

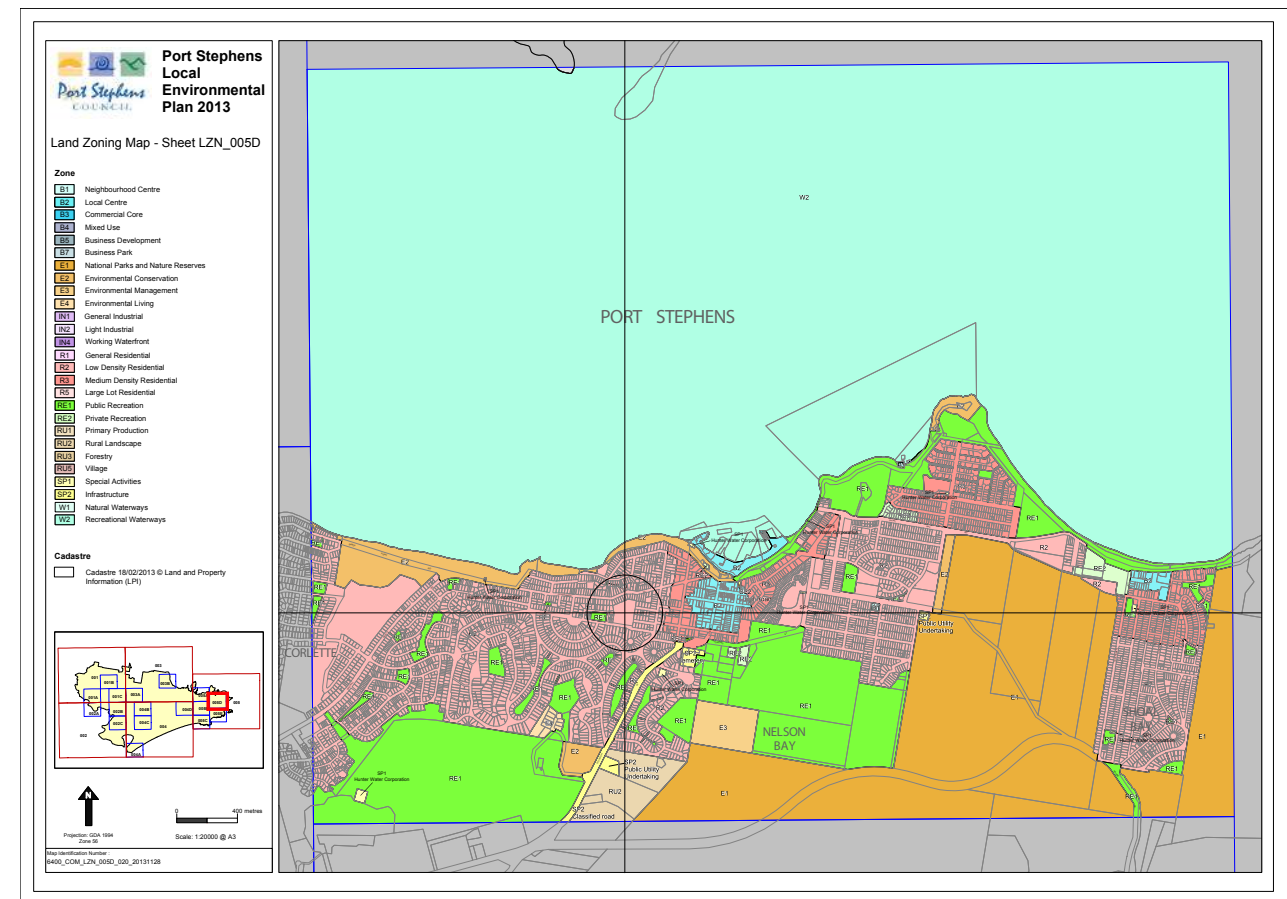
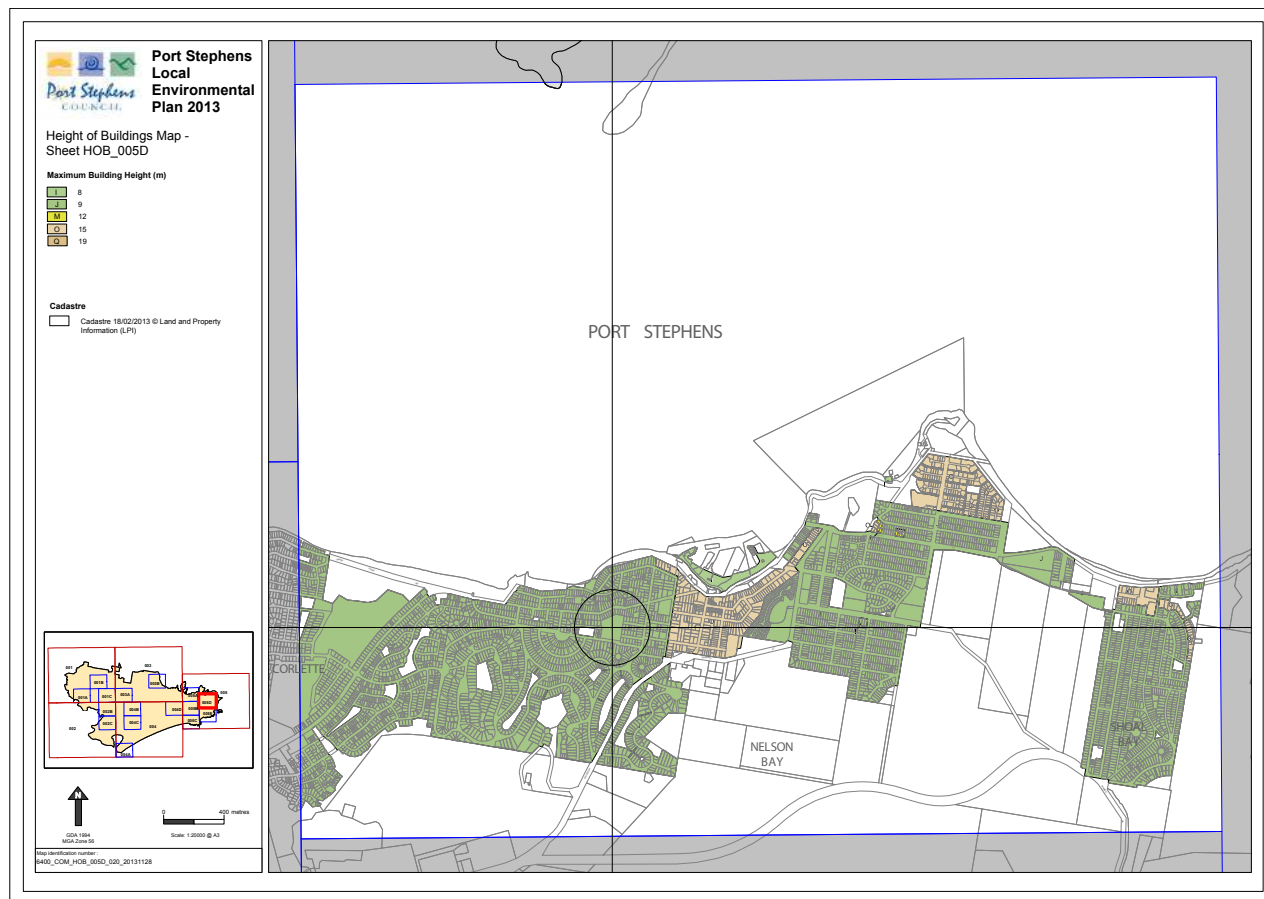
St Michaels Nelson Bay

12 Sproule Street
Nelson Bay
NSW 2315
Lot 2 DP216064

DA SUBMISSION
06th October 2022



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Local council: Port Stephens Council
Land Zoning: R2 Low Density Residential
Height Limit: 9m

...

Site Location

St Michael's Parish and Primary School is located in Sproule Street, Nelson Bay identified as Lot 2 DP 216064.. The site is within the Nelson Bay West Precinct 'Wahgunyah Neighbourhood' as identified by Port Stephens Council.

The precinct is predominately low scale residential located 1km west of the Nelson Bay Town Centre, residential properties neighbour the site to the eastern, western and northern boundaries with Wahgunyah Road along the southern boundary.

Access to the site is from Sproule Street to the north and Wahgunyah to the south. Both roads are classified as local streets.

The site has a significant fall from north to south of between 10-12m with the school and parish facilities located over about 4 defined levels in the site. The existing development is a mixture of single and two storey buildings that reflect the existing built context of the area.



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Site Location
drawing #
A-0003
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Site Analysis

The site currently accommodates the St Michaels Catholic Church & Parish offices in the north east corner of the site with a 61 car park located adjacent to the church accessed via Sproule Street.

The school entry and administration office is located within Block A located to the western side of the car park. The original school buildings were four (4) classroom blocks (Blocks A, B, C & D) located around a quadrangle. The Library building (Block E) was a later addition to the north of Block D. In 2010, additional classrooms (Block F) and new school hall (Block G) were built which created a new school presence to Wahgunyah Road.



1 Site Analysis
SCALE 1:1000 @ A3

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North Point

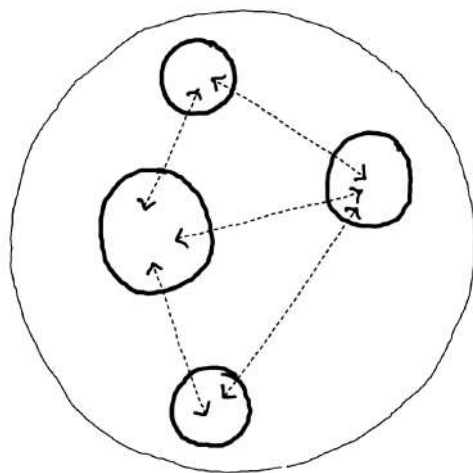


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Site Analysis
drawing #
A-0004
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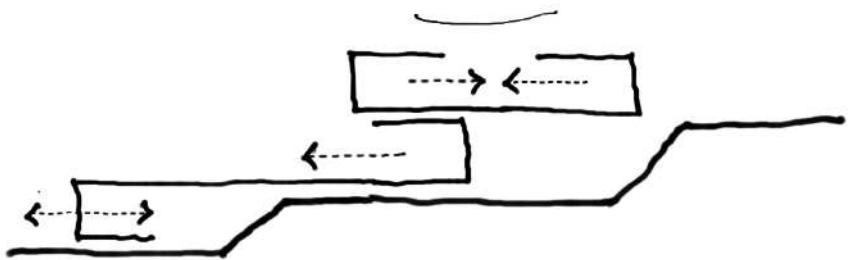
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Key Principles



1. CONNECTIVITY

- Create better connections throughout the site with key node points
- Enhance connectivity between indoor and outdoor learning environments
- Create stronger connectivity between classrooms



2. RESPONSE TO SITE

- New and altered built form to engage with site by responding to topography and landscape
- Resolve site levels thoughtfully through the use of ramps, terracing and landscape elements
- Celebrate the positive site attributes (natural setting, topography)



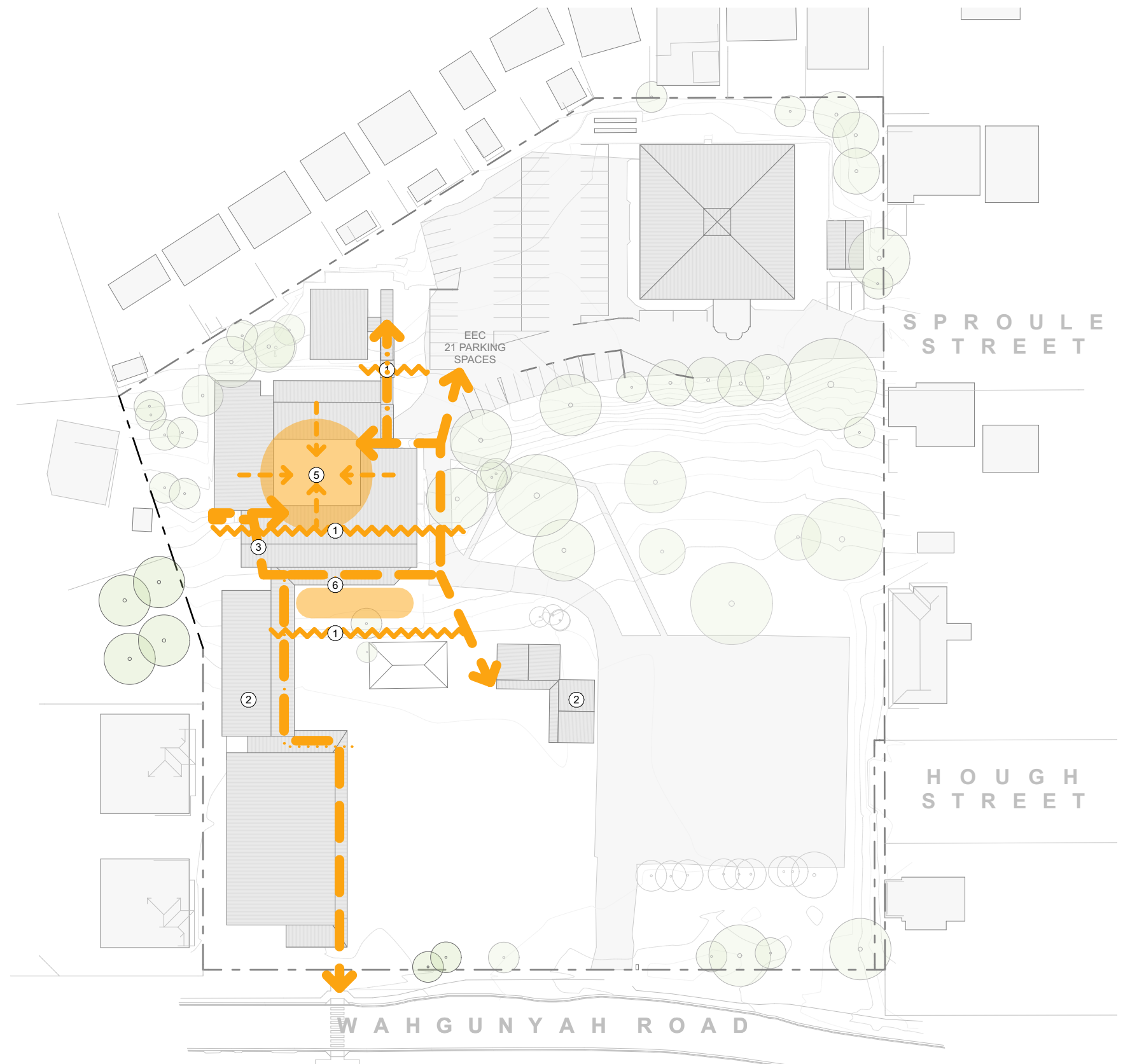
3. IDENTITY

- Create clear entry points for the various site uses
- Create iconography through the new built form
- Create a clear front of house to the school to identify as main street address

Existing Site Conditions

CONNECTIVITY

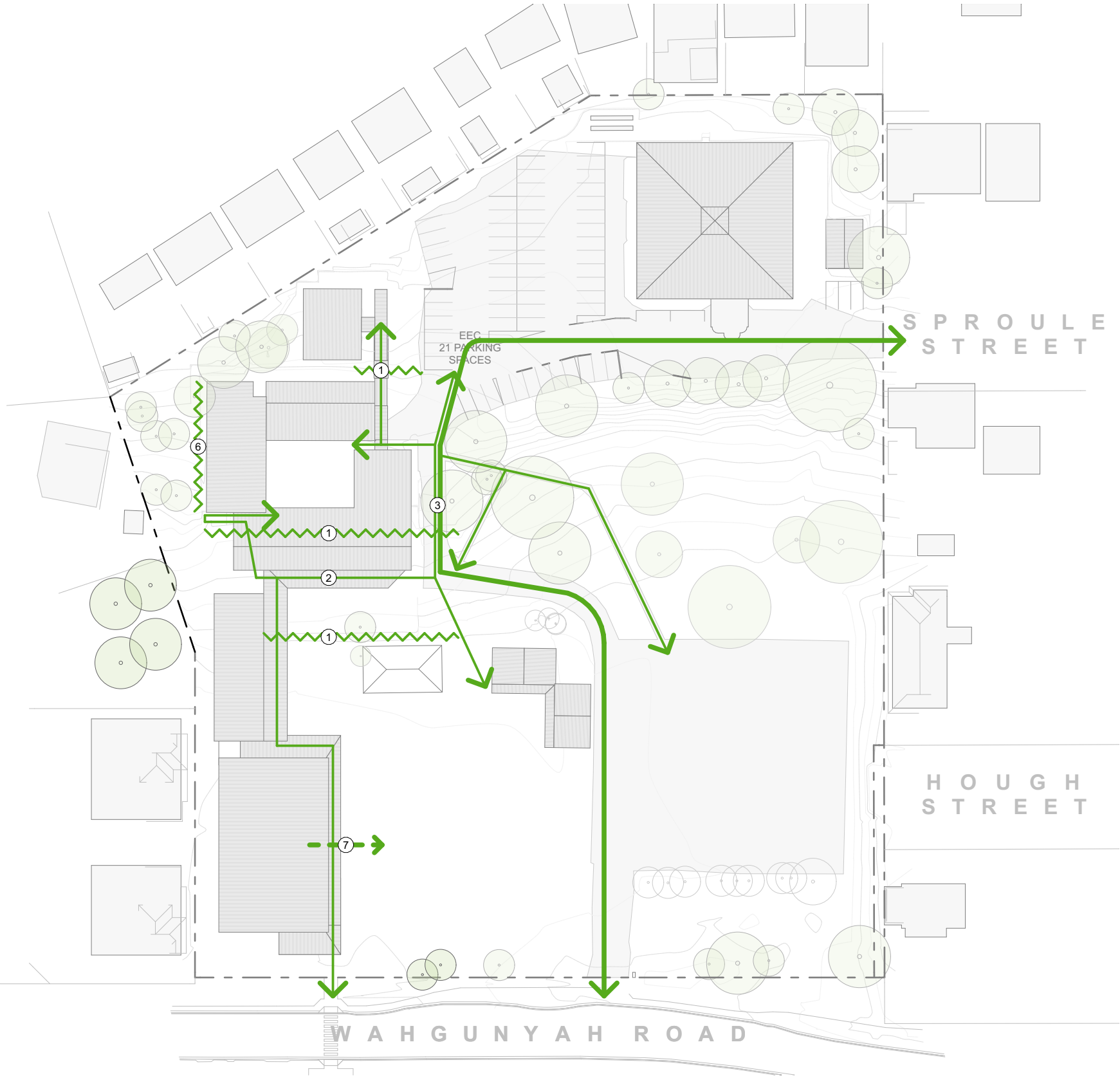
- ① No disabled access though site
- ② Isolated buildings (lower level of Building F, Building E & Block H)
- ③ Tight and convoluted pathways to traverse the site (undercroft connection from Block B lower to A,B,C,D)
- ④ School grounds are under-utilised and in some areas disconnected
- ⑤ Blocks A, B, C and D activate well into the central courtyard
- ⑥ Underside of Block B integrates well to external learning



Existing Site Conditions

RESPONSE TO SITE

- ① No accessibility for people with a disability
- ② Disparate pathways throughout
- ③ Conflicts between dual use of site (carparking and roads)
- ④ Existing buildings dont engage with the site
- ⑤ Existing built form doesn't 'celebrate' the site
- ⑥ Lack of connection to external environment
- ⑦ Hall opens to play space well

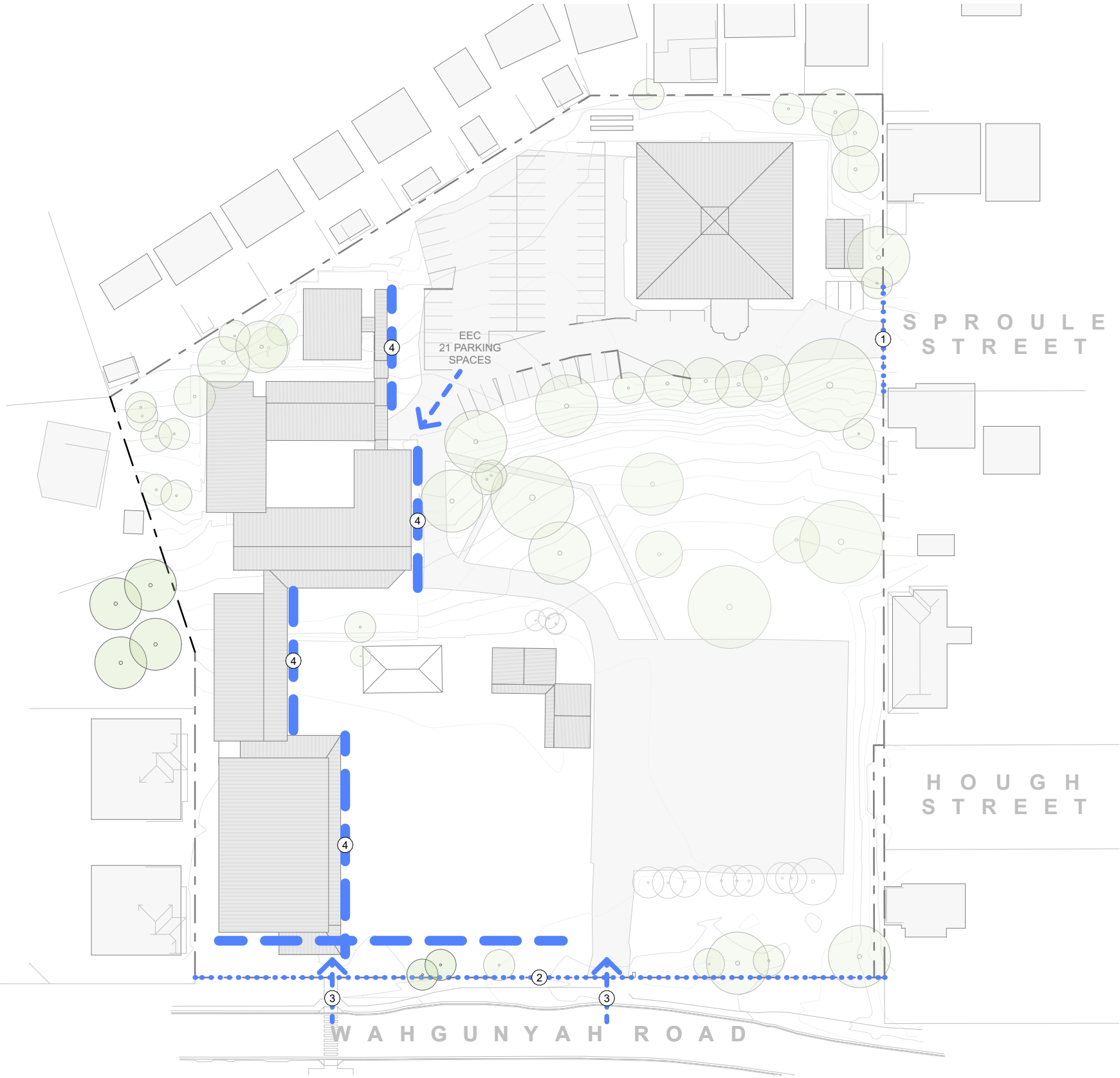


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Existing Site Conditions

IDENTITY

- ① Poor definition of street address from Sproule Street
- ② Poor definition of street address from Wahgunyah Road
- ③ Weak entry from Wahgunyah Road
- ④ Lack of cohesion in school buildings
- ⑤ Iconography missing throughout

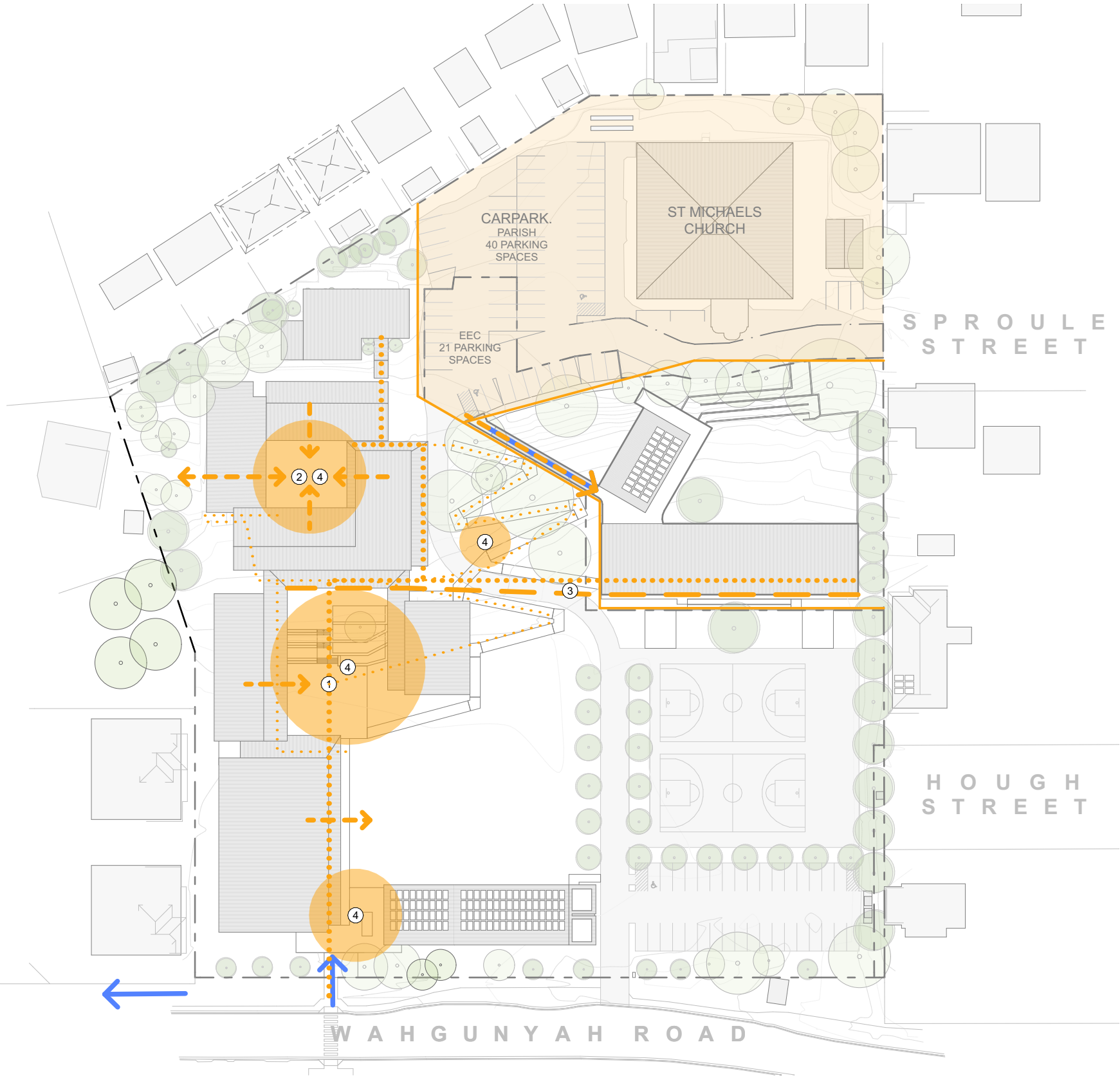


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Proposed Site Strategy

CONNECTIVITY

- ① Create clear line of access through site.
- ② Enhance and expand the successful central courtyard to Blocks A-D.
- ③ New built form (Administration Building and Early Education Centre / OOSH Building) to create new edge to unify school grounds.
- ④ Series of interconnected nodes form new congregation areas.

