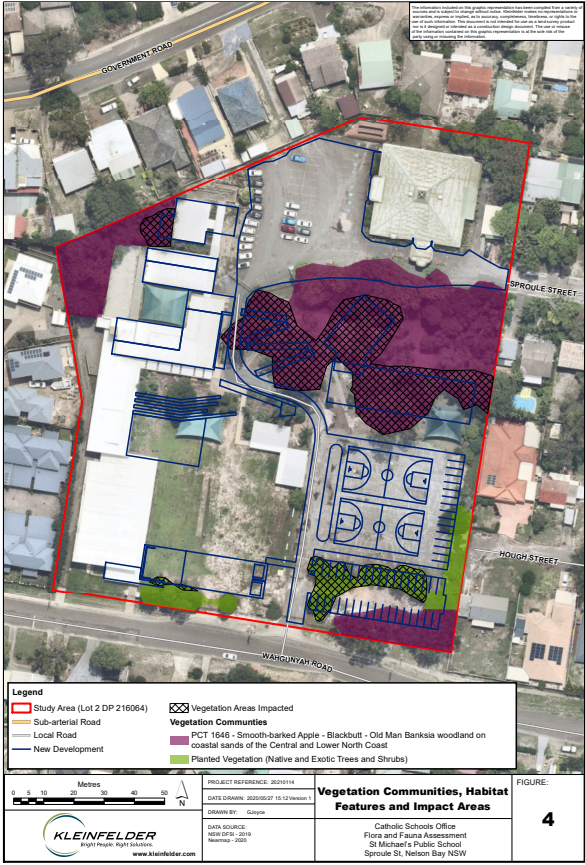
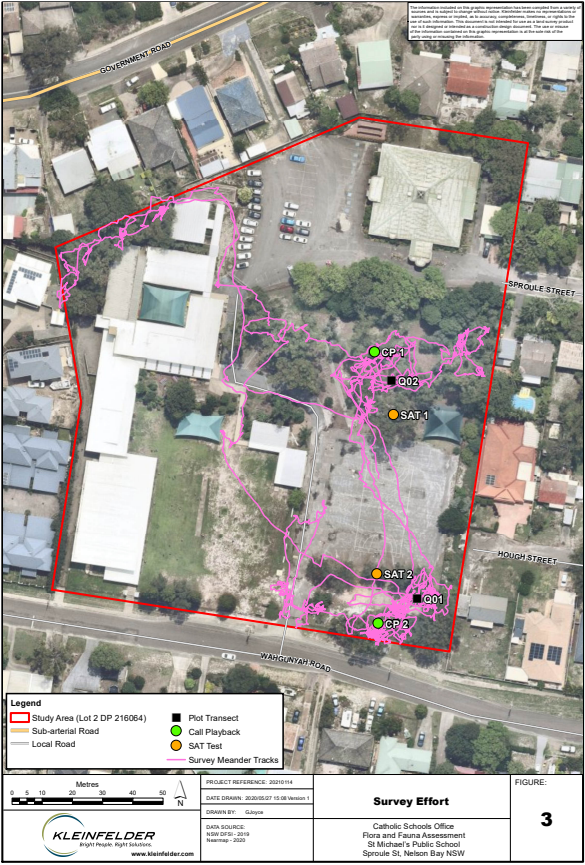


FLOODING

- Flood planning level 28.2 m AHD (PMF)
- Adaptable minimum floor level 28.2 m AHD (0.5m above 1%)
- High hazard flood storage
- Administration building floor level complies

FLORA & FAUNA

- Biodiversity and Arborist review
- Some mature trees are proposed to be removed (approximately fifteen)
- None of these trees contain hollows
- No Koalas, or evidence
- BOS clearing threshold for the site will not be exceeded.
- Unlikely to cause a significant impact to any threatened
- species, populations or ecological communities listed under the BC Act.
- Mitigation measures proposed



ACOUSTIC

- An acoustic report has been undertaken with the below acoustic fencing requirements to provide acoustic separation to adjoining residents.

Site Plan - Security/Fencing


- 1.8m HIGH COLORBOND BOUNDARY FENCE
- 1.8m HIGH COLORBOND ACOUSTIC FENCE
- 2.1m HIGH TIMBER ACOUSTIC FENCE
- 1.8m HIGH OPEN METAL PALISADE FENCE



TRAFFIC

- Road network has sufficient spare capacity to cater for the additional traffic without adversely impacting on the mid-block levels of service (LoS)
- Sidra Intersection modelling of Church Street / Tomaree Street Stop Sign Controlled 4 Way Cross Intersection and the Nelson Street / Wahgunyah Road Give Way Controlled T-Intersection has shown no adverse impact
- 61 on-site car parking spaces for the child care centre and church via Sproule Street
- 32 on-site car parking spaces for the primary school staff
- The 8 space deficiency in the Sproule Street car park is a justified variation to the DCP as the peak demand period for the church and the child care centre do not coincide.

Pre-Lodgement Meeting

<div> Pre-Lodgement Meeting Minutes</div>	
PROPERTY DETAILS	
Property Address	12 Sproule Street NELSON BAY
Lot and DP	LOT: 2 DP: 216064
Current Use	Education Facility - St Michael's School
Zoning	R2 LOW DENSITY RESIDENTIAL
Legislation/Policy	State Environmental Planning Policy (State and Regional Development) 2011; State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; State Environmental Planning Policy No. 55 – Remediation of Land; State Environmental Planning Policy No. 64 – Advertising and Signage; State Environmental Planning Policy (Coastal Management) 2018; State Environmental Planning Policy (Koala Habitat Protection) 2019; Port Stephens Local Environmental Plan 2013; and Port Stephens Development Control Plan 2014;
Site Constraints	Acid Sulfate Soils – Class 5; Koala Habitat Planning Map – Clear; SEPP (Coastal Management) 2018 – Coastal Zone Combined Footprint Stormwater Drainage Requirement Areas; Combined Corridor Map; NSW Wildlife Atlas – Fauna;
MEETING DETAILS	
Date:	4 May 2020
Time:	3:00pm

ISSUED RAISED

- Privacy & acoustic Issues to neighbours
- Minimise height of retaining walls
- Ensure accessibility is improved
- Flora & fauna investigation prior to removal of vegetation. Retention and offsetting of landscape where not possible encouraged by Council.
- Traffic impacts and shared parking arrangements with the shared driveway to overflow parking
- Stormwater quality
- Flooding impacts

Further Considerations/Questions