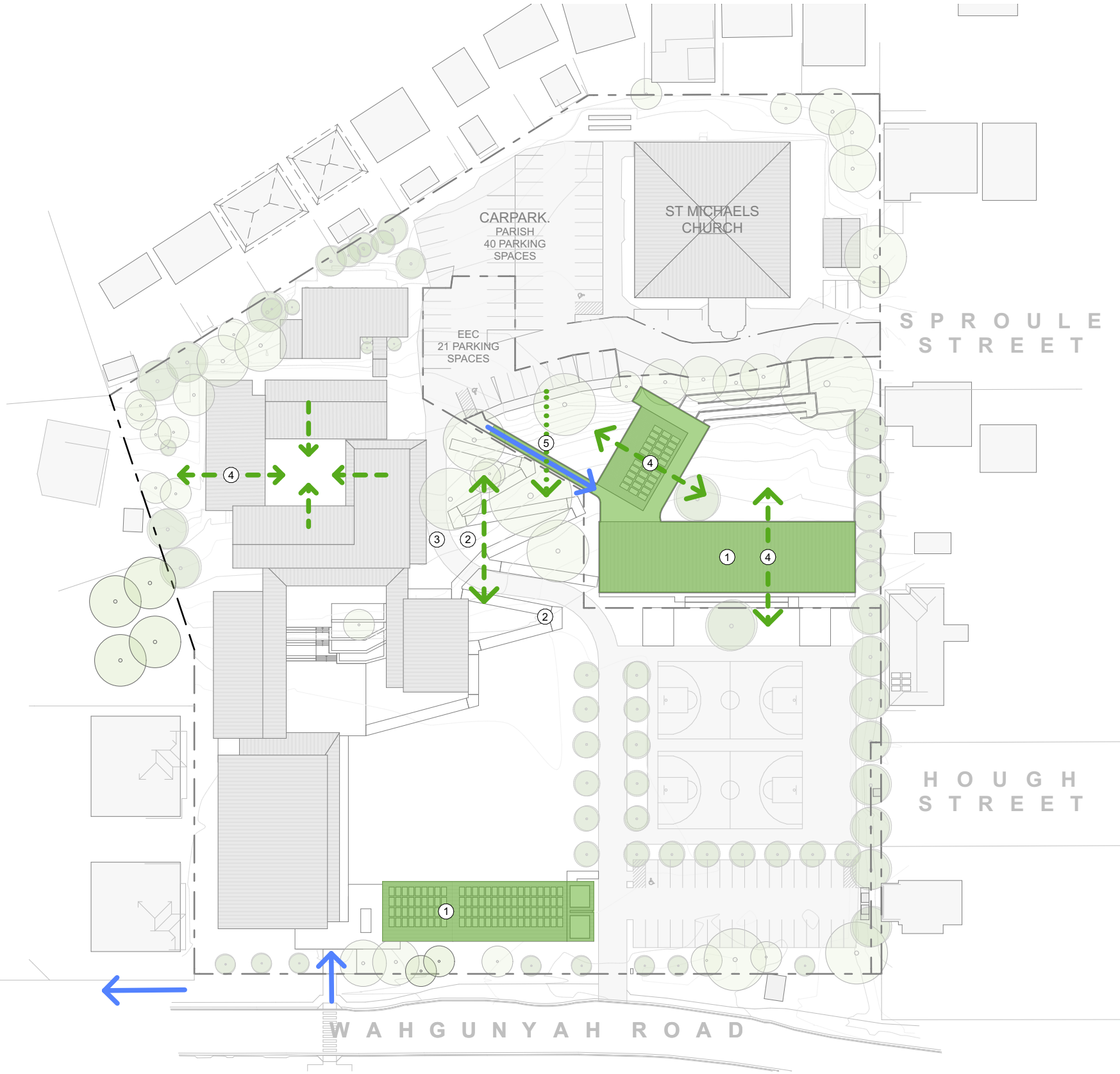


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Proposed Site Strategy

RESPONSE TO SITE

- ① New built form to recognise and celebrate site topography.
- ② Landscape ramping and pathways to provide equitable access on desire lines.
- ③ Current pedestrian / vehicular conflict to be upgraded as clearly defined shared zones.
- ④ Existing and new building forms to engage to site.
- ⑤ Ensure adequate response to stormwater runoff from parish carpark. See engineer's drawings for detail.

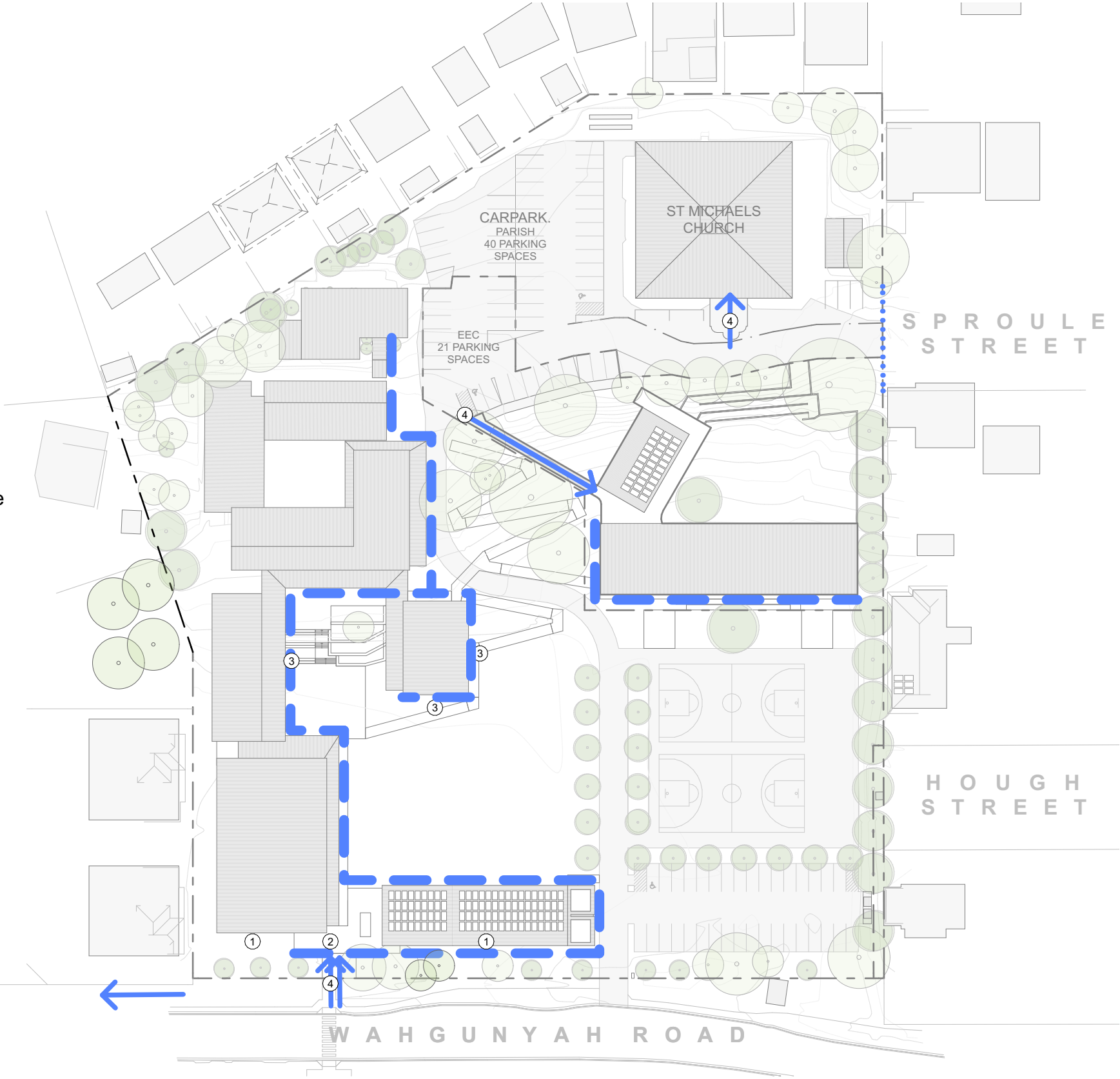


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Proposed Site Strategy

IDENTITY

- ① New admin building and upgrade to facade of Block G provides opportunity for iconography for the school though built form.
- ② Integrated covered entry and signage creates clear school entry on Wahgunyah Road.
- ③ Upgrade to existing building facades, new built form allows a consistent architectural language throughout the school.
- ④ Clearly defined entry points for user groups (Primary School, Early Learning Centre & Church)



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Site Plan

BLOCK A
Refurbishment of administrative space to become teaching spaces to meet current functional area and teaching standards.

BLOCK B
Refurbishment of teaching spaces to meet current functional area and teaching standards.

BLOCK C
Refurbishment of teaching spaces to form a library and Covered Outdoor Learning Area (COLA).

BLOCK D
Refurbishment of teaching spaces to meet current functional area and teaching standards.

BLOCK E
Refurbishment and extension of Library to create two new classrooms to meet current functional area and teaching standards.

BLOCK F
Block F proposed to remain unchanged. Change use of single lower classroom to Learning Support

BLOCK G
Proposed to remain unchanged internally, with some external modifications to integrate with the proposed Block I

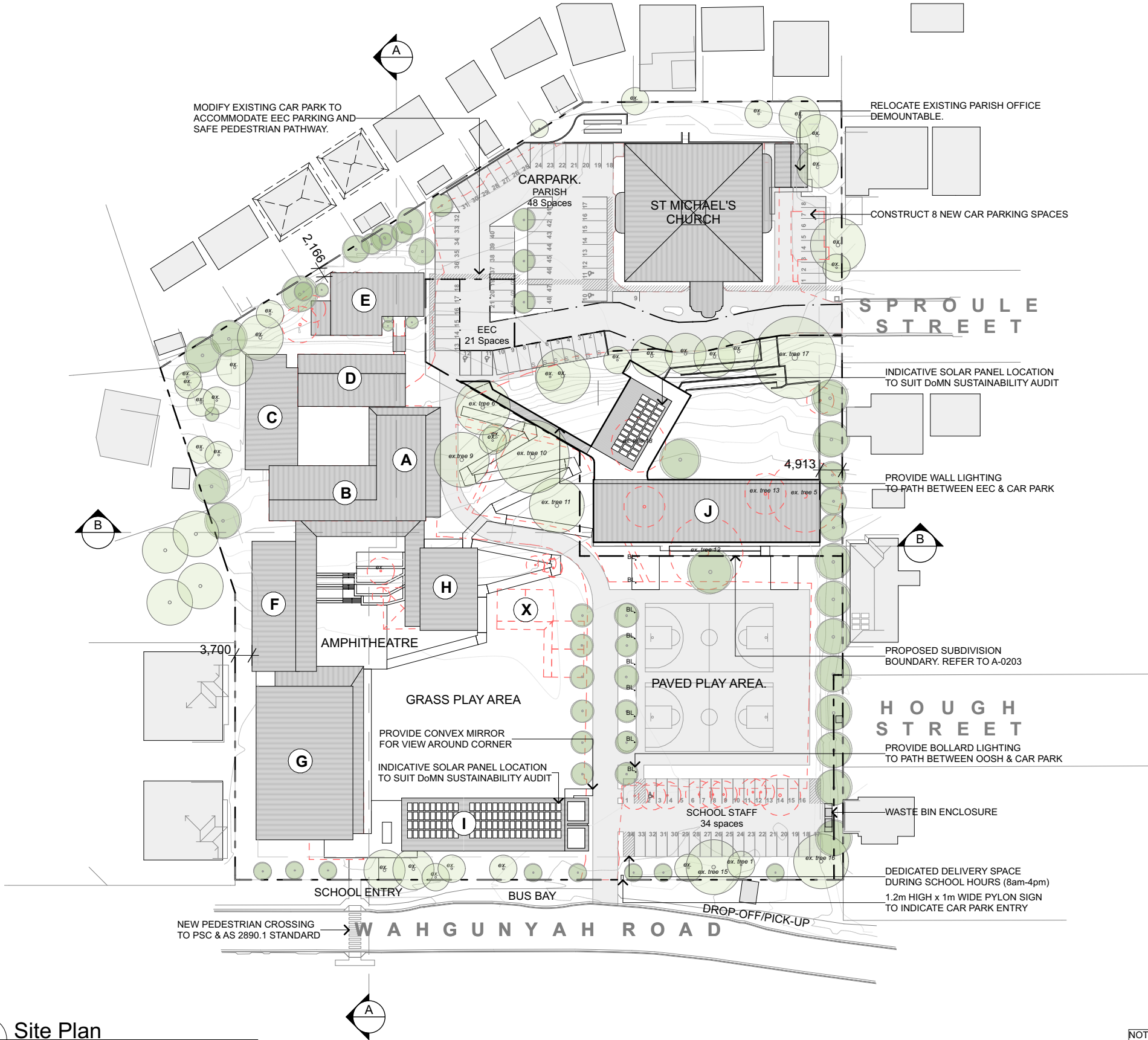
BLOCK H
A new Block H is proposed with 2 new classrooms and associated support spaces

BLOCK I
Construction of a new administration block, including, but not limited to, reception, meeting rooms, offices, staff room, male and female amenities, store rooms and outdoor staff area.

BLOCK J
New purpose built 84 place early education centre accessed from the carpark adjacent to St Michaels Church. The lower level (or undercroft) is to incorporate a space that is suitable for an Out of School Hours (OOSH) facility.

BLOCK X
Existing demountable classrooms to be removed.

ST MICHAELS CHURCH
Building to be unchanged. Associated carpark to be re-asphalted with new line markings and new lights.



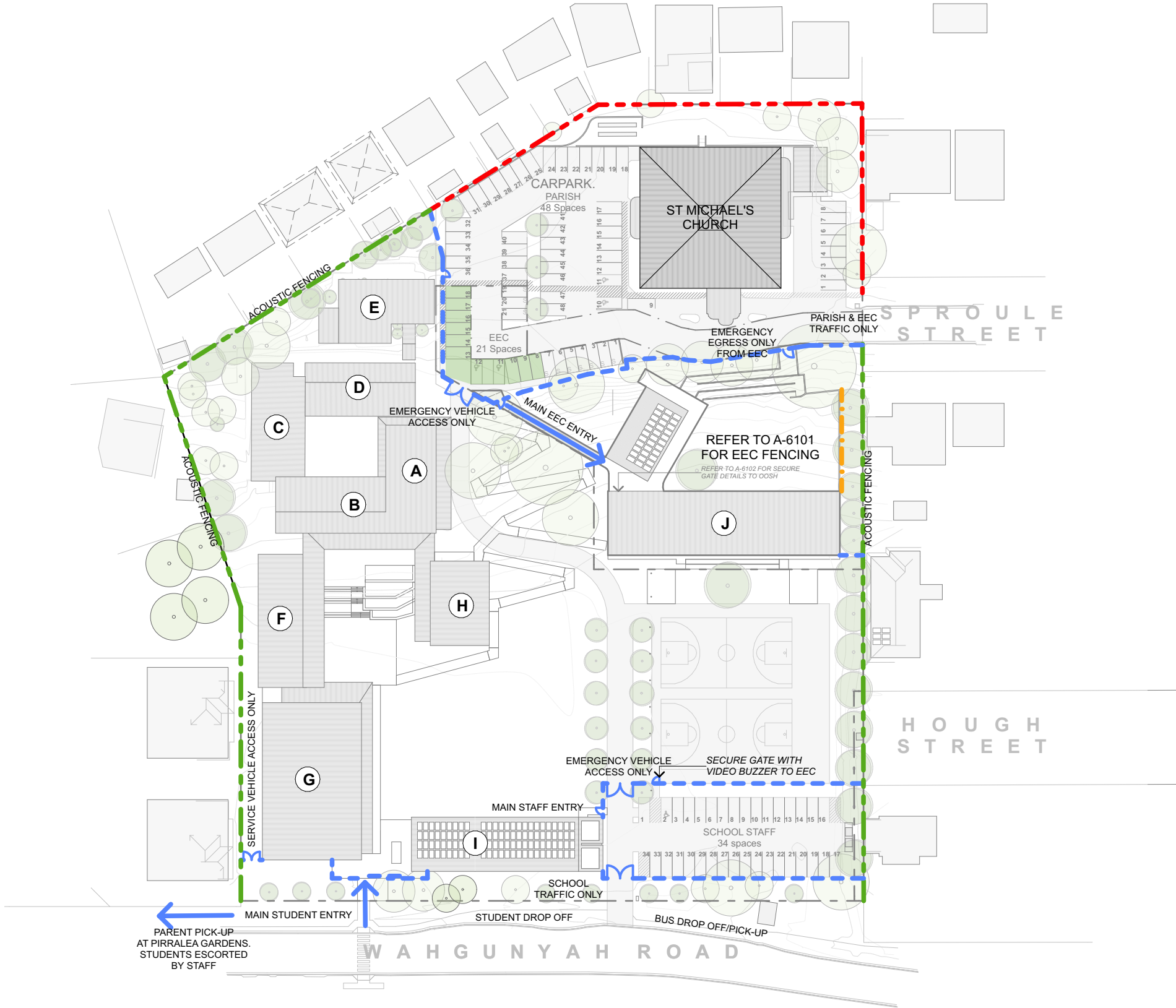
1 Site Plan
SCALE 1:1000 @ A3

NOTE:
CAR PARK LIGHTING TO BE PROVIDED
TO COMPLY WITH AS1680



Site Plan - Security/Fencing/Traffic

- 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

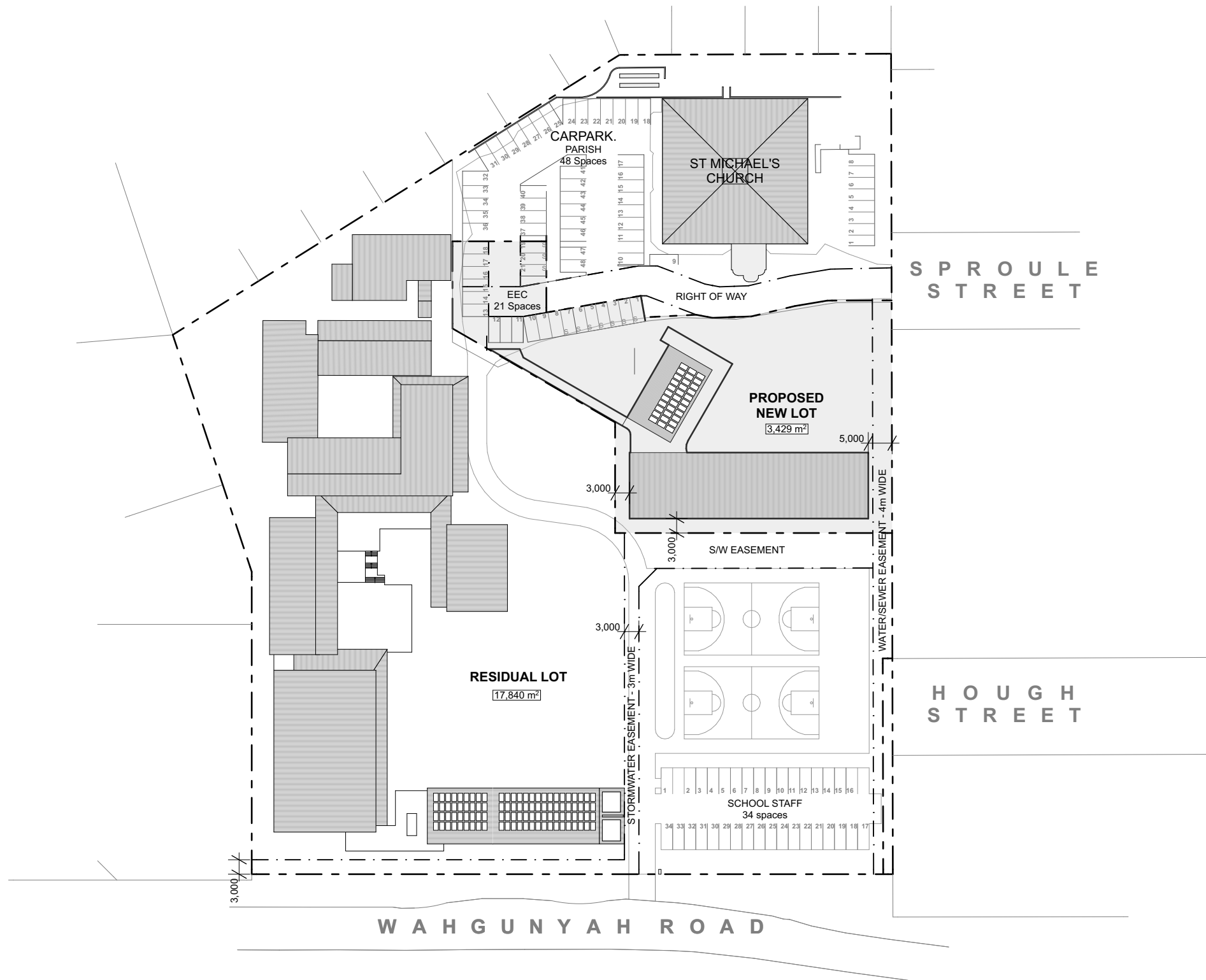


1 Site Plan - Security/Fencing/Parking
SCALE 1:1000 @ A3

NOTE:
CAR PARK LIGHTING TO BE PROVIDED
TO COMPLY WITH AS1680

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1 Concept Subdivision Plan
SCALE 1:1000 @ A3

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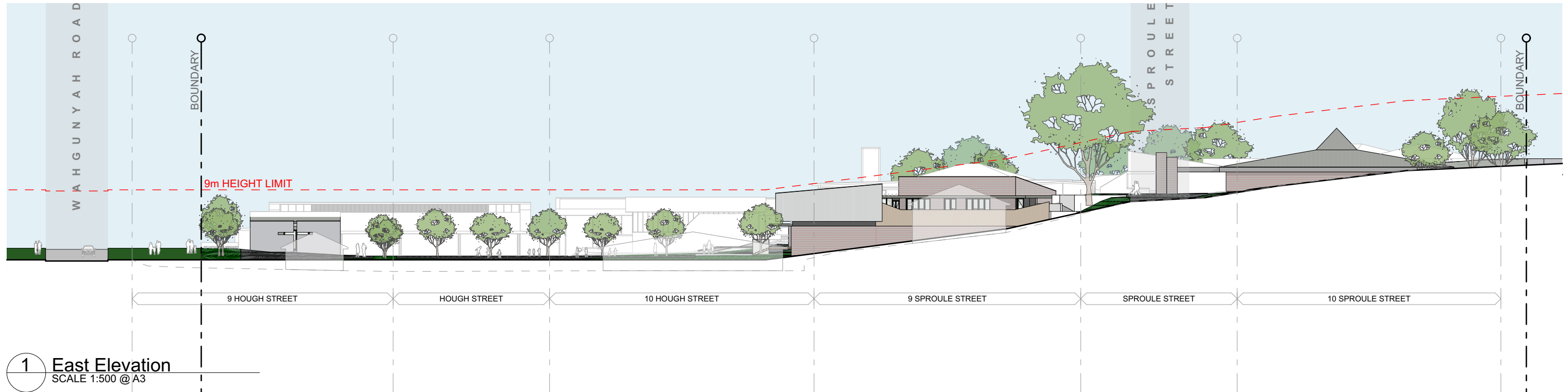
Concept Subdivision Plan

drawing #
A-0203

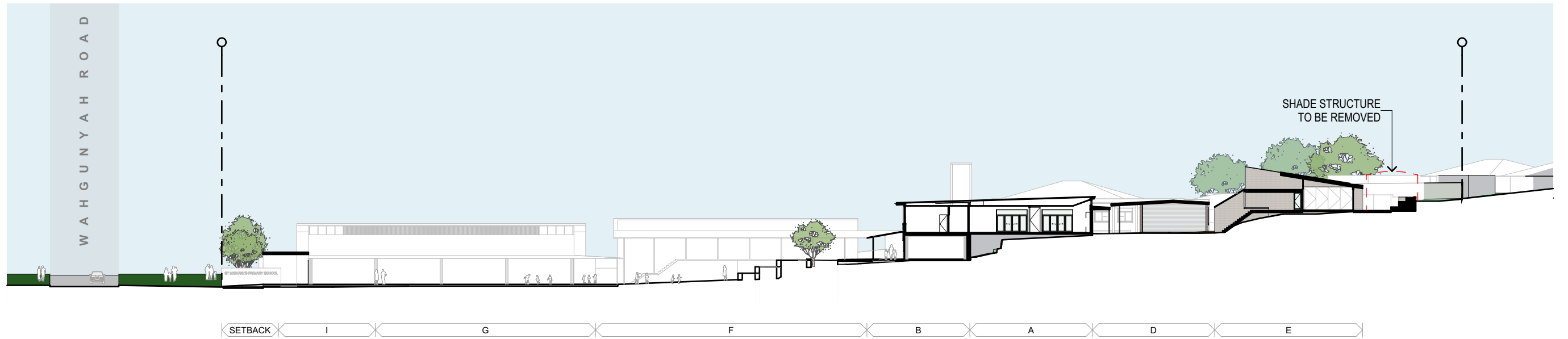
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1 Site Section A
SCALE 1:500 @ A3

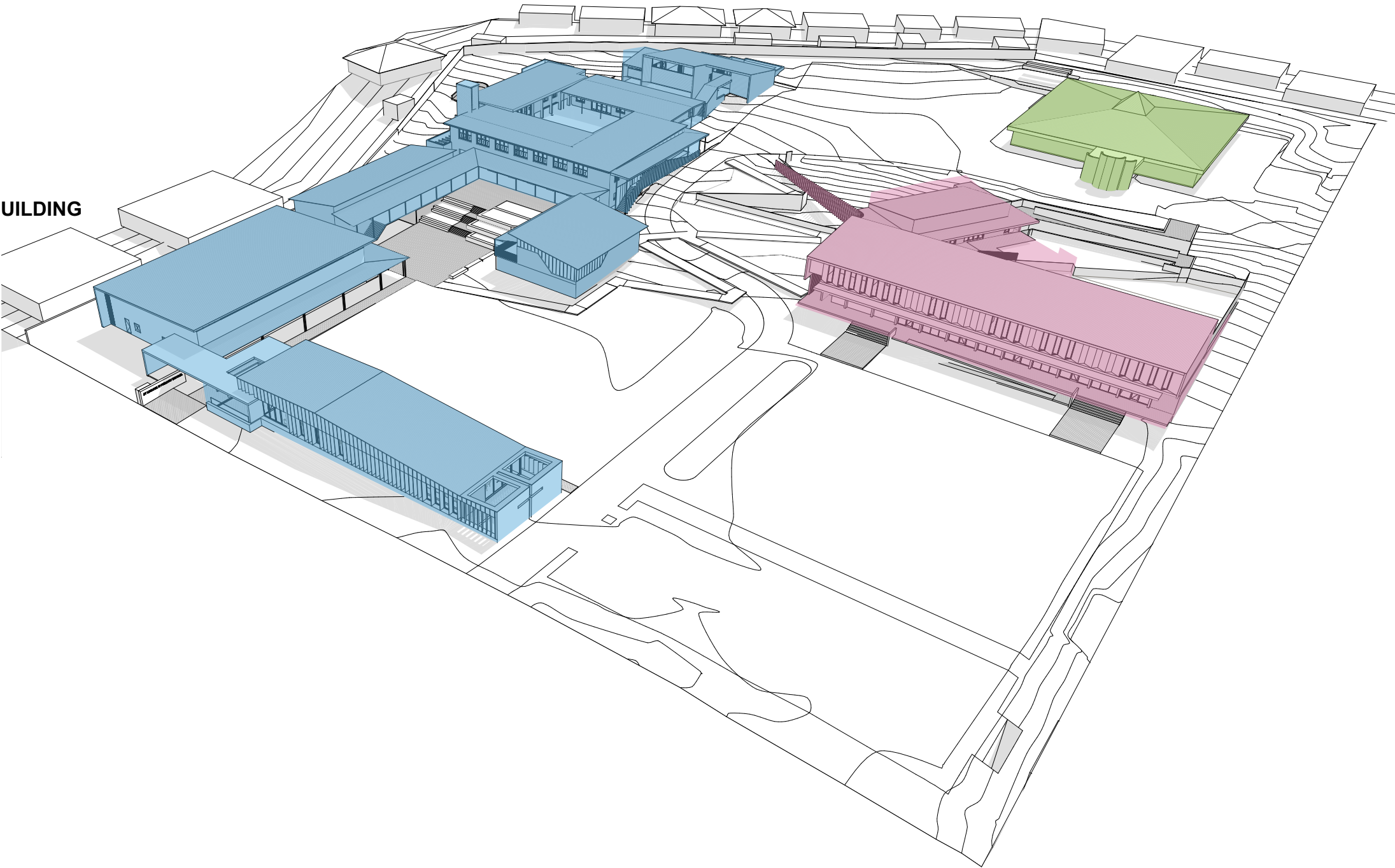


2 Site Section B
SCALE 1:500 @ A3

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Site Plan

- SCHOOL BUILDINGS
- EARLY EDUCATION CENTRE & OOSH BUILDING
- PARISH BUILDING



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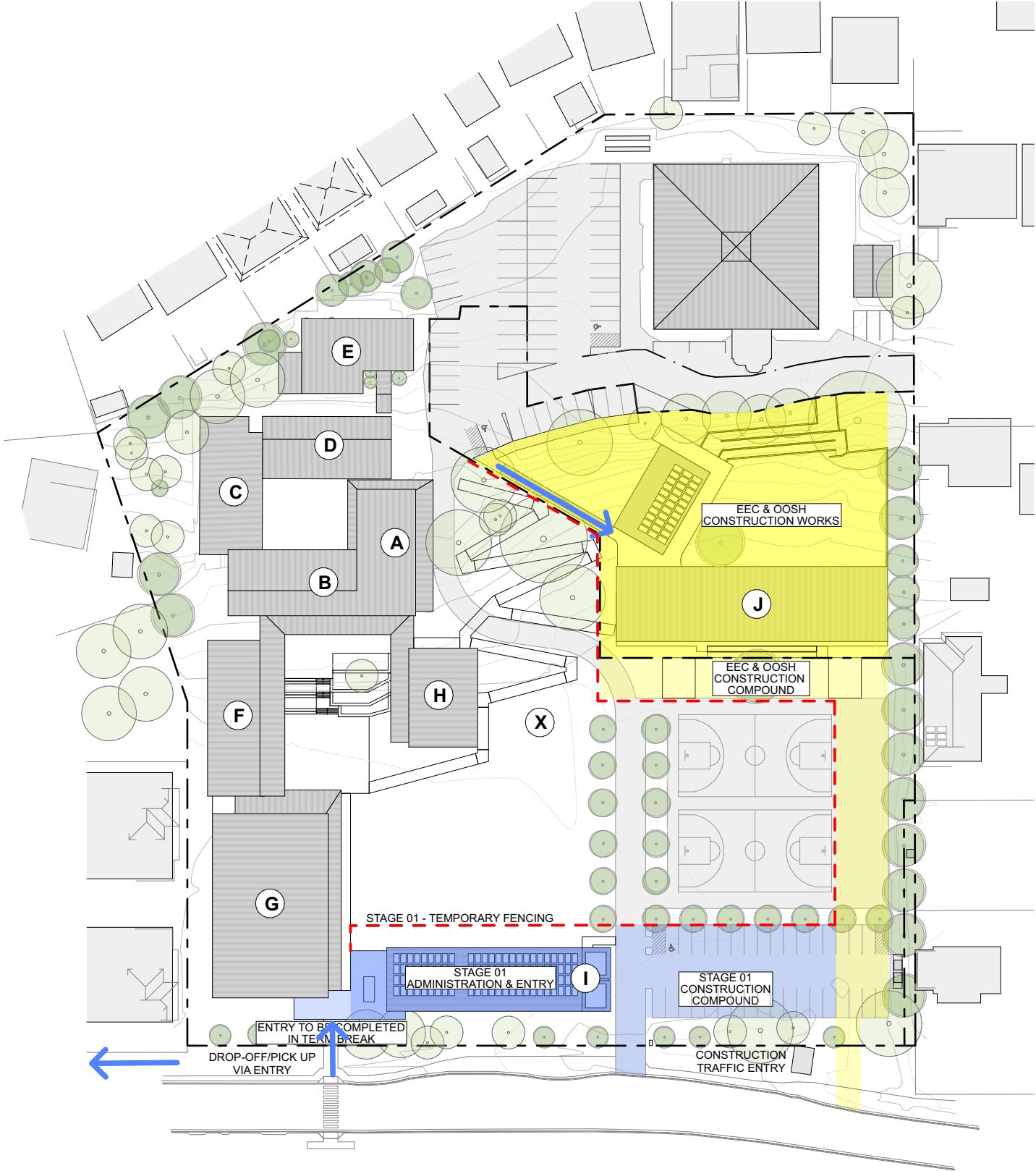
Staging Plan

STAGE 01

BLOCK J
New purpose built 84 place early education centre, carpark and entry. Out of School Hours (OOSH) facility in lower level.

BLOCK I
New administration block, school entry and staff car park. To allow for relocation of existing staff

BLOCK G
Proposed to remain unchanged internally, with some external modifications to integrate with the proposed Block I.



1 Staging Plan 01
SCALE 1:1000 @ A3

CONSTRUCTION MANAGEMENT

STAGE 01

Includes administration building and Wahgunyah Road carpark, builders sheds and amenities will be set up in carpark area, they will move the office into the administration building as early as possible and then complete carpark. There will be a several spaces left to allow access for internal school compounds for future stages.

The administration building and school entrance will then be relocated to Wahgunyah road to free up parking at St Michael's church and Sproule Street.

The Early Education Centre (EEC) will be undertaken in stage 1 parallel with the administration building, it is anticipated that the two builds will be contracted together.

All deliveries and construction traffic are to be off Wahgunyah Road. With all student drop off and pick up via the western hall school entry point to segregate these two traffic movements.

There are to be no deliveries between 8am and 9am & 2:30pm and 3:30pm during weekdays to minimise peak period traffic movement.

GENERAL NOTES

The following details will be provided prior to works commencing on site.

- Hours of Operations & Noise Attenuation
- Demolition and Removal of Waste.
- Hazardous Materials Removal
- Storage of Materials on-site
- Pollution Control Measures
- Erosion and Sedimentation Control Measures
- Application for Permits Required.
- Landscape Management Plan

DA SUBMISSION



Staging Plan

STAGE 02

Works to be completed sequentially to allow for decanting of classrooms into newly created teaching spaces.

Work to be programmed to ensure movement of classes are during term and year breaks to minimise disruption to children.

BLOCK A
Alteration of existing administration space to new teaching spaces.

BLOCK C
Refurbishment of teaching spaces to form a Learning Hub and Covered Outdoor Learning Area (COLA).

BLOCK D
Refurbishment of teaching spaces to meet current functional area and teaching standards.

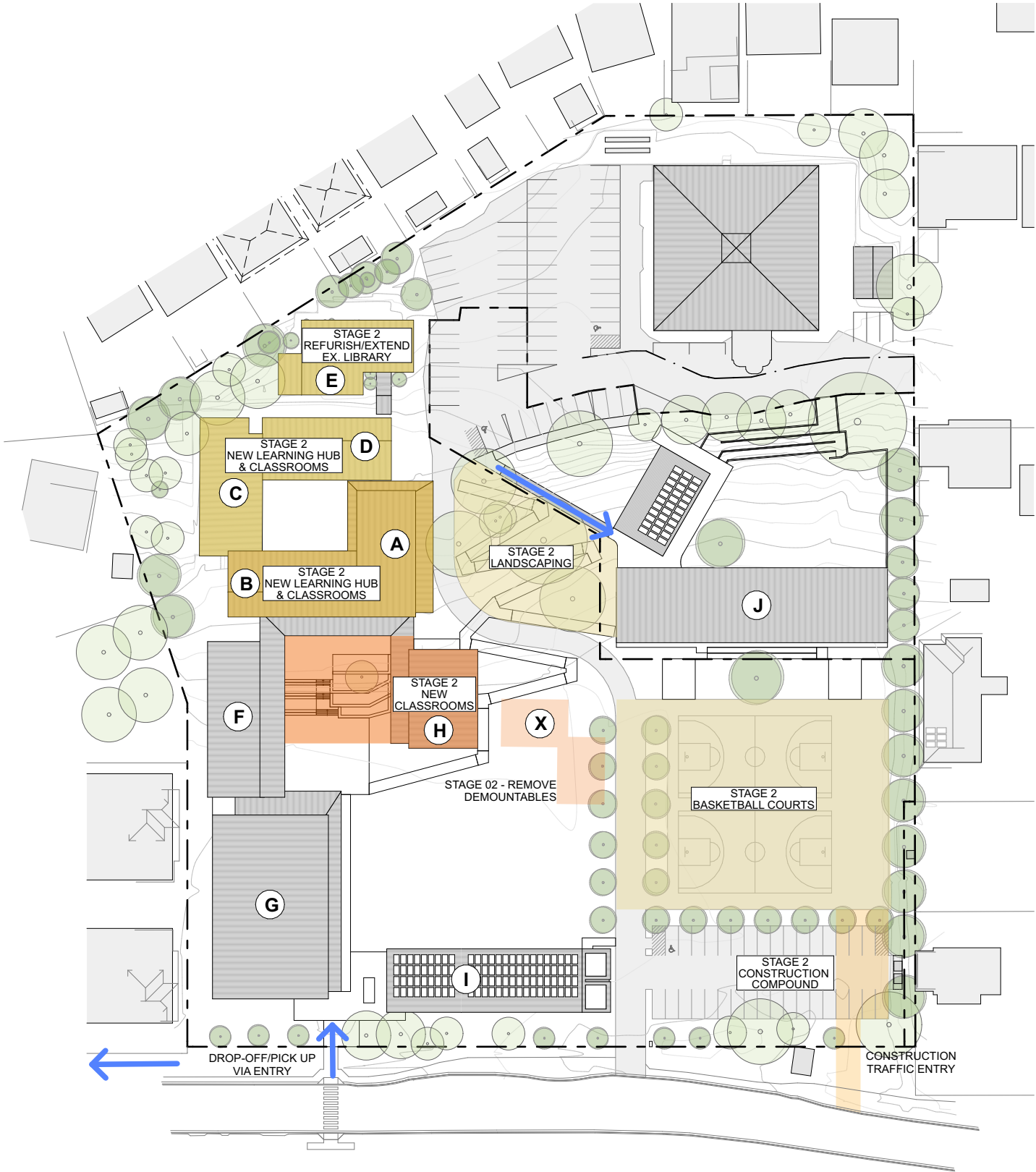
BLOCK E
Refurbishment and extension of library to form two classrooms to allow new Learning Hub

BLOCK H
A new Block H is proposed with 2 new classrooms and associated support spaces

BLOCK F
Block F proposed to remain unchanged. Lower single classroom to convert to a learning support room.

BLOCK X
Existing demountable classrooms to be removed.

Remaining landscape works to amphitheatre, basketball courts and accessible ramps only to be completed once building works are complete.



1 Staging Plan 02
SCALE 1:1000 @ A3

CONSTRUCTION MANAGEMENT

STAGE 02

Stage 2 refurbishment works, these areas will be undertaken from the established construction compound established in Stage 01

Block H construction and removal of the demountables will take place once all refurbishment works are complete.

All deliveries and construction traffic are to be off Wahgunyah Road. With all student drop off and pick up via new school entry point to segregate traffic movements.

There are to be no deliveries between 8am and 9am & 2:30pm and 3:30pm during weekdays to minimise peak period traffic movement.

GENERAL NOTES

The following details will be provided prior to works commencing on site.

- Hours of Operations & Noise Attenuation
- Demolition and Removal of Waste.
- Hazardous Materials Removal
- Storage of Materials on-site
- Pollution Control Measures
- Erosion and Sedimentation Control Measures
- Application for Permits Required.
- Landscape Management Plan

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Outdoor Play Area Plan

Existing Play Area

Main Play Area= 8 786m²
Quadrangle = 221m²

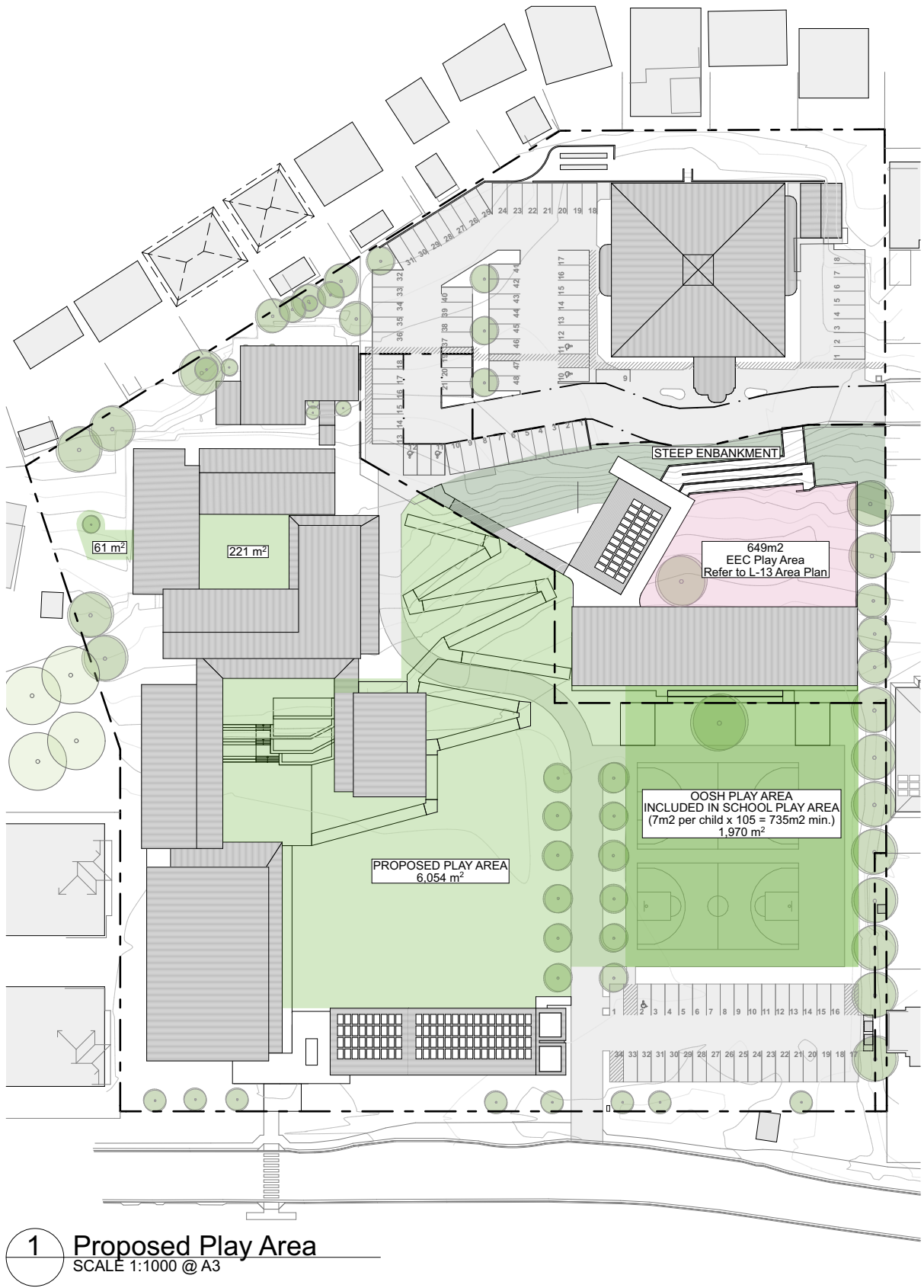
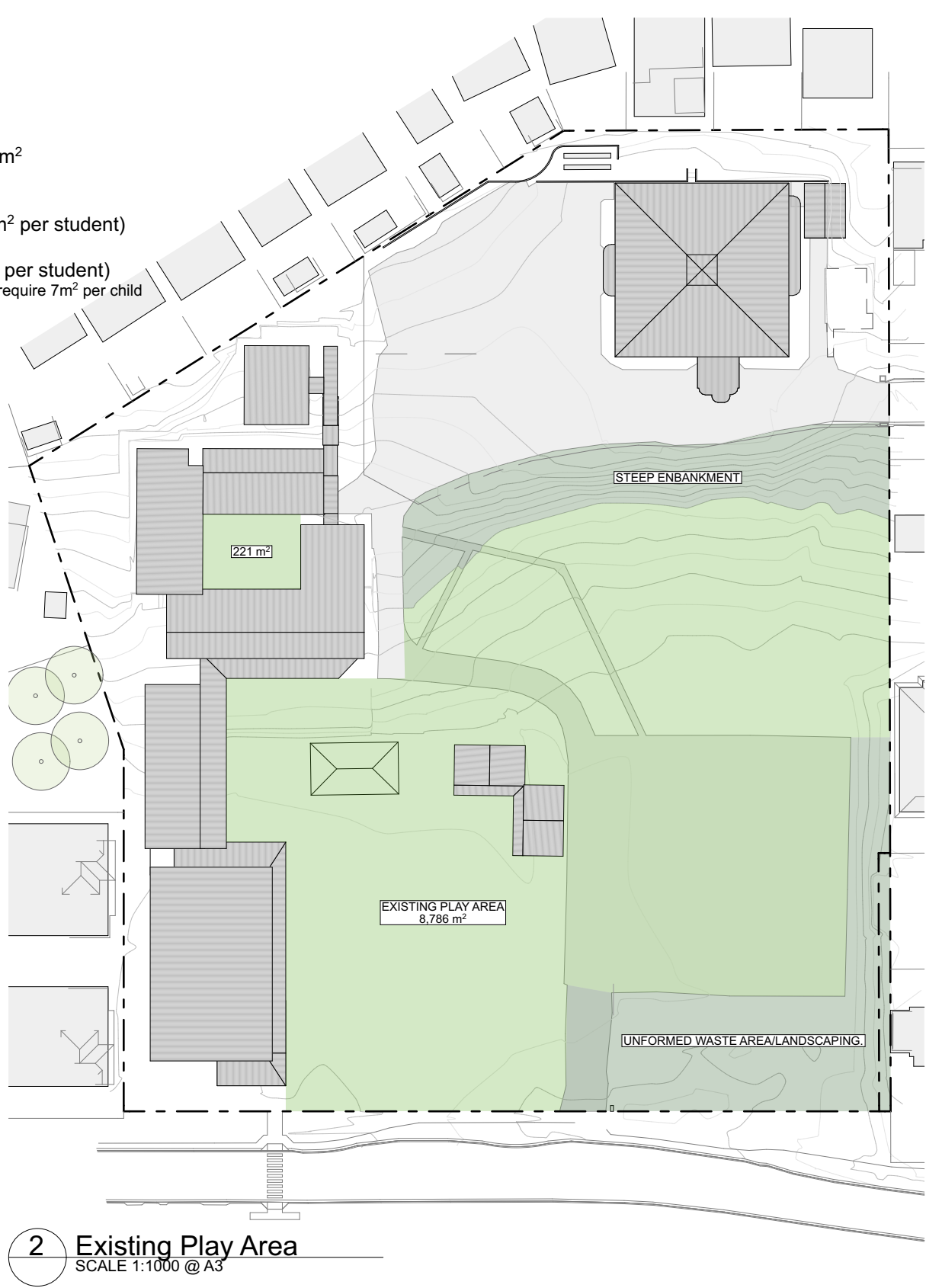
Total Outdoor Play Area = 9 007m²

Proposed Play Area

Proposed School Main Play Area = 6 054m²
Quadrangle + OLA = 282m²

Total Outdoor Play Area = 6 336m² (15.8m² per student)

Proposed EEC Play Area = 649m² (7.7m² per student)
Education and Care Services National Regulations require 7m² per child



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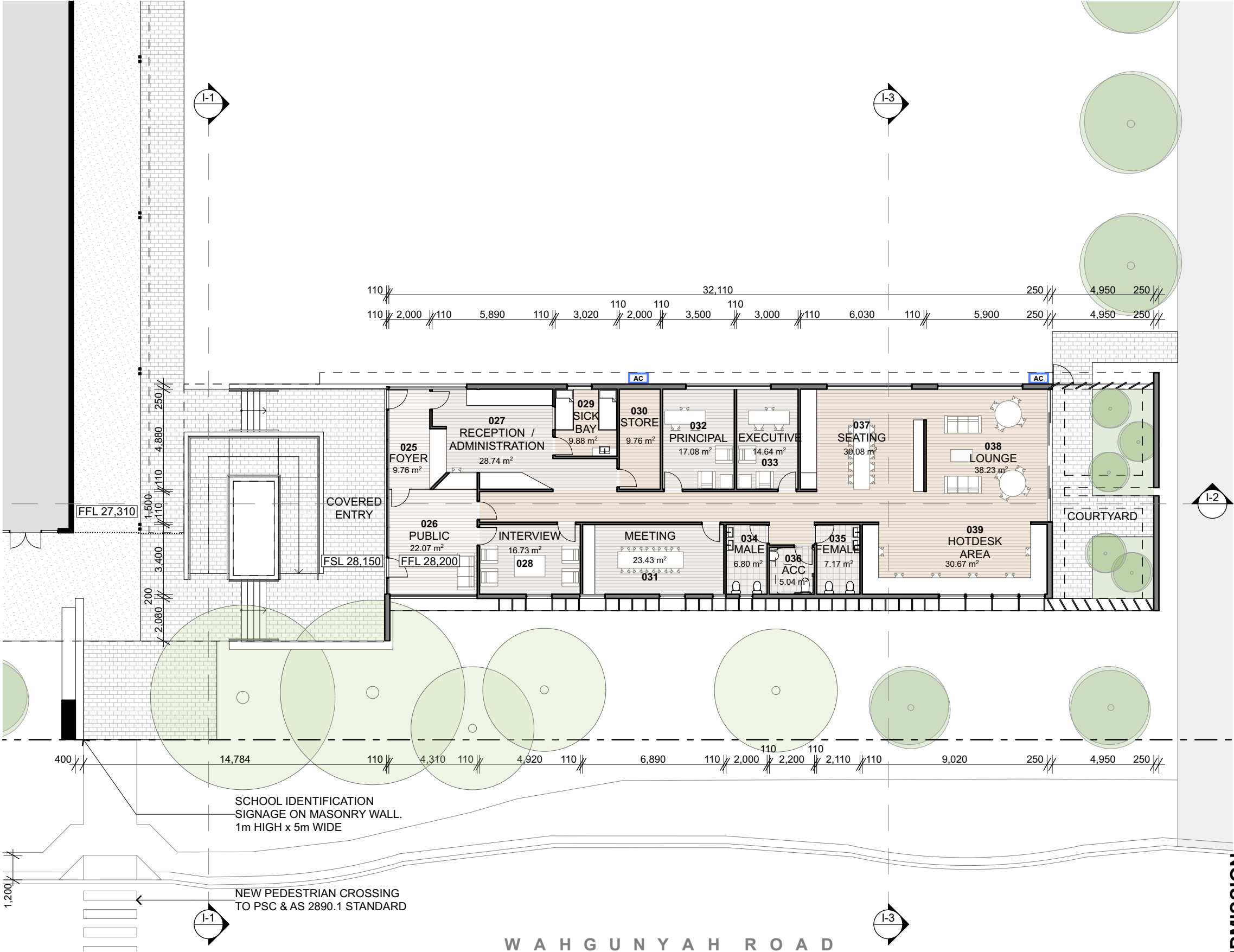
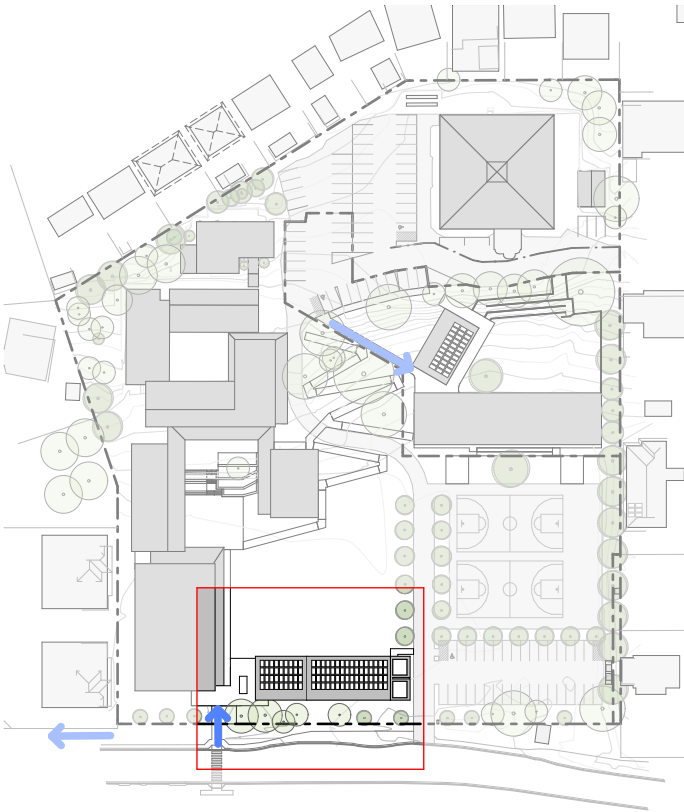
Administration Building

Proposed Function
New Administration Building

Proposed Area
375m²

Relationship
Located adjacent the School Hall (Block G) and the Wahgunyah Road entry gate to formalise new secure school entry point.

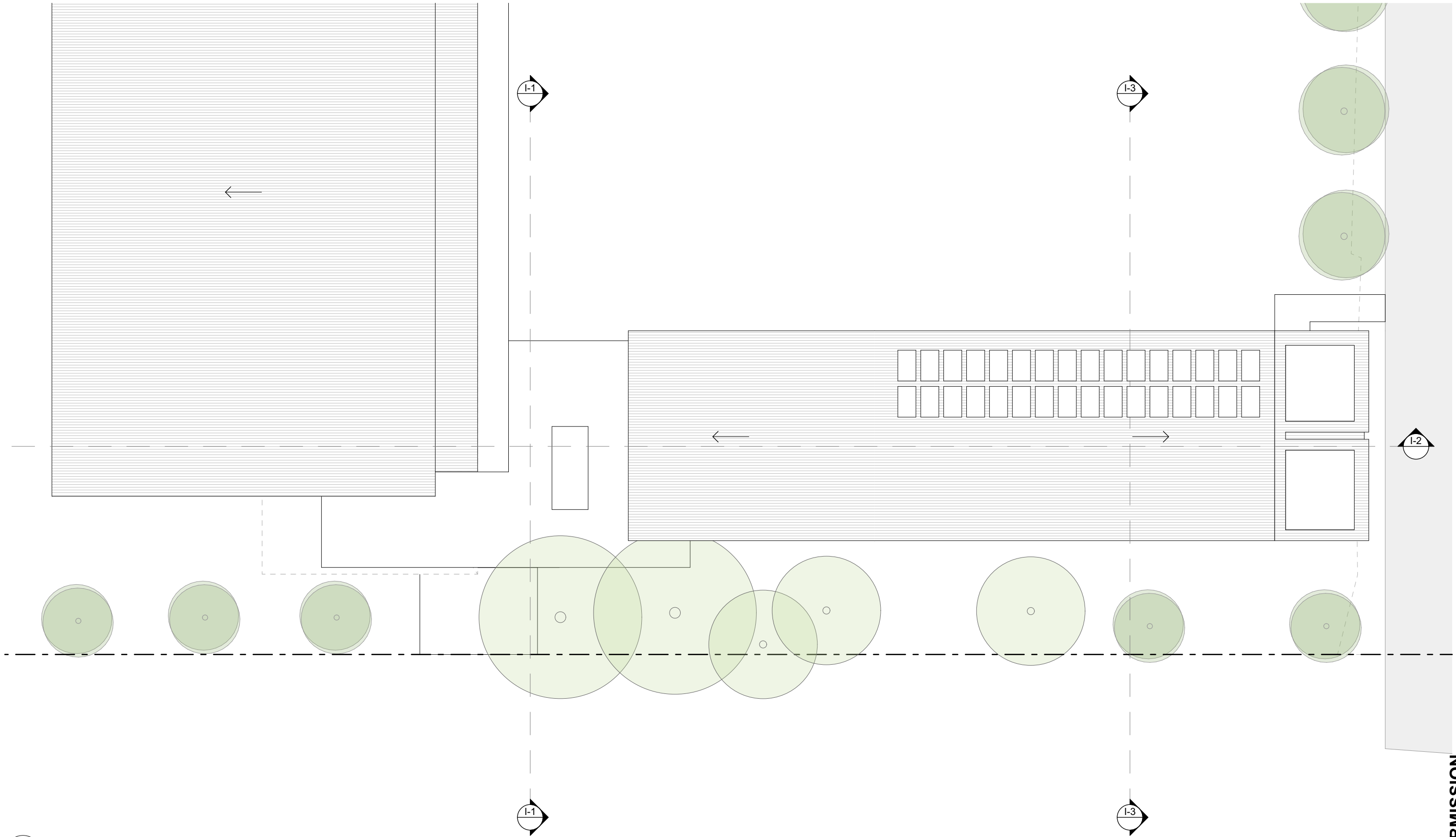
Occupants
Principal
Assistant Principal
Staffroom and facilities for up to 32 staff members.



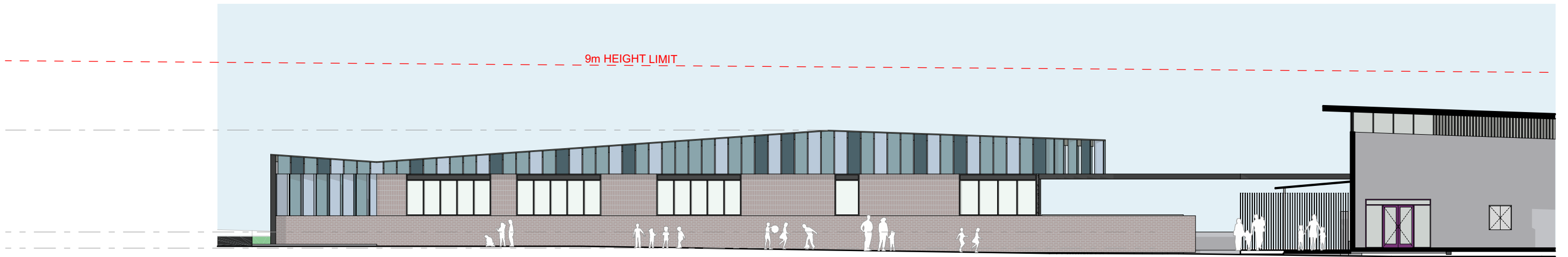
1 Block I Floor Plan
SCALE 1:200 @ A3

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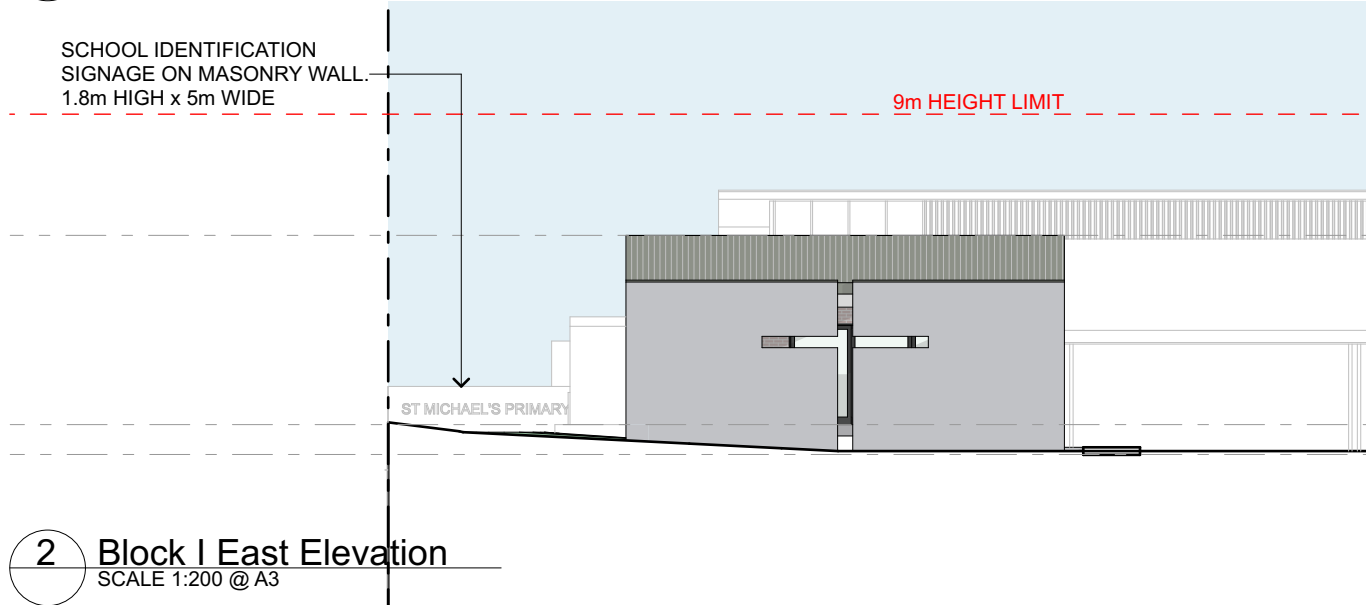




1 Block I Roof Plan
SCALE 1:200 @ A3



1 Block I North Elevation
SCALE 1:200 @ A3

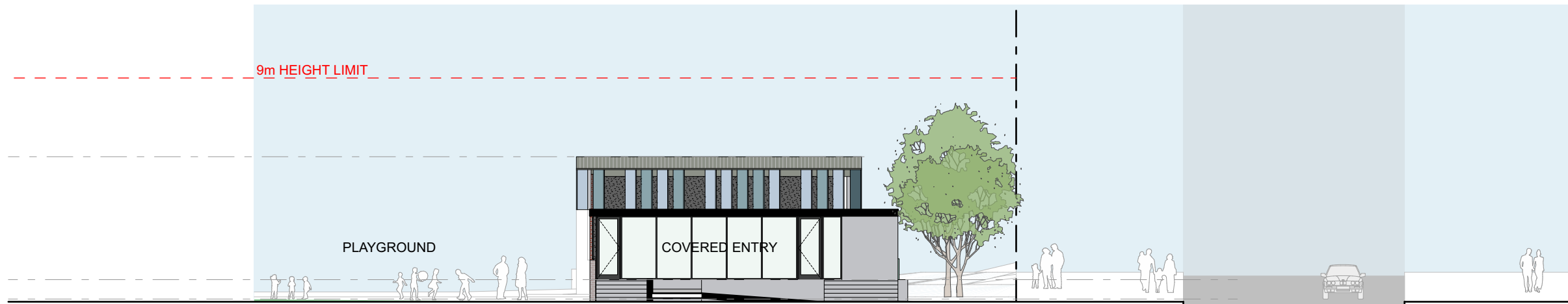


2 Block I East Elevation
SCALE 1:200 @ A3



3 Block I South Elevation
SCALE 1:200 @ A3

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1 Entry Section
SCALE 1:200 @ A3



2 Long Section
SCALE 1:200 @ A3

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Block I Sections

drawing #
A-1201

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Block I Perspectives

drawing #
A-1301

issue
02

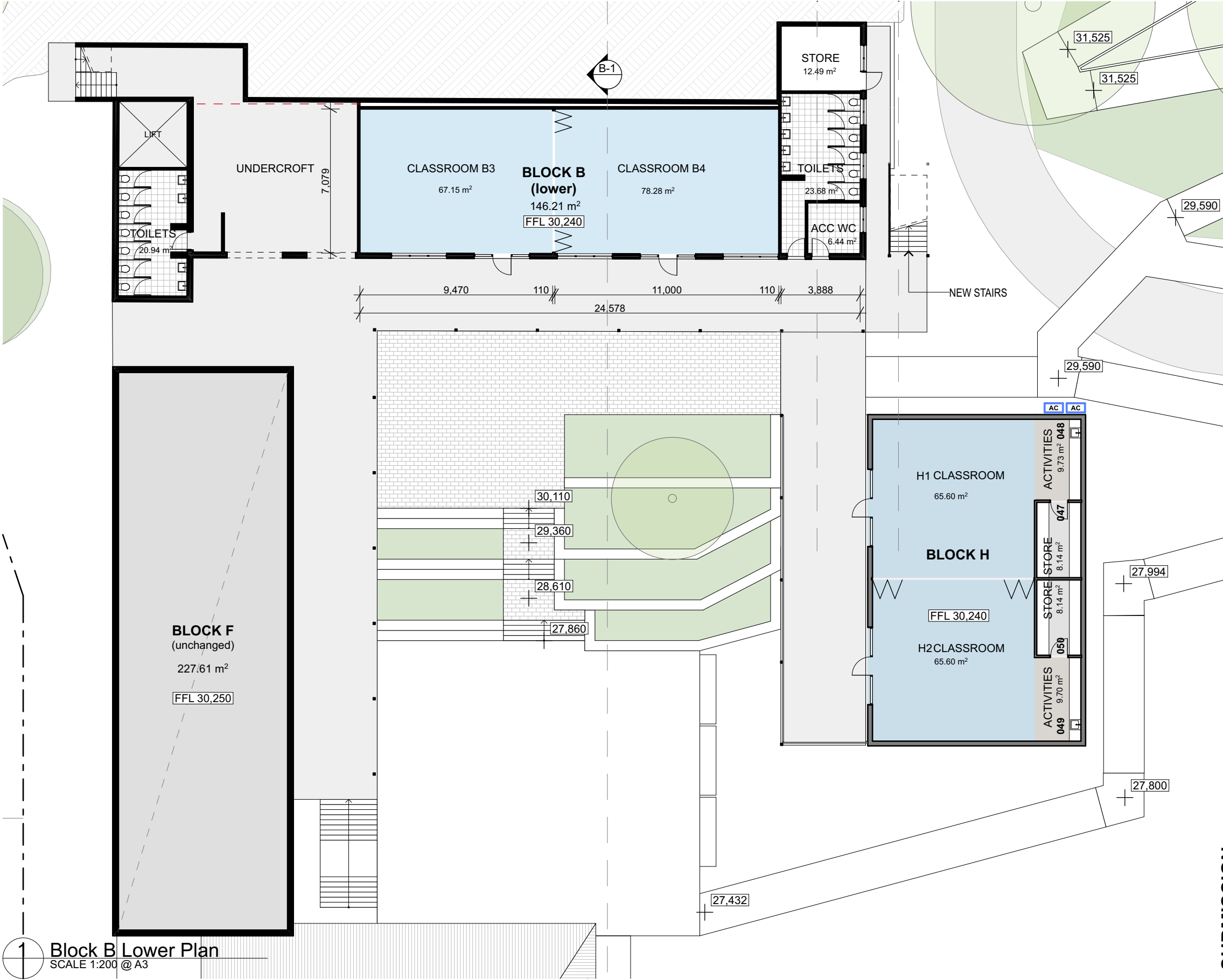
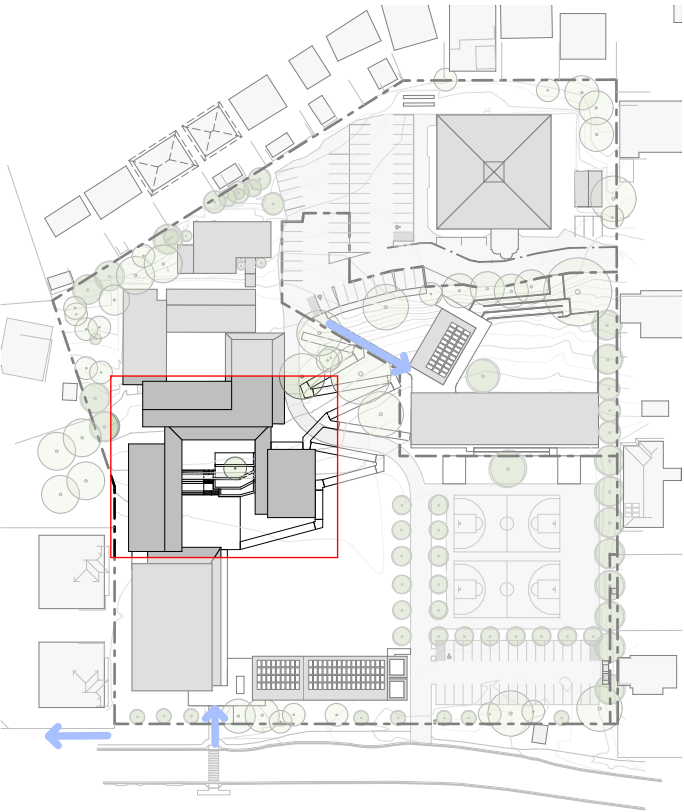
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Block B Lower & H

Block B (classrooms)
Four (4) Classrooms to current teaching standards
Existing Amenities

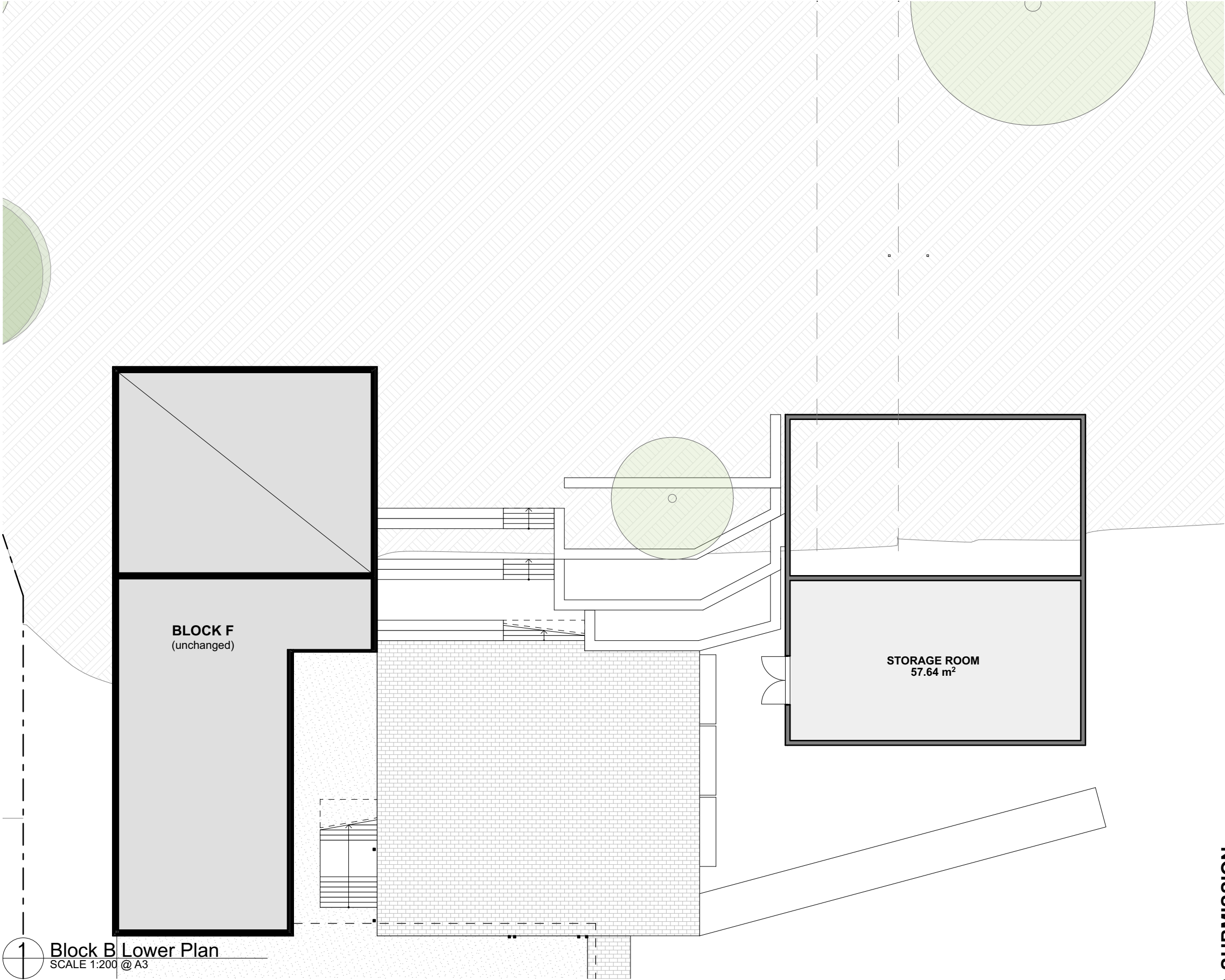
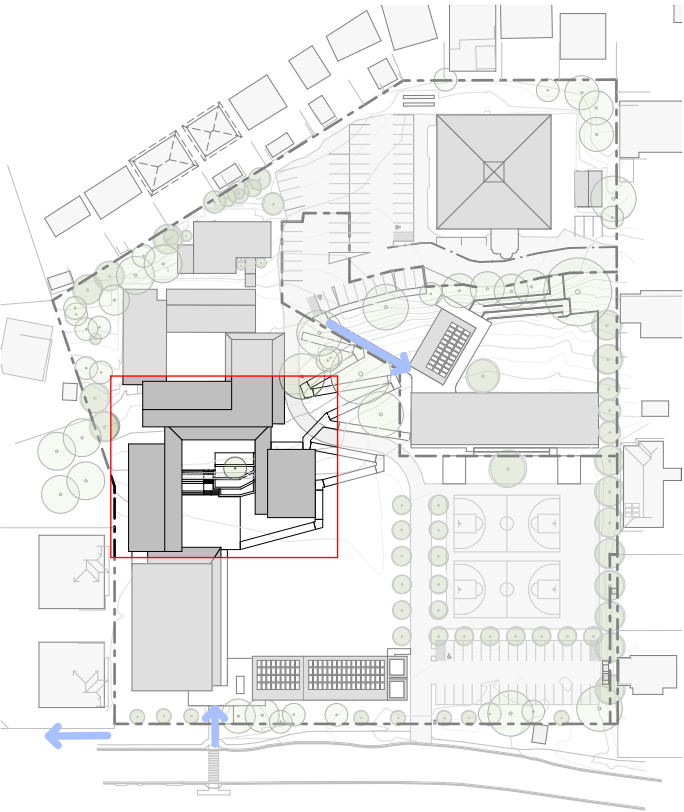
Block H (classrooms)
Two (2) Classrooms to current teaching standards



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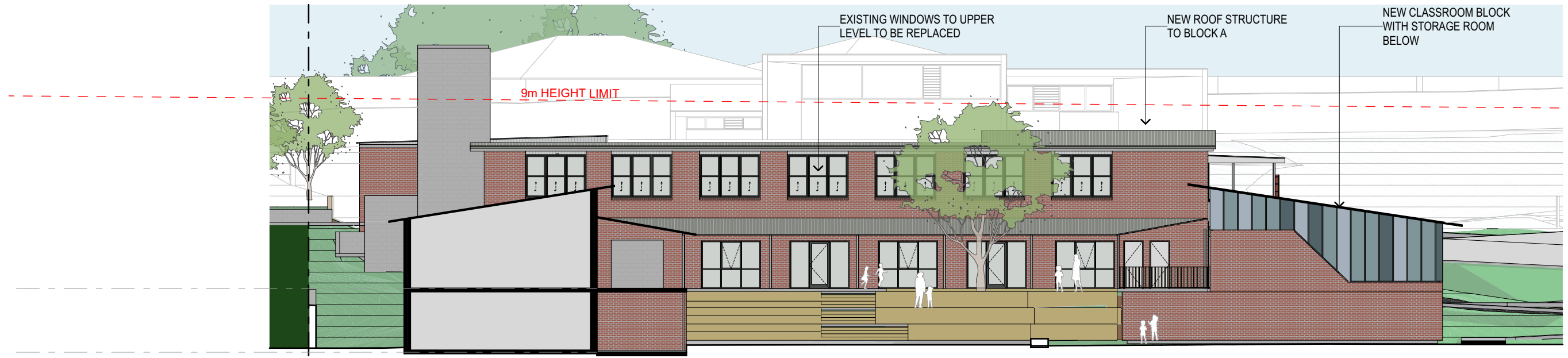
Block B Lower & H

Block H (classrooms)
Storage Room

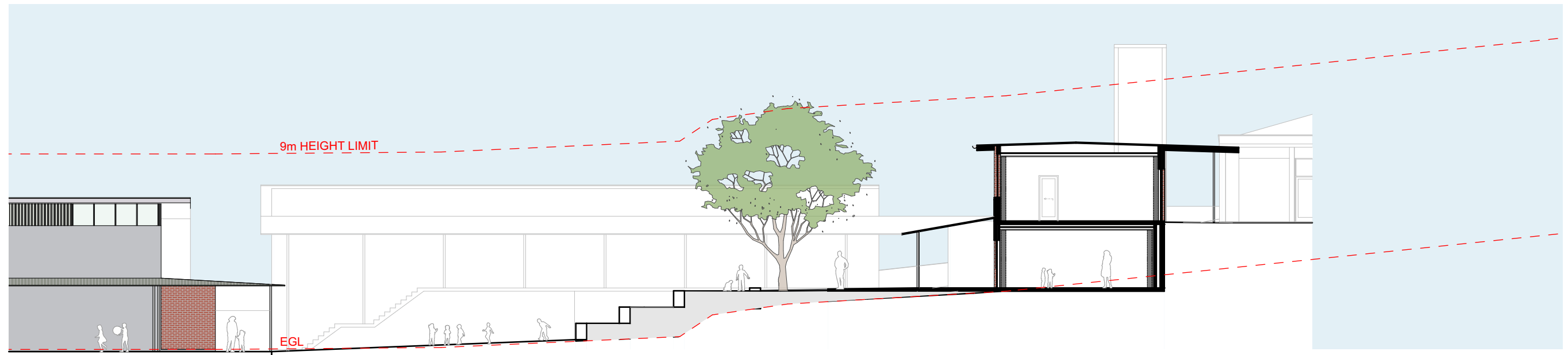


1 Block B Lower Plan
SCALE 1:200 @ A3

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1 Block B South Elevation
SCALE 1:200 @ A3



2 Block B Lower Section
SCALE 1:200 @ A3

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Block B & H Elev & Section

drawing #
A-2101

issue
02

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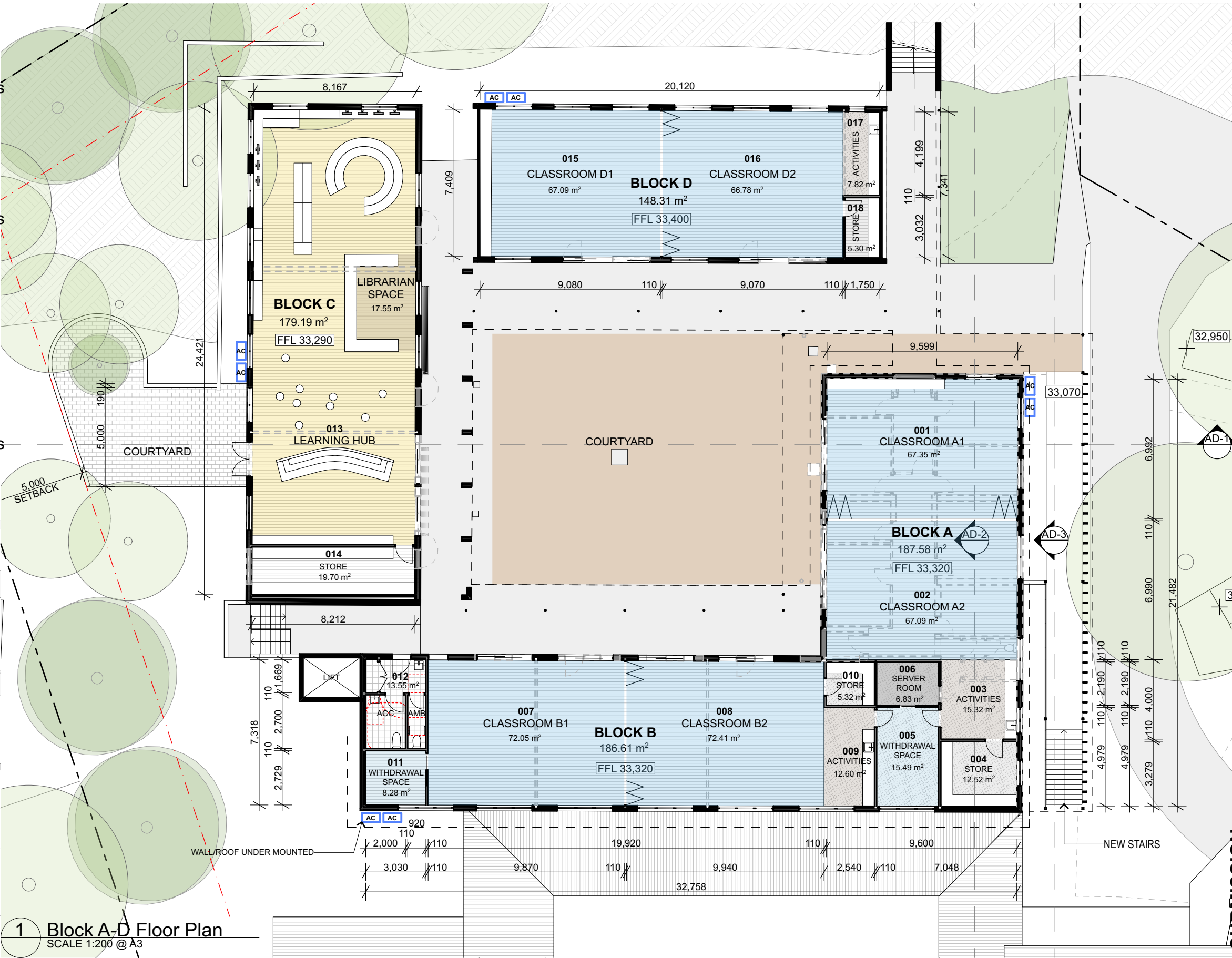
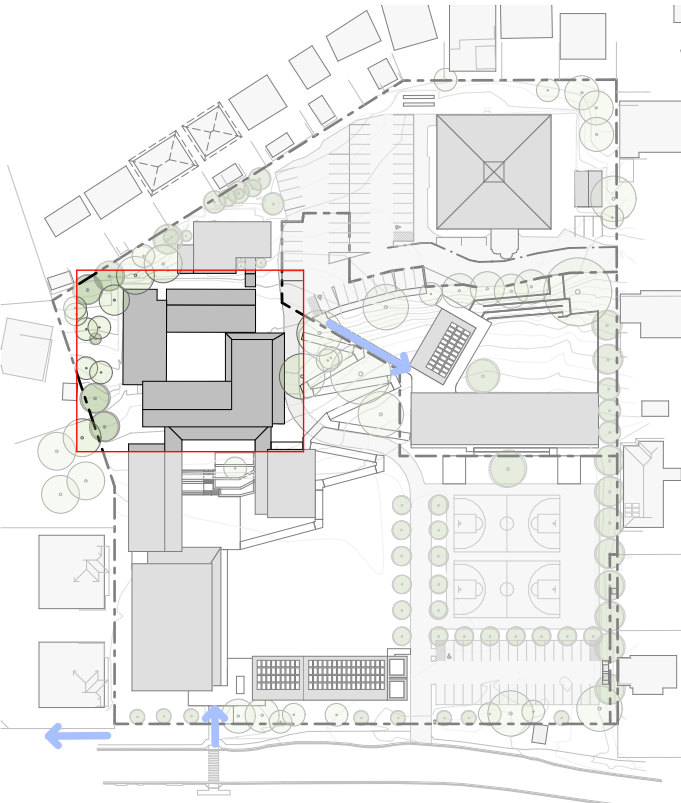
Block A-D

Block A (administration - 123m²)
Two (2) Classrooms to current teaching standards (73m²)
Withdrawal Space (16m²)
Store Room (10m²)
Practical Activities Area (7m²)

Block B (staff, classroom - 239m²)
Two (2) Classrooms to current teaching standards (72m²)
Withdrawal Space (8m²)
Practical Activities Area (7m²)
Staff toilets / Communications (14m²)

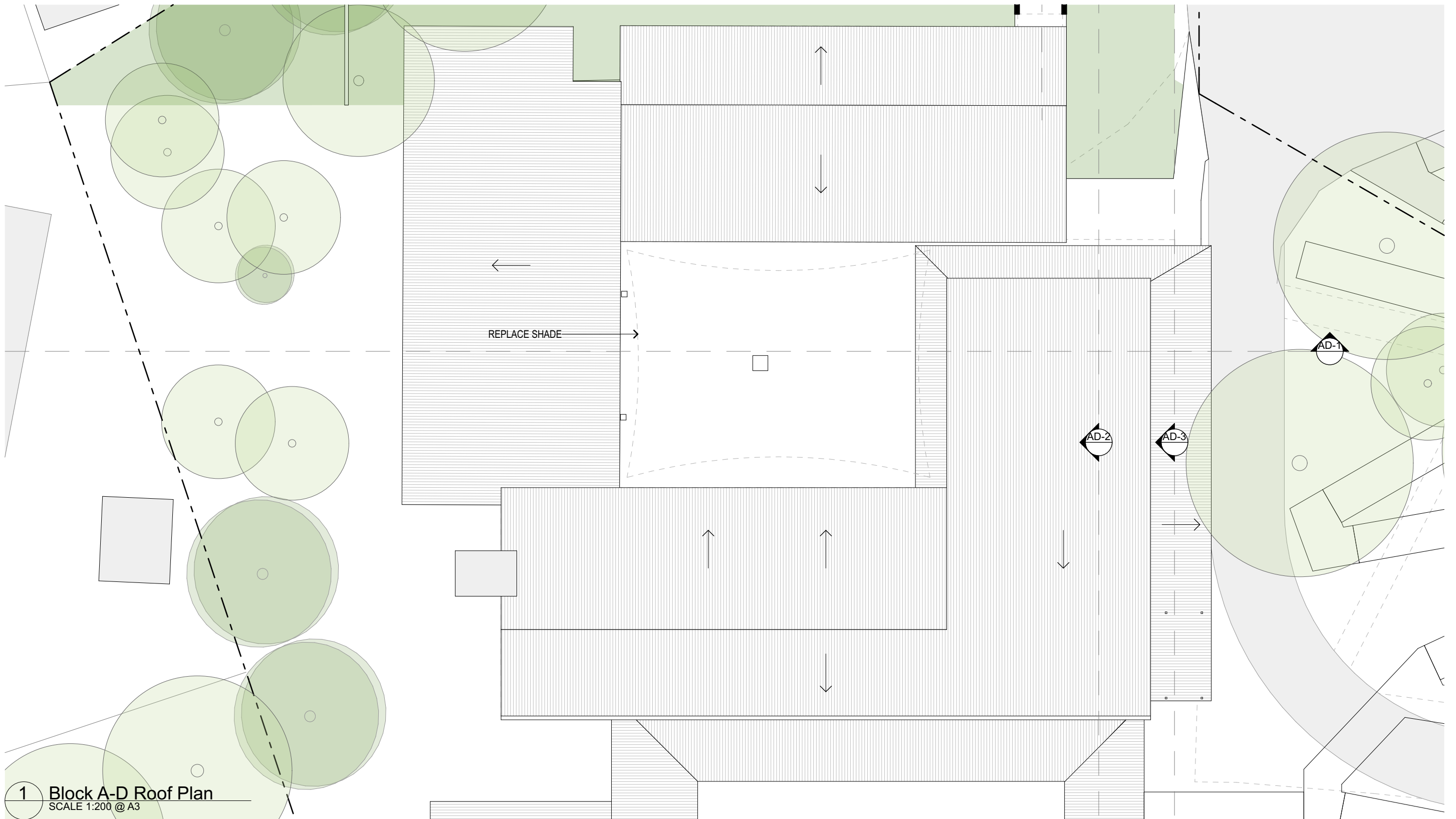
Block C (classrooms - 200m²)
Learning Hub (182m²)
Librarian's work room (18m²)
Outdoor Learning Area (100m²+)

Block D (classrooms - 148m²)
Two (2) Classrooms to current teaching standards (67m²)
Practical Activities Area (8m²)
Store (5m²)



1 Block A-D Floor Plan
SCALE 1:200 @ A3

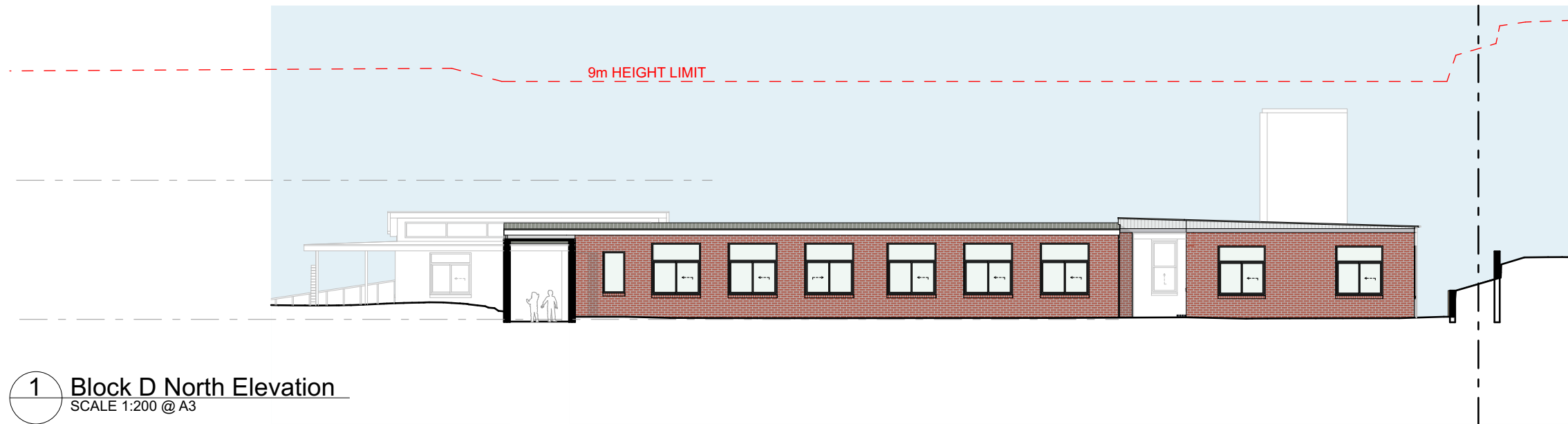
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1 Block A-D Roof Plan
SCALE 1:200 @ A3

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1 Block D North Elevation
SCALE 1:200 @ A3



2 Block B South Elevation
SCALE 1:200 @ A3

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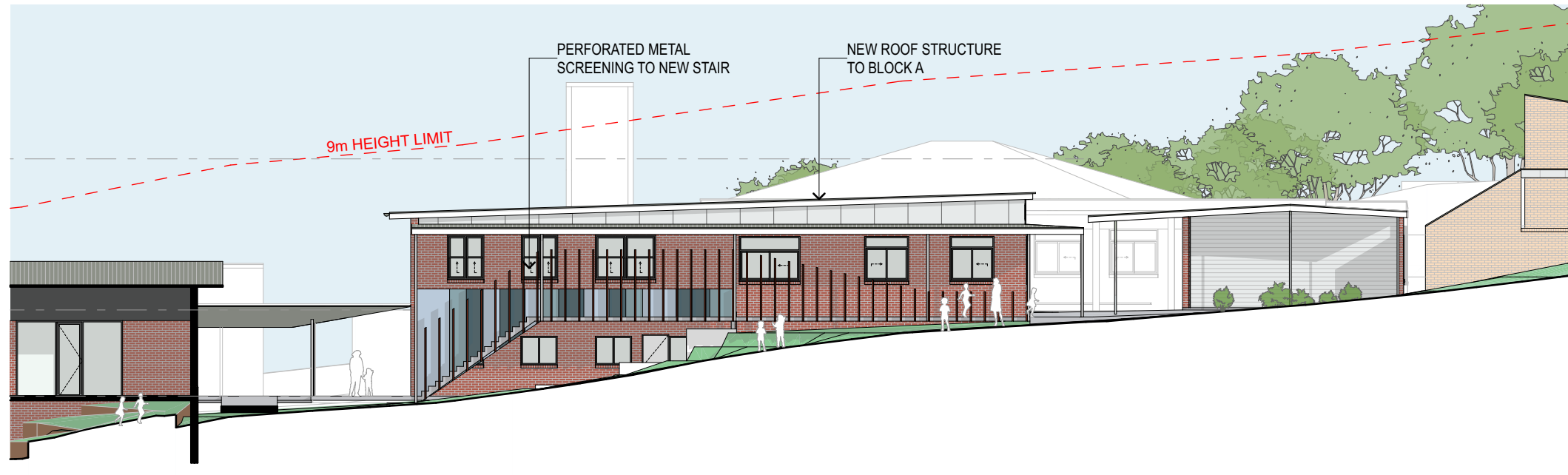
Block A-D Elevations

drawing #
A-4101

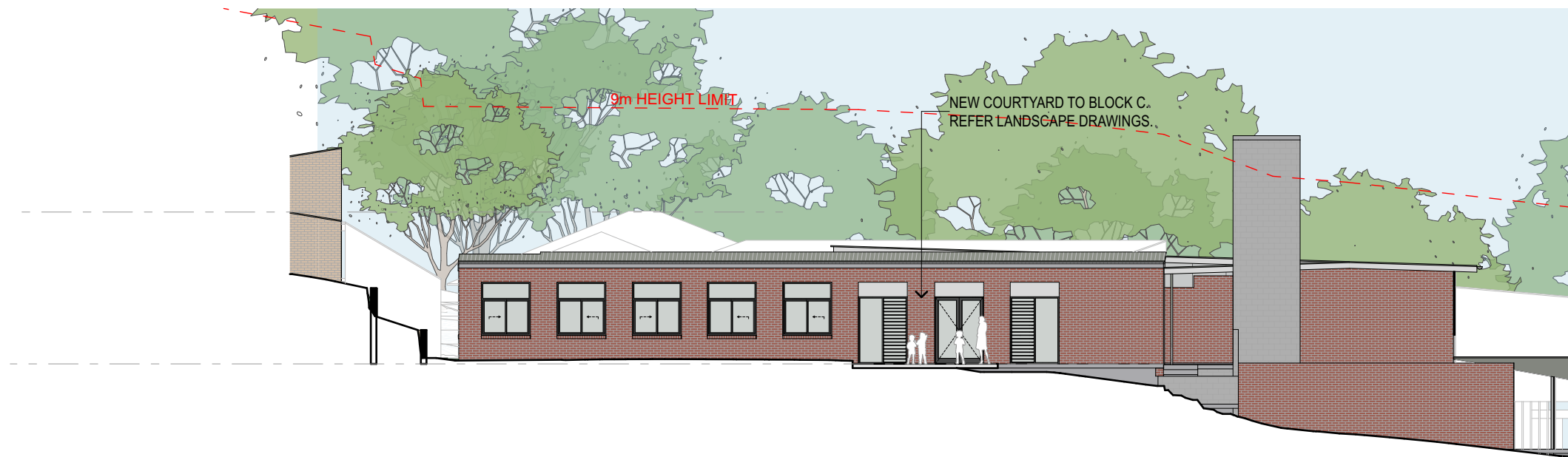
issue
06

AS SHOWN 28/7/2020

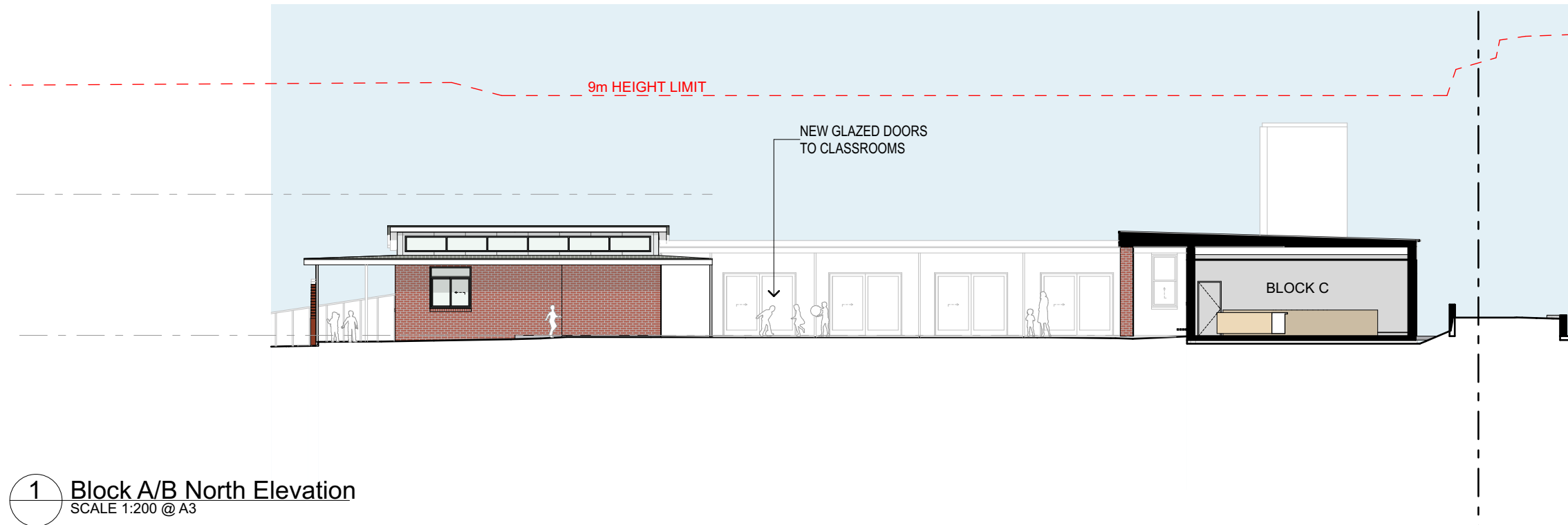
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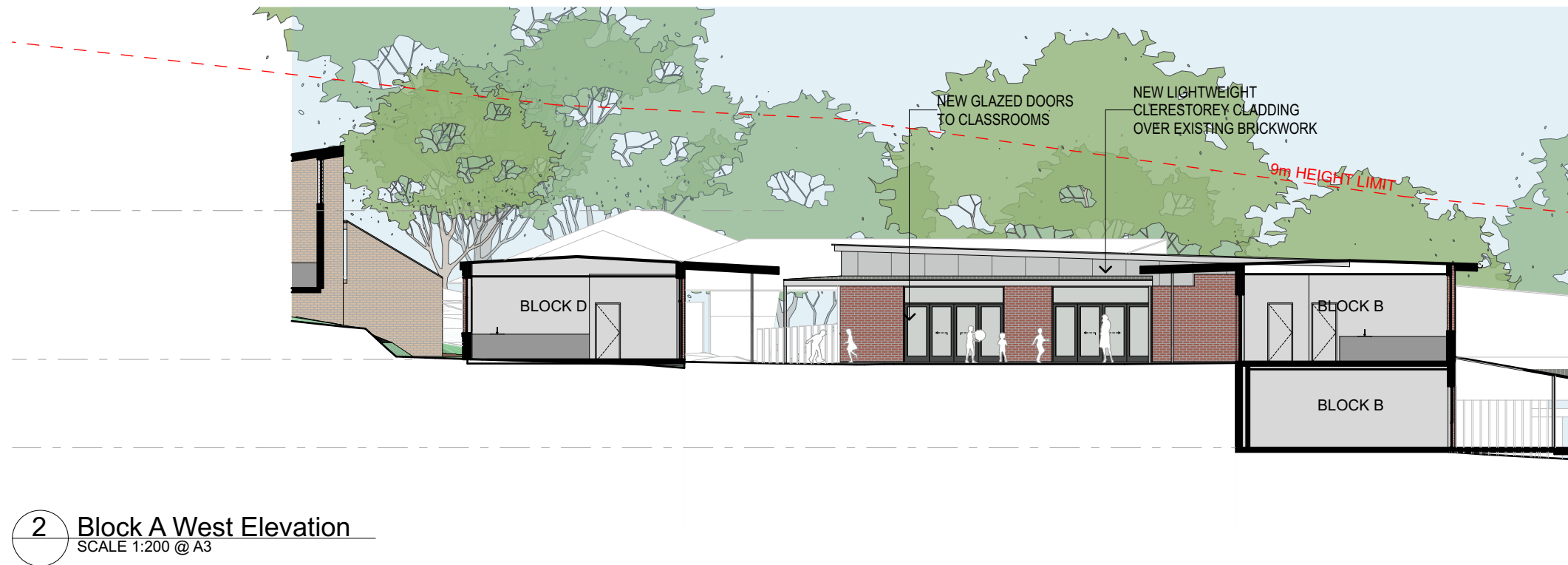
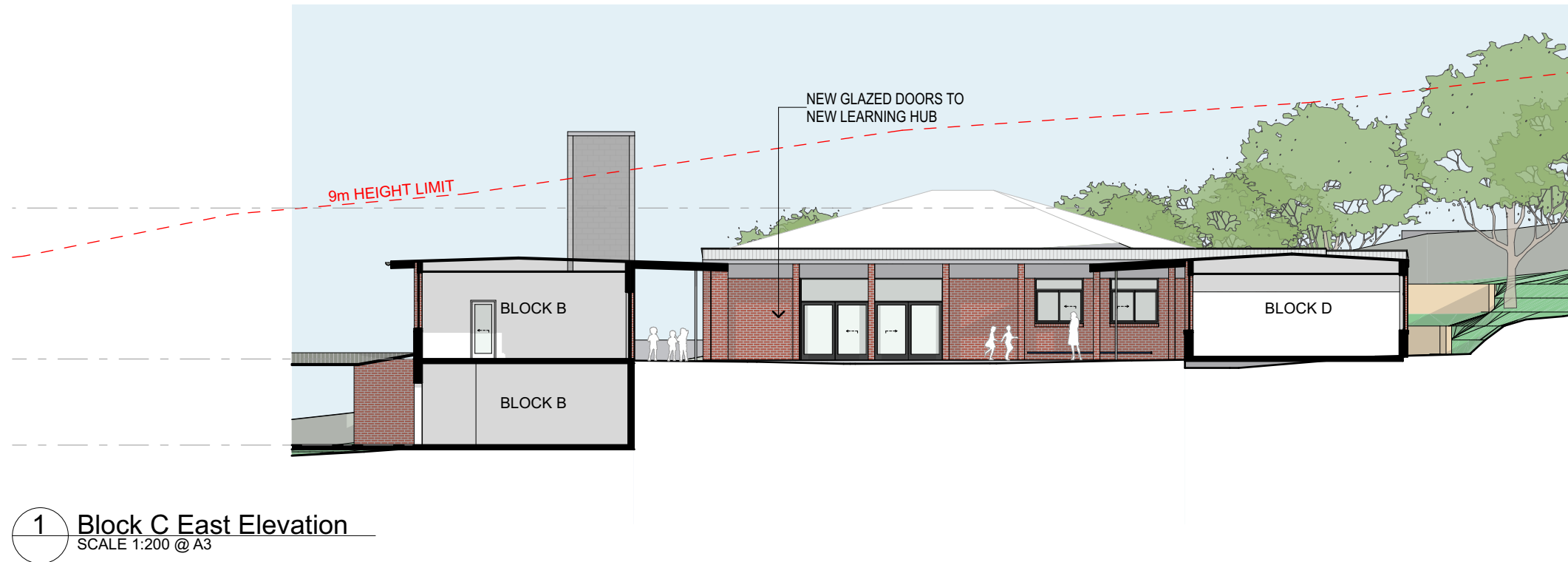


1 Block A East Elevation
SCALE 1:200 @ A3



2 Block C West Elevation
SCALE 1:200 @ A3







1 Courtyard Section
SCALE 1:200 @ A3

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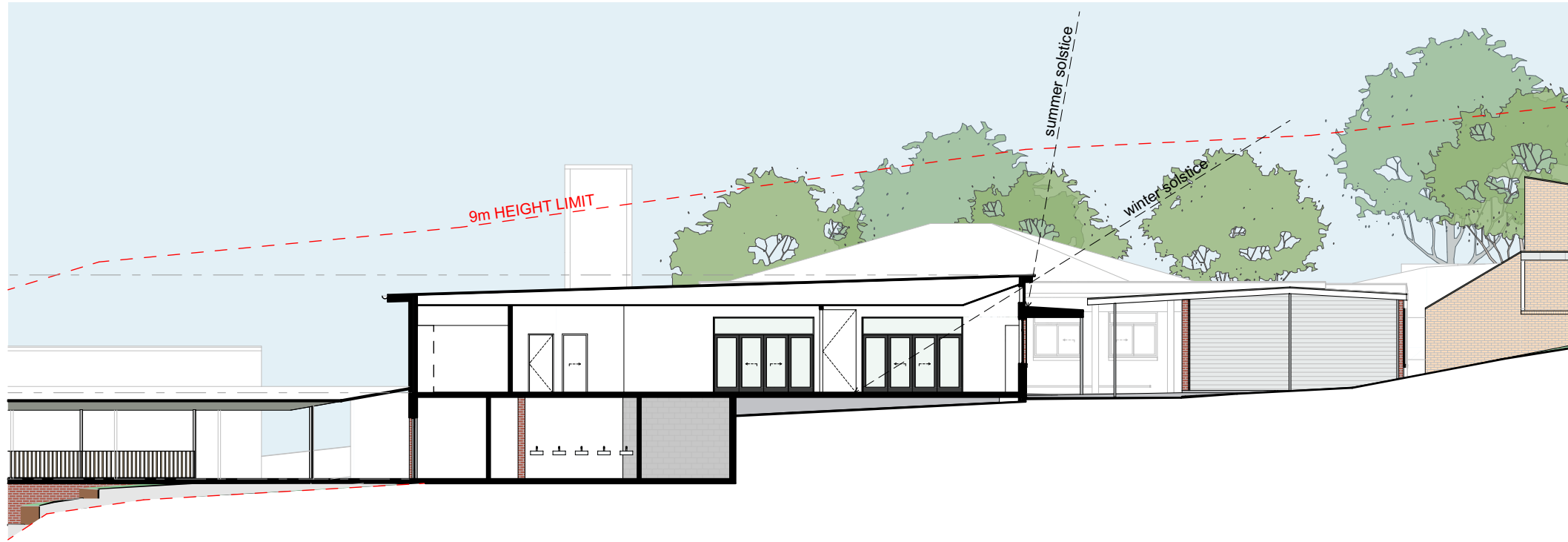
Block A-D Sections

drawing #
A-4201

issue
06

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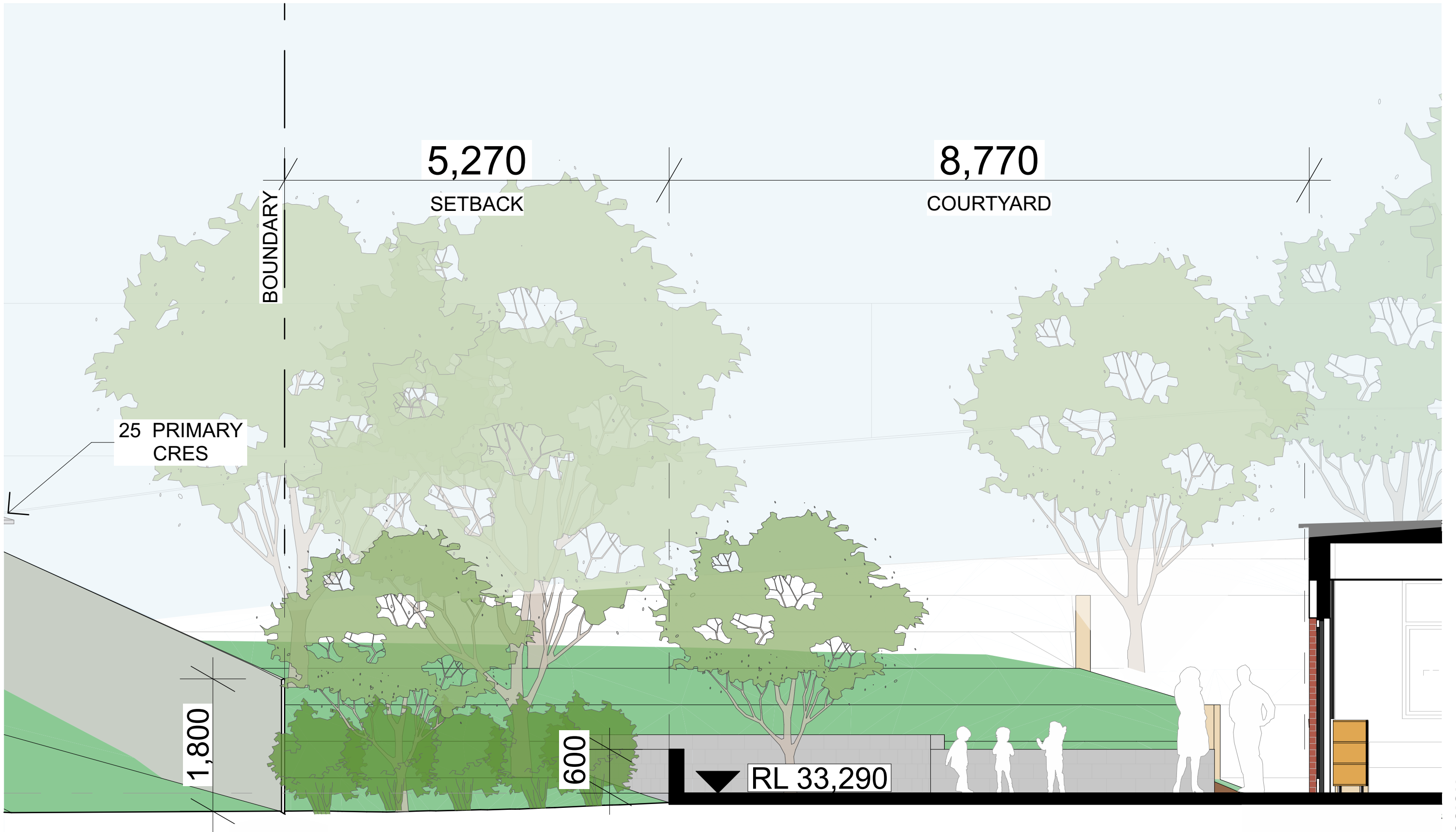


1 Block A Section
SCALE 1:200 @ A3



2 Stair Section
SCALE 1:200 @ A3

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1 Courtyard Boundary Section
SCALE 1:50 @ A3

Block E

Existing Function
Library

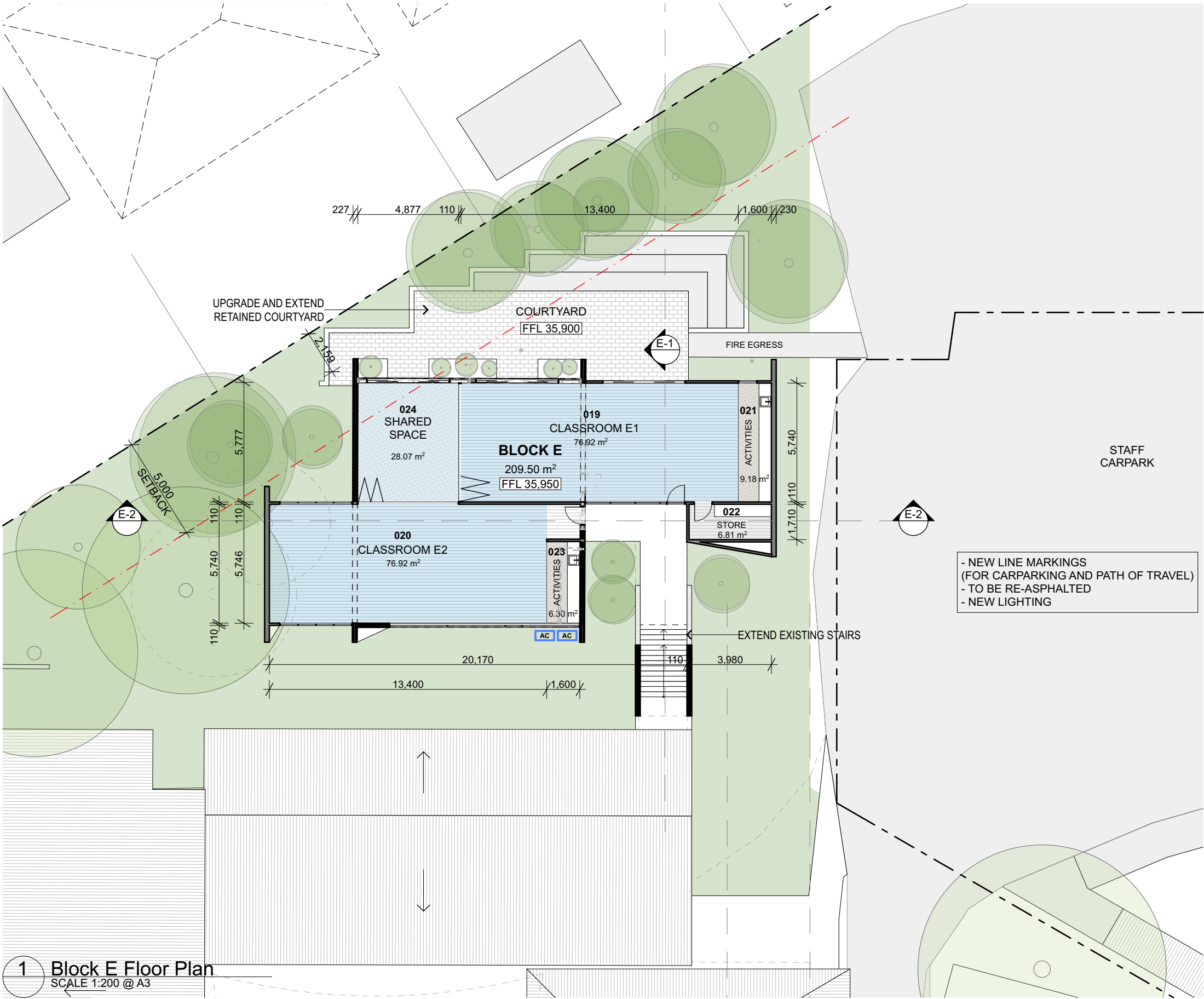
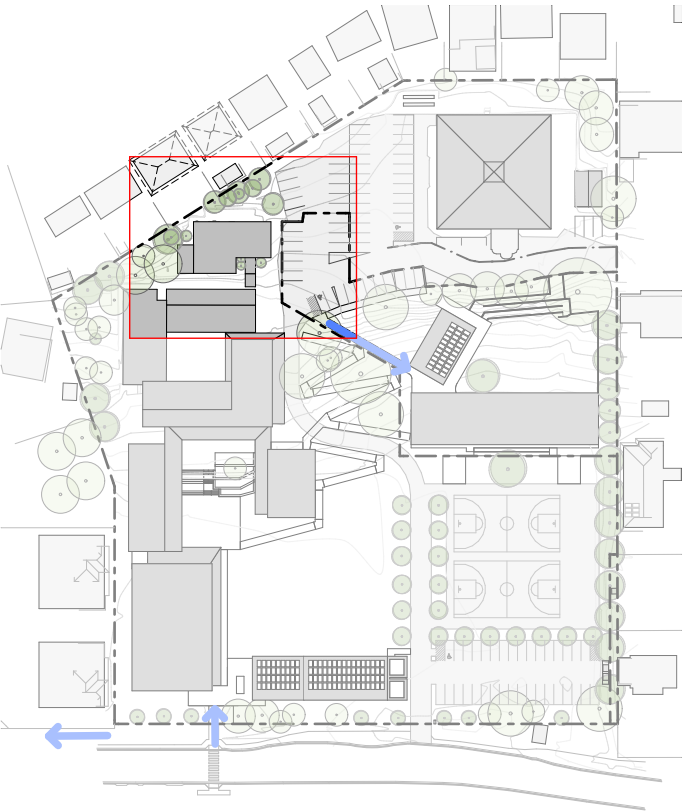
Existing Area
125m²

Proposed Function
Two (2) Classrooms to current teaching standards (77m²)
Withdrawal Space (28m²)

Proposed Area
218m² (93m² additional area)

Relationship
Refurbishment to utilise existing amphitheatre and possible area to the western boundary.

Occupants
Up to thirty (30) students and one (1) staff member per classroom

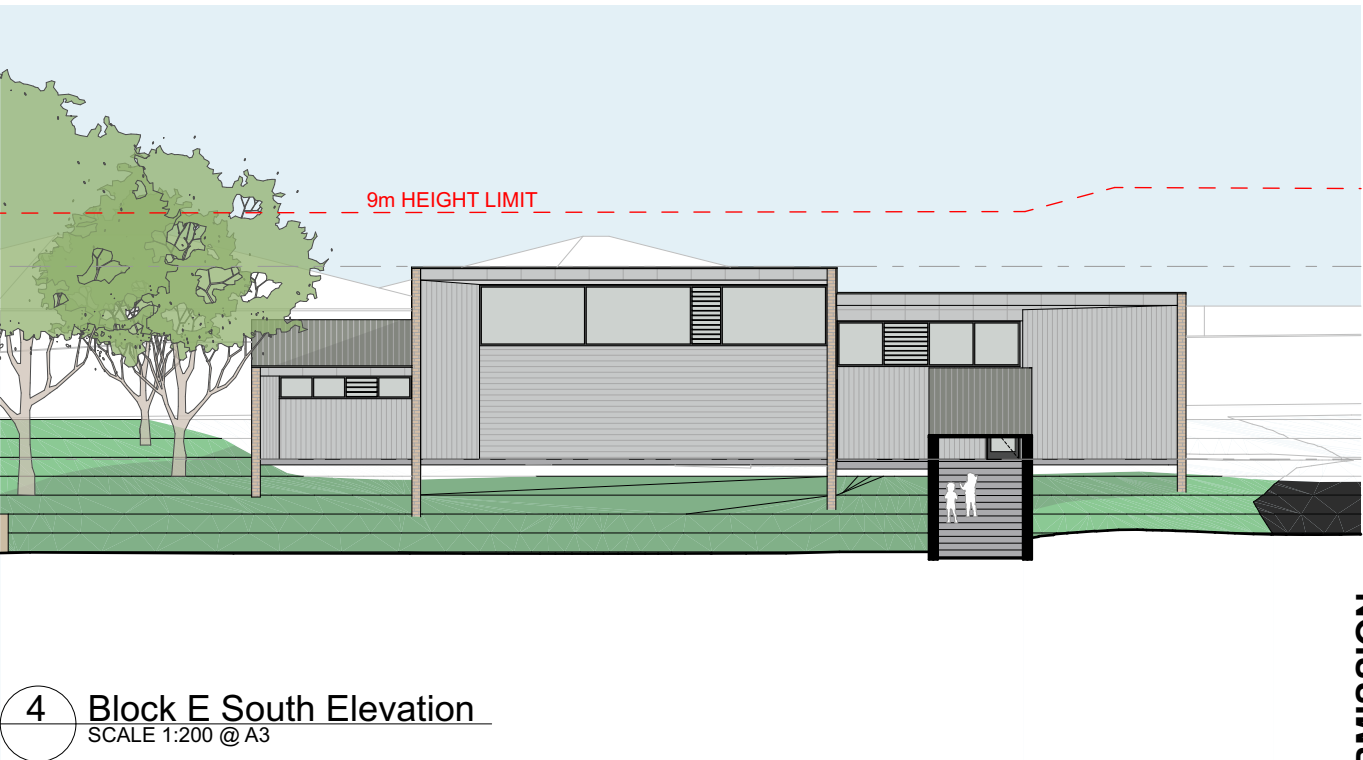
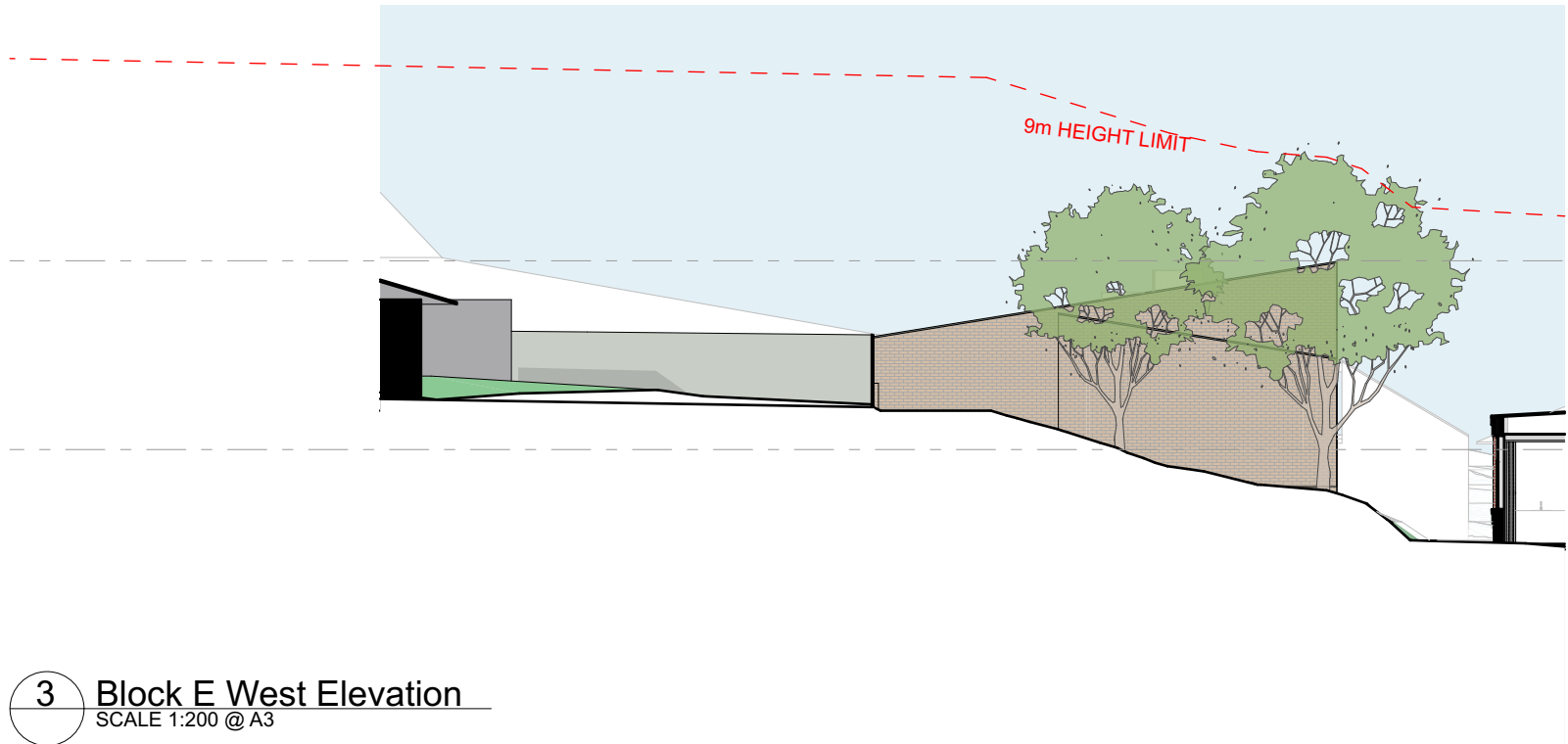
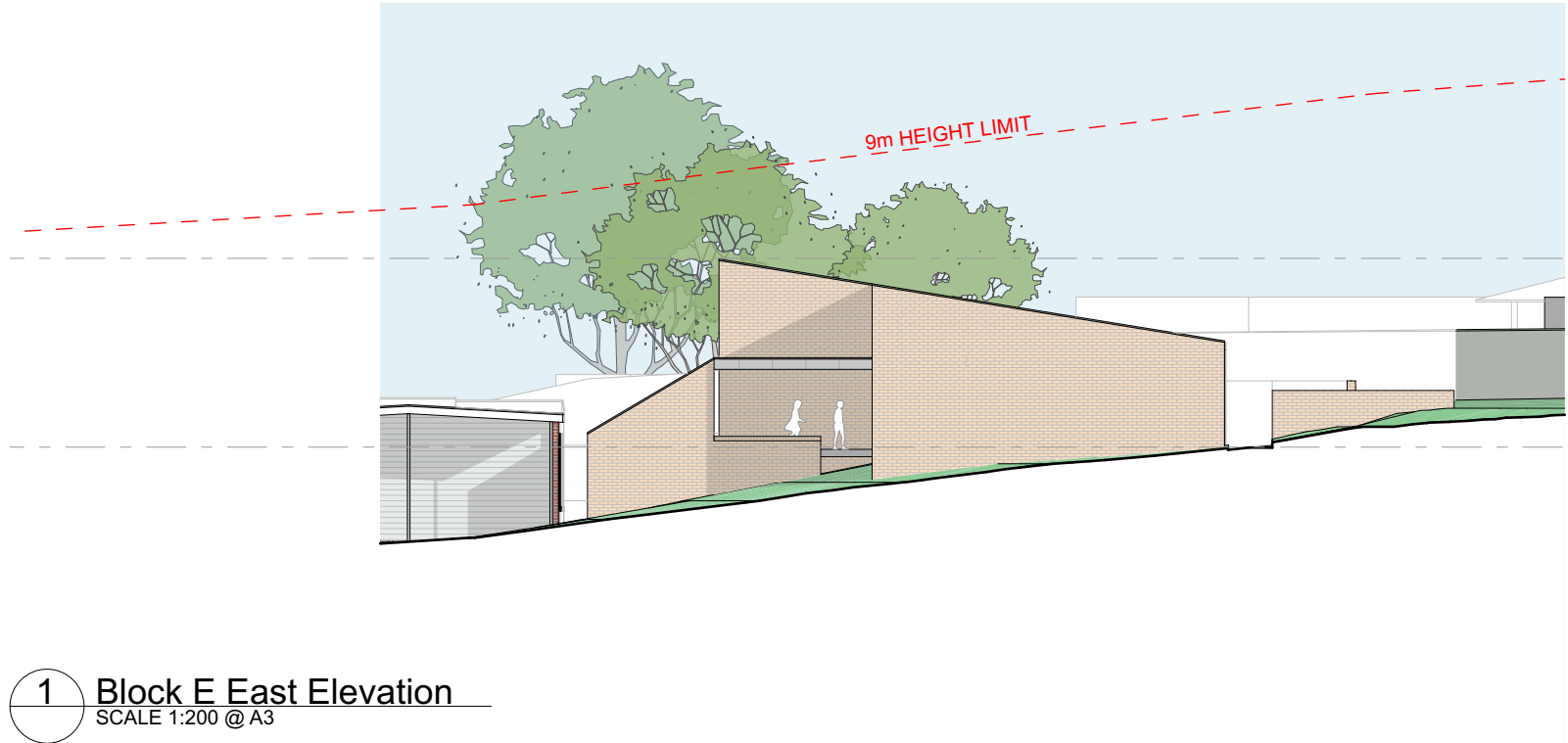


1 Block E Floor Plan
SCALE 1:200 @ A3

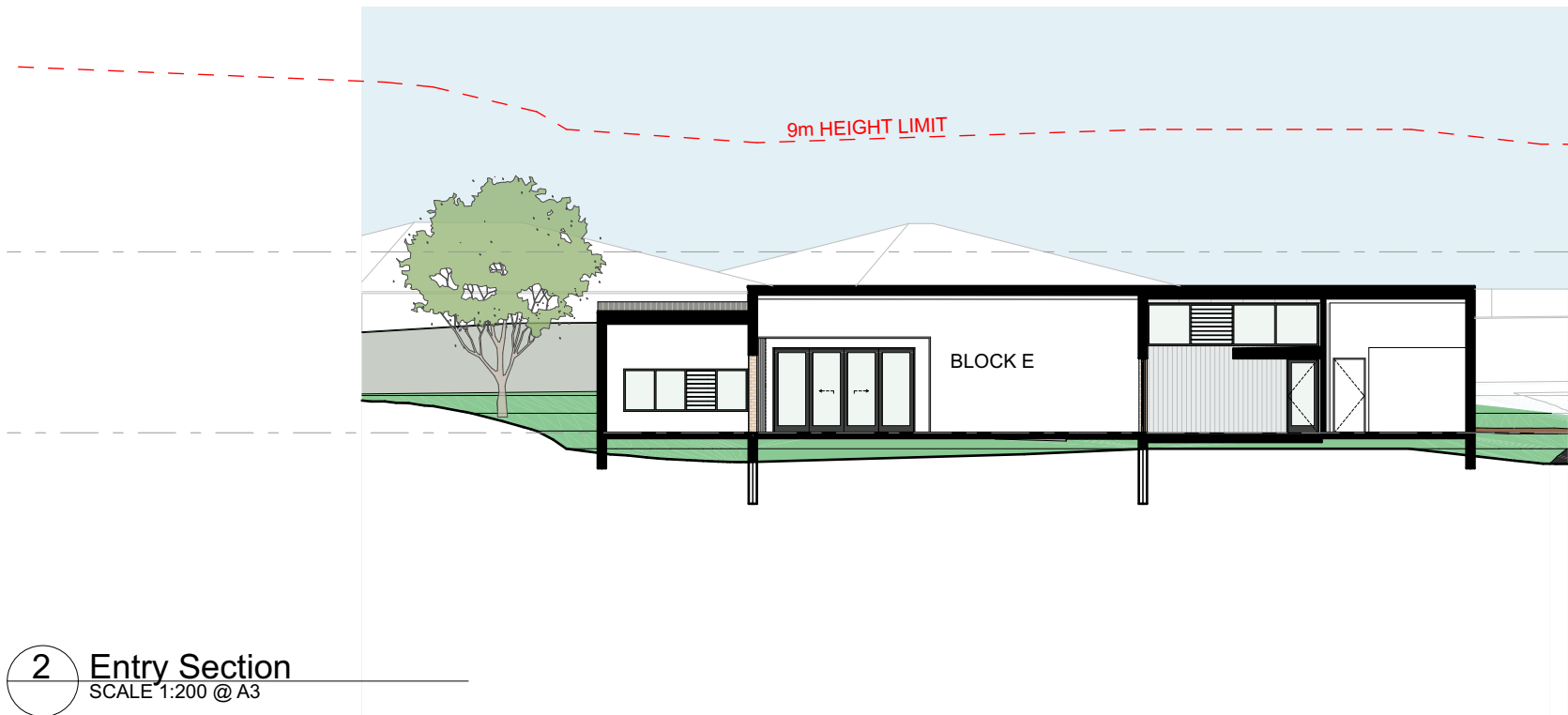
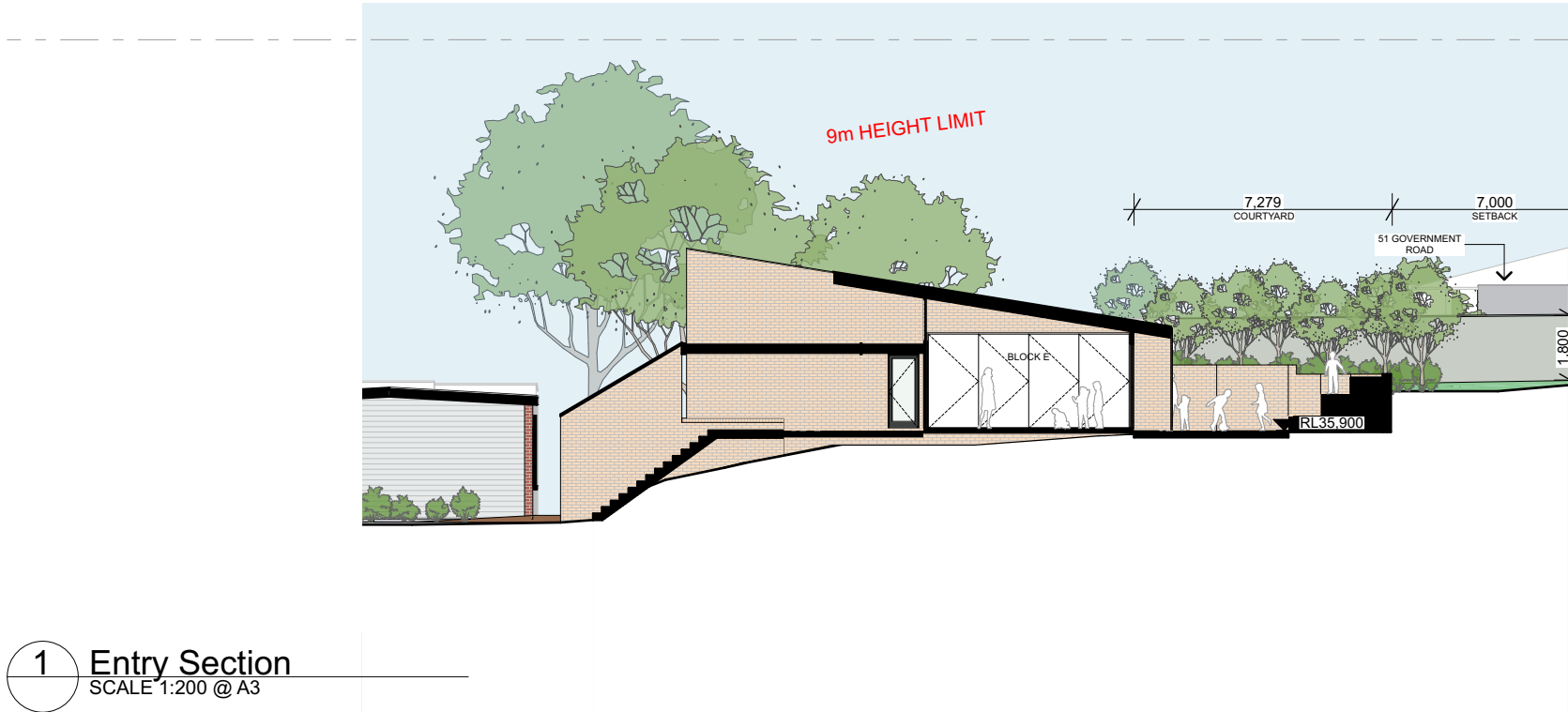


1 Block E Roof Plan
SCALE 1:200 @ A3

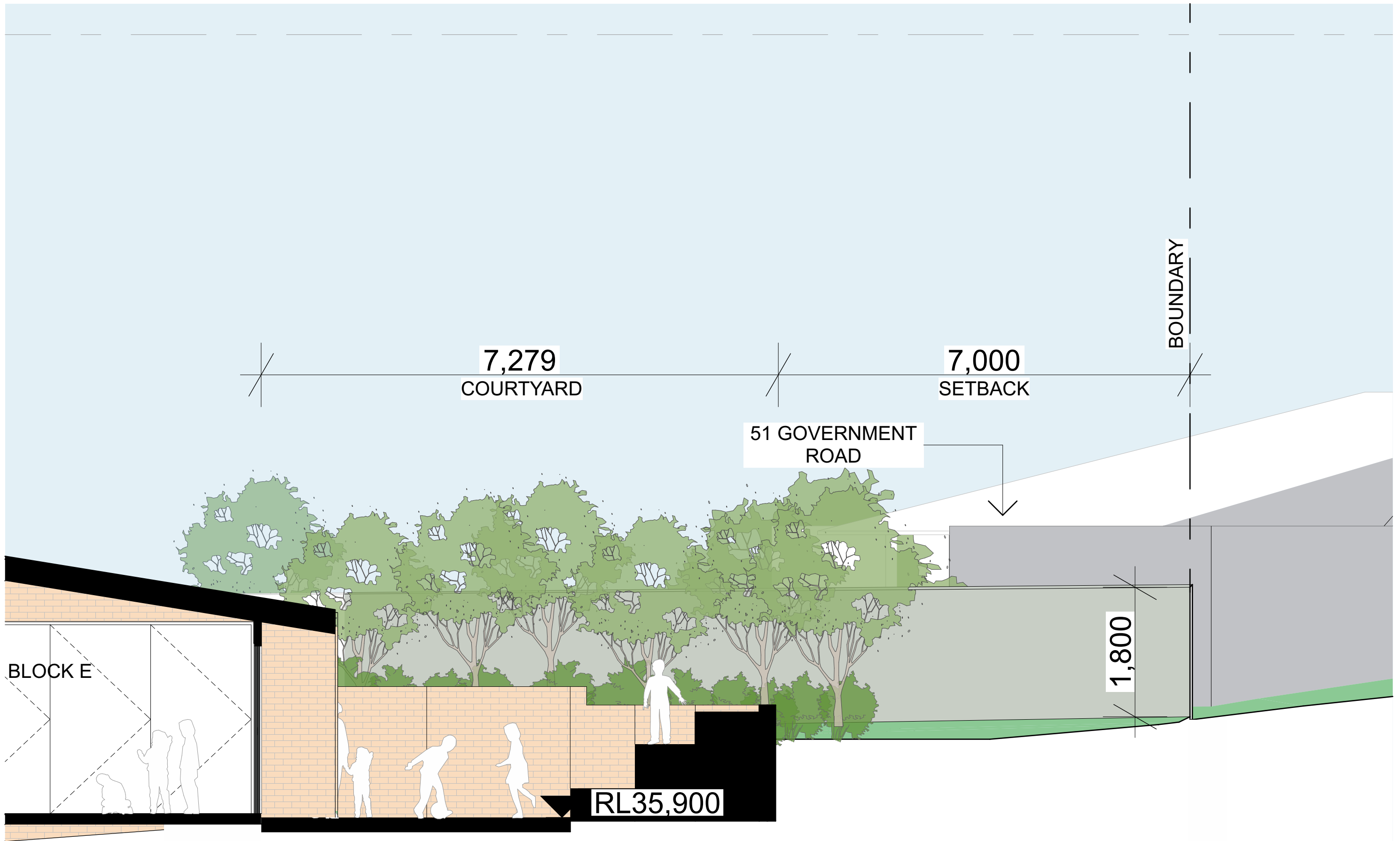
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1 E Block Boundary Section
SCALE 1:50 @ A3

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Block E Boundary Section

drawing #
A-5202

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4/7/2022

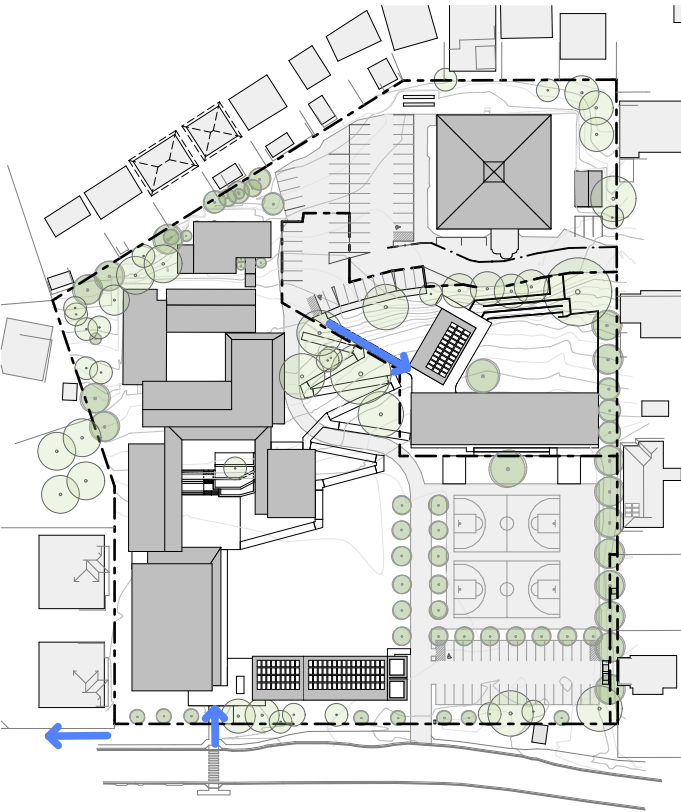
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Block J Upper

Proposed Function
Early Education Centre

Proposed Area
648m²

Occupants
84 Children / 24 Staff



Children

24 babies (0-1 years)
25 toddlers (2-3 years)
35 preschoolers (4-5 years)

Total = 84 children

Staff requirements

1 staff per 4 babies = 6
1 staff per 5 toddlers = 5
1 staff per 10 preschoolers = 4

Proposed Staff

1 Director
1 Cook
3 Early Childhood Teachers
8 Certificate III Educators
8 Diploma Educators
3 Trainees

Total = 24 staff

Parking requirements

1 carpark per 4 children (84/4)

Total = 21 carparks

Playroom area requirements

2 babies rooms (12 children in each)
12 babies x 3.25sqm
39sqm unencumbered floor space per room
(+10% = 42.9sqm)

2 toddlers rooms
(10 children in one)
10 babies x 3.25sqm
32.5sqm unencumbered floor space per room
(+10% = 35.75sqm)

(15 children in one)
15 babies x 3.25sqm
48.75sqm unencumbered floor space per room
(+10% = 53.625sqm)

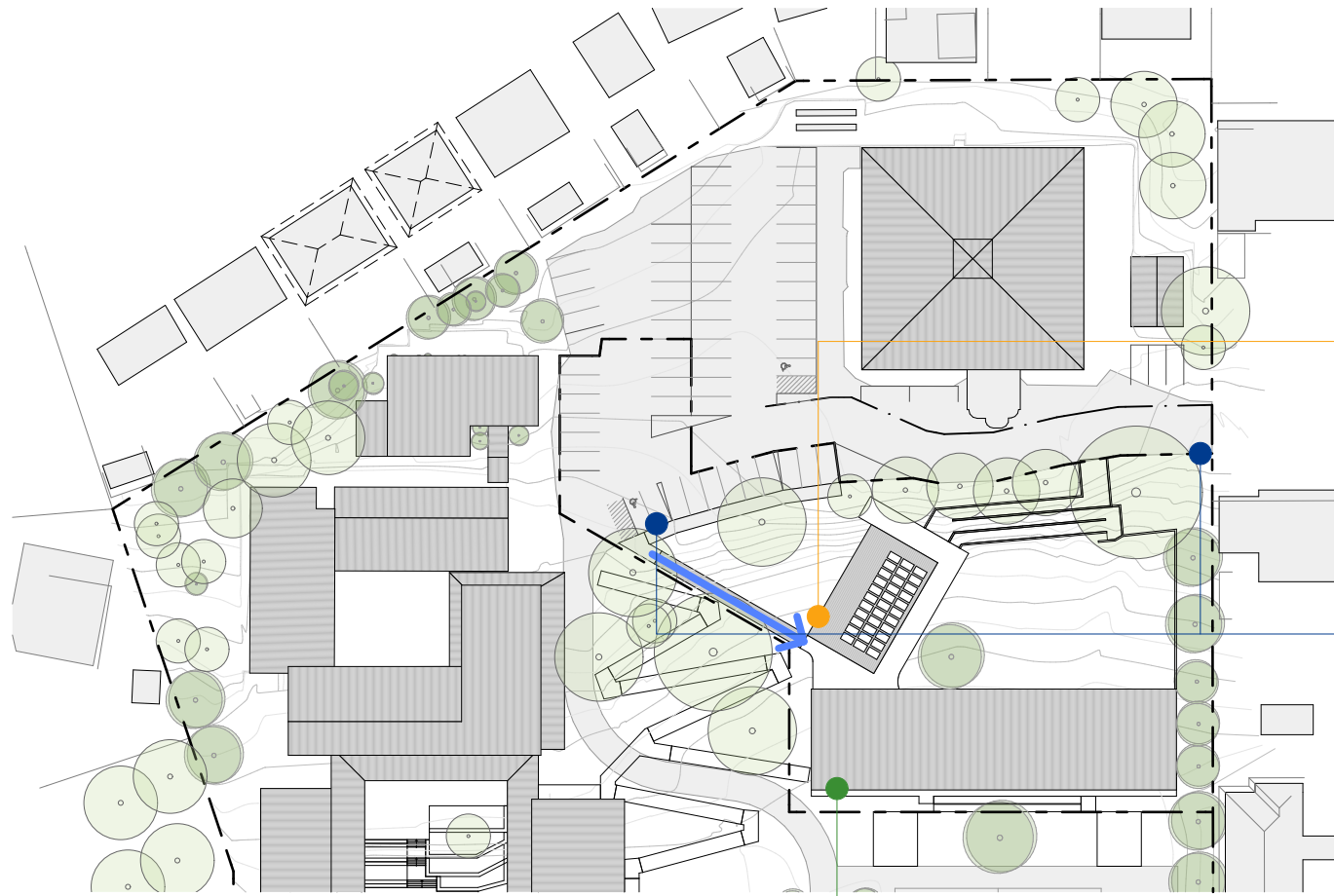
2 preschoolers rooms
(15 children in one)
15 babies x 3.25sqm
48.75sqm unencumbered floor space per room
(+10% = 53.625sqm)

(20 children in one)
20 babies x 3.25sqm
65sqm unencumbered floor space per room
(+10% = 71.5sqm)

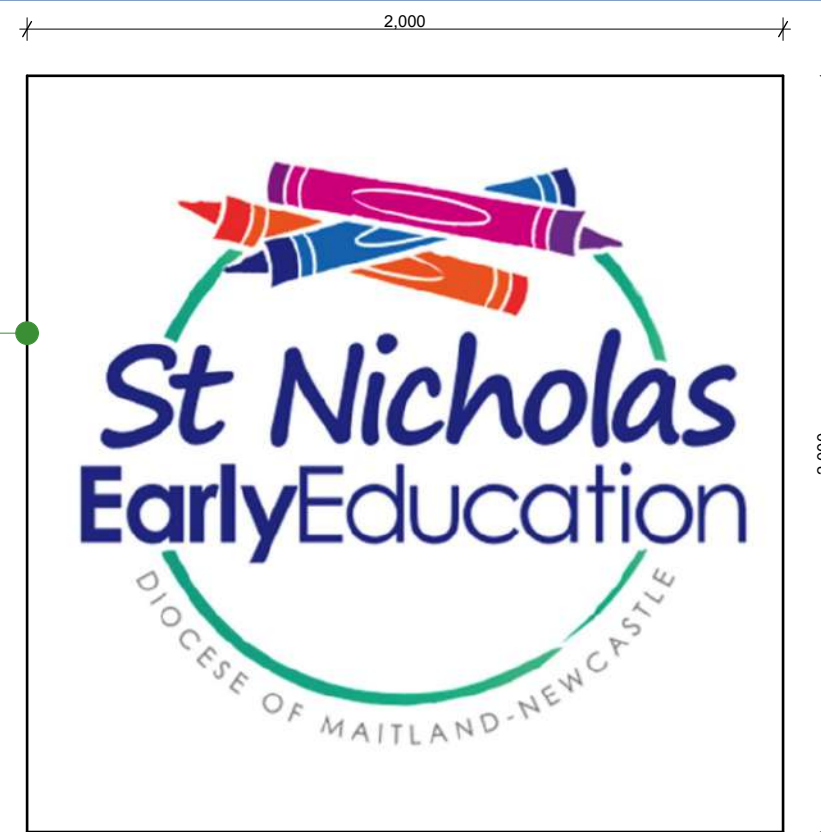
Outdoor play area requirements

84 children x 7sqm
Total = 588sqm

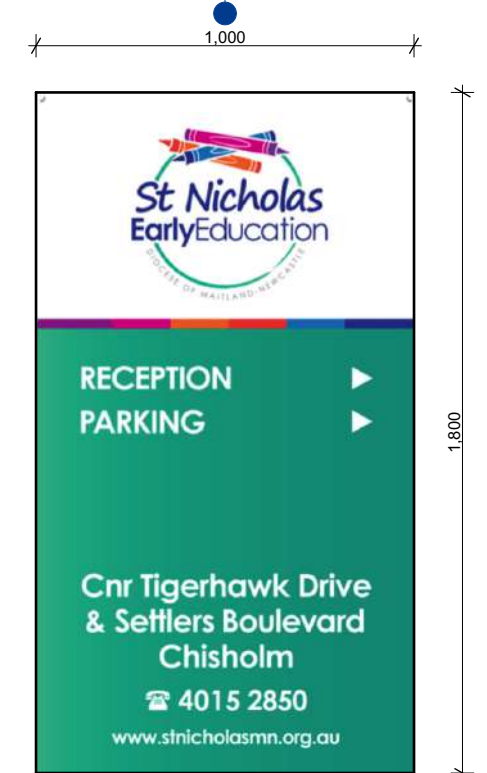




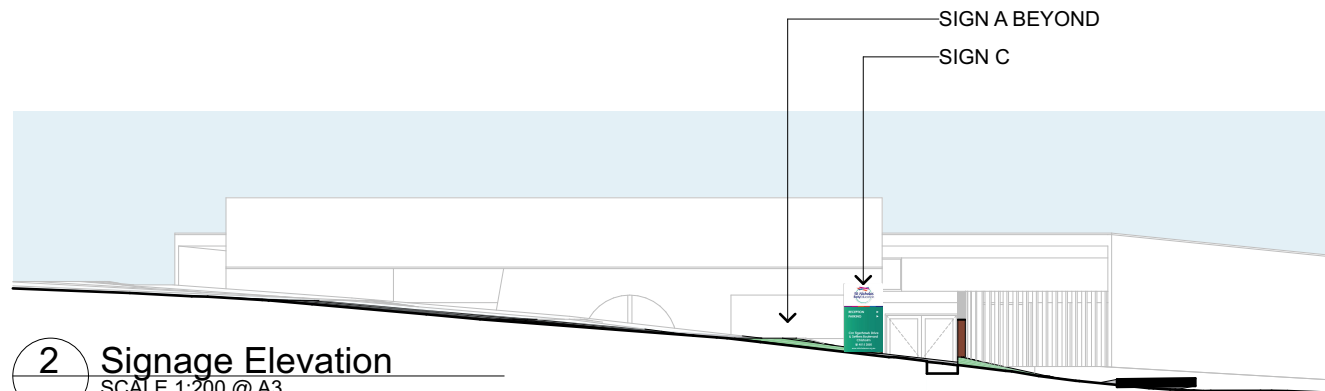
WALL MOUNTED SIGN - TYPE A



WALL MOUNTED SIGN - TYPE B



SIGNAGE PILLAR - TYPE C



2 Signage Elevation
SCALE 1:200 @ A3

1 Signage
SCALE 1:20 @ A3

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Signage

drawing #
A-6002

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01

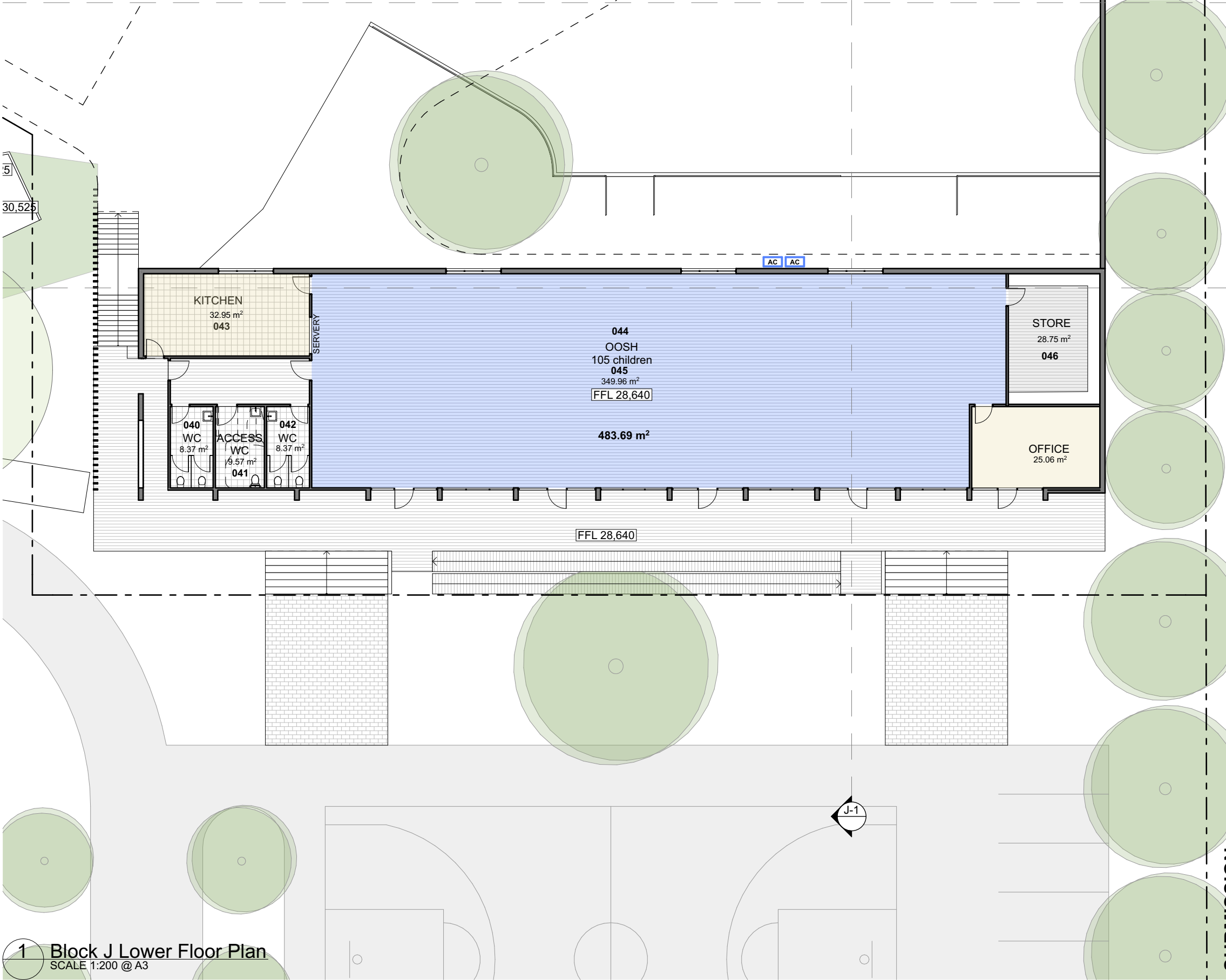
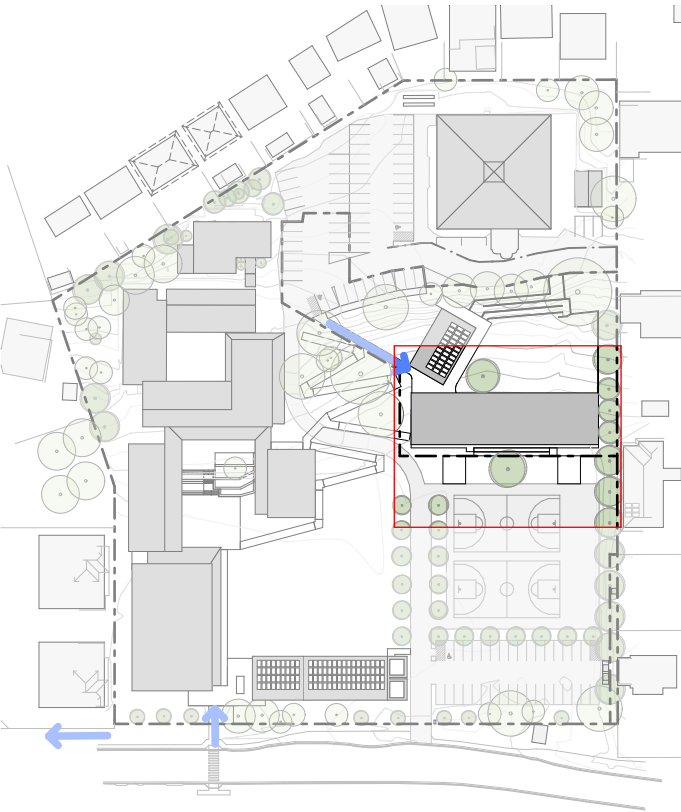
21/8/2020

Block J Lower

Proposed Function
Out of School Hours Care (350m²)
Amenities

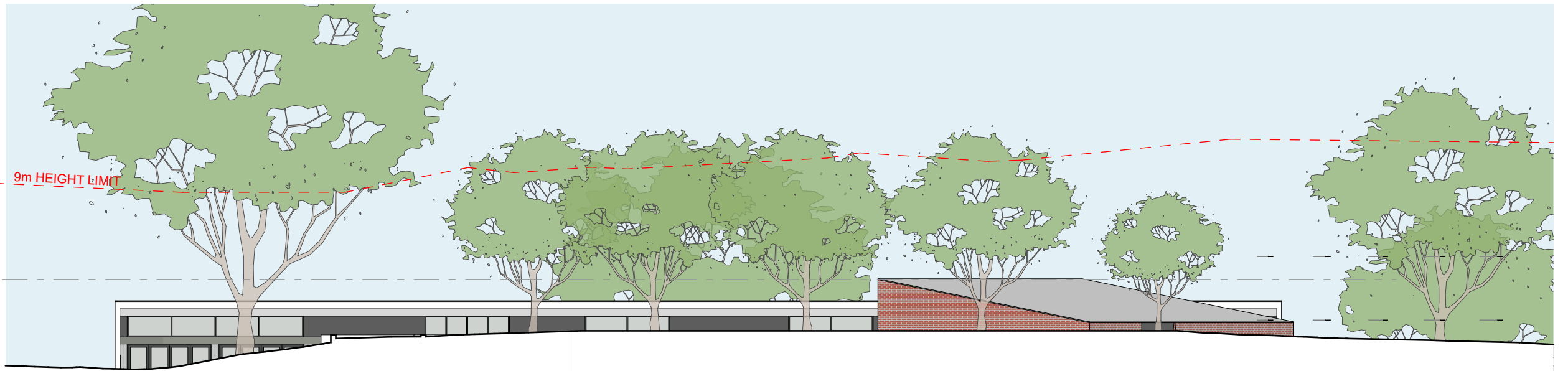
Proposed Area
484m²

Occupants
OOSH – 105 Place Centre/7 Staff



1 Block J Lower Floor Plan
SCALE 1:200 @ A3

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1 Block J North Elevation
SCALE 1:200 @ A3

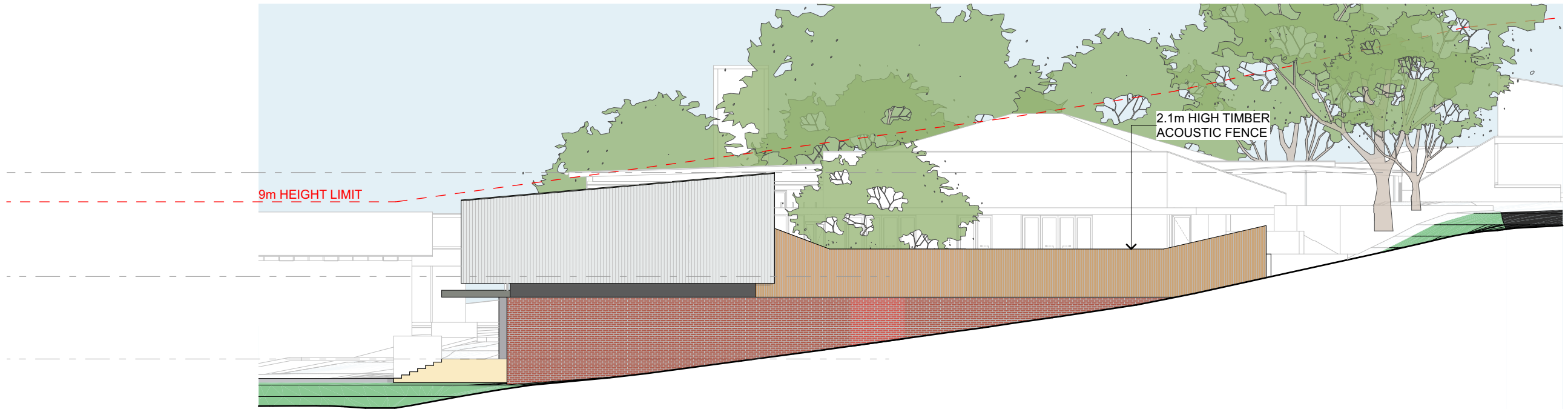


2 Block J South Elevation
SCALE 1:200 @ A3

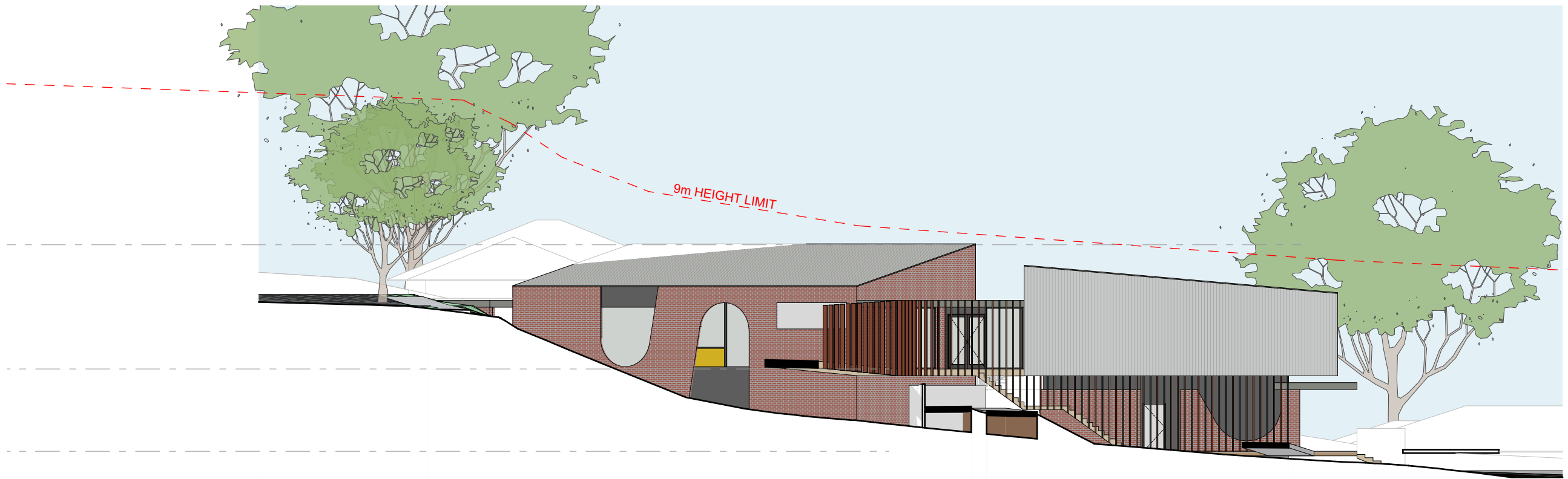
* HEIGHT LIMIT CUT AT FRONT OF ELEVATION.
REFER TO SECTIONS WHICH SHOW BUILDING
IN BACKGROUND BELOW THE HEIGHT LIMIT.

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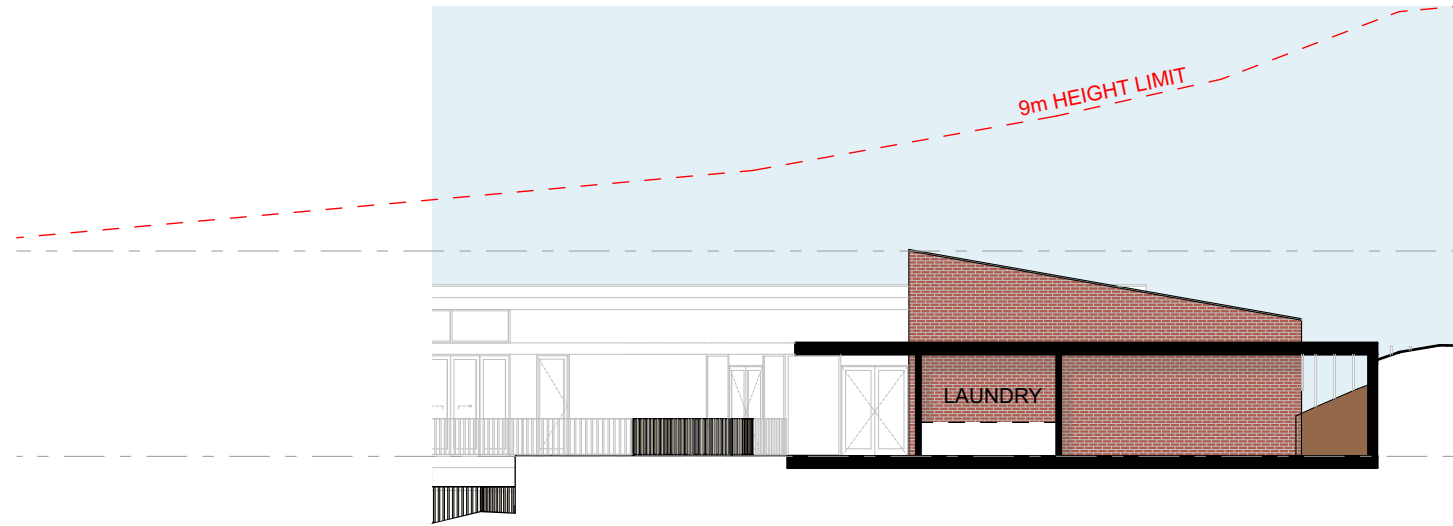


1 Block J East Elevation
SCALE 1:200 @ A3

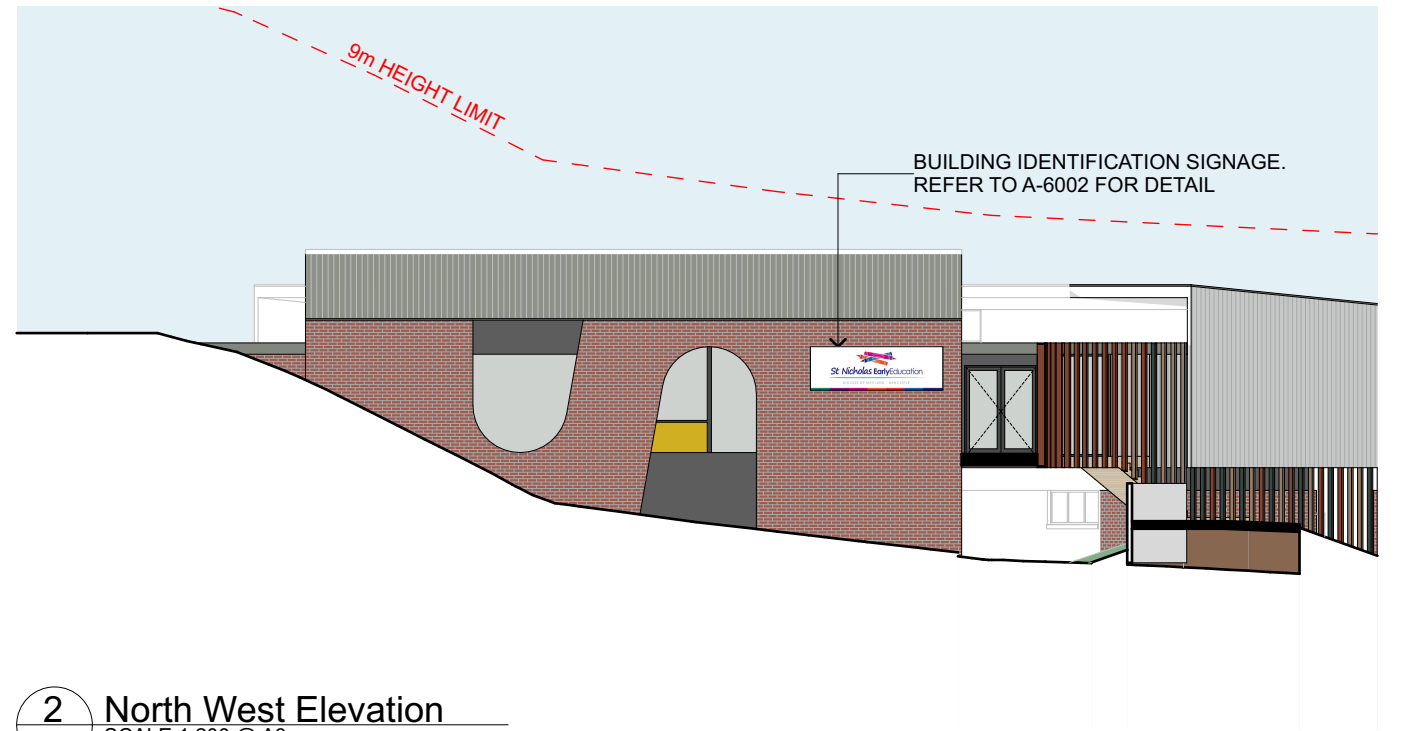


2 Block J West Elevation
SCALE 1:200 @ A3

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1 North East Elevation
SCALE 1:200 @ A3



2 North West Elevation
SCALE 1:200 @ A3

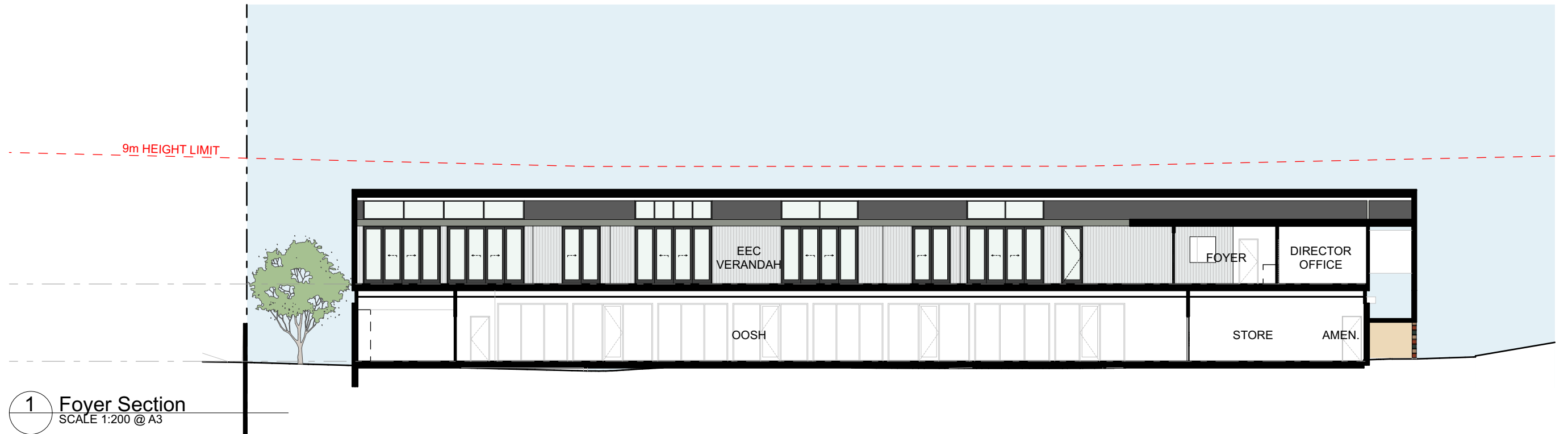
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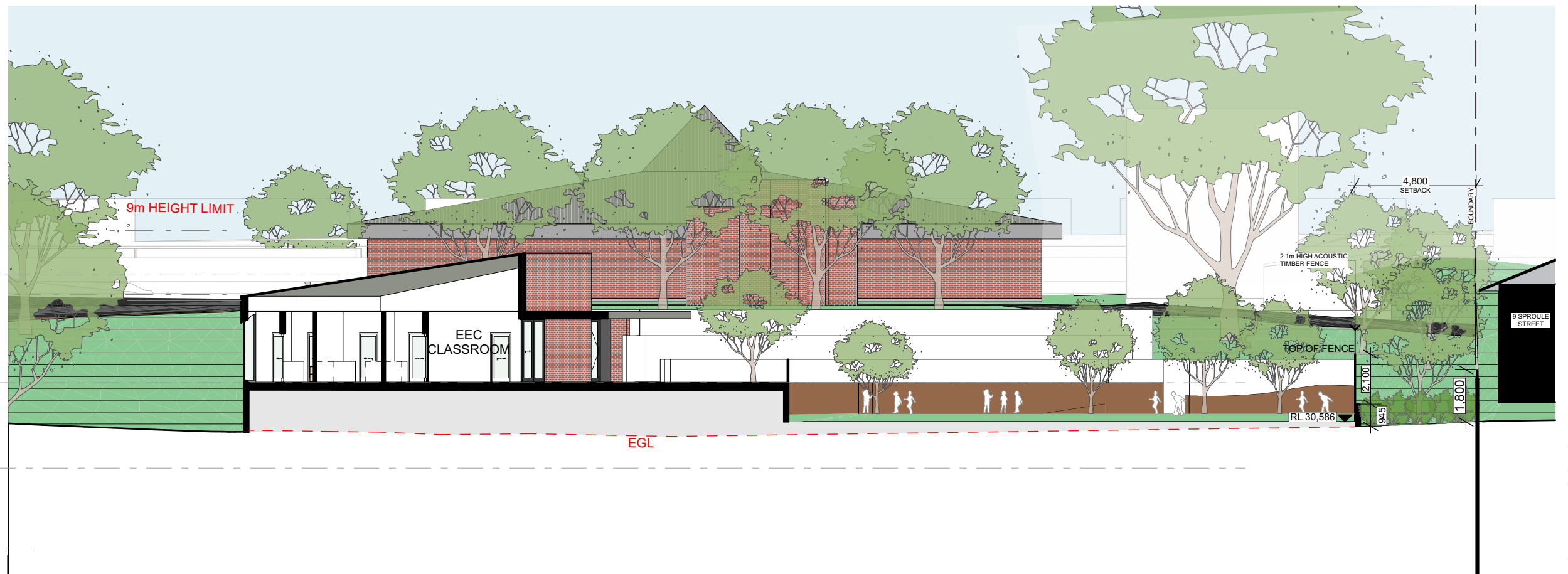
1 Playground Section
SCALE 1:200 @ A3

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1 Foyer Section
SCALE 1:200 @ A3



2 Playground Section
SCALE 1:200 @ A3

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Block J Sections

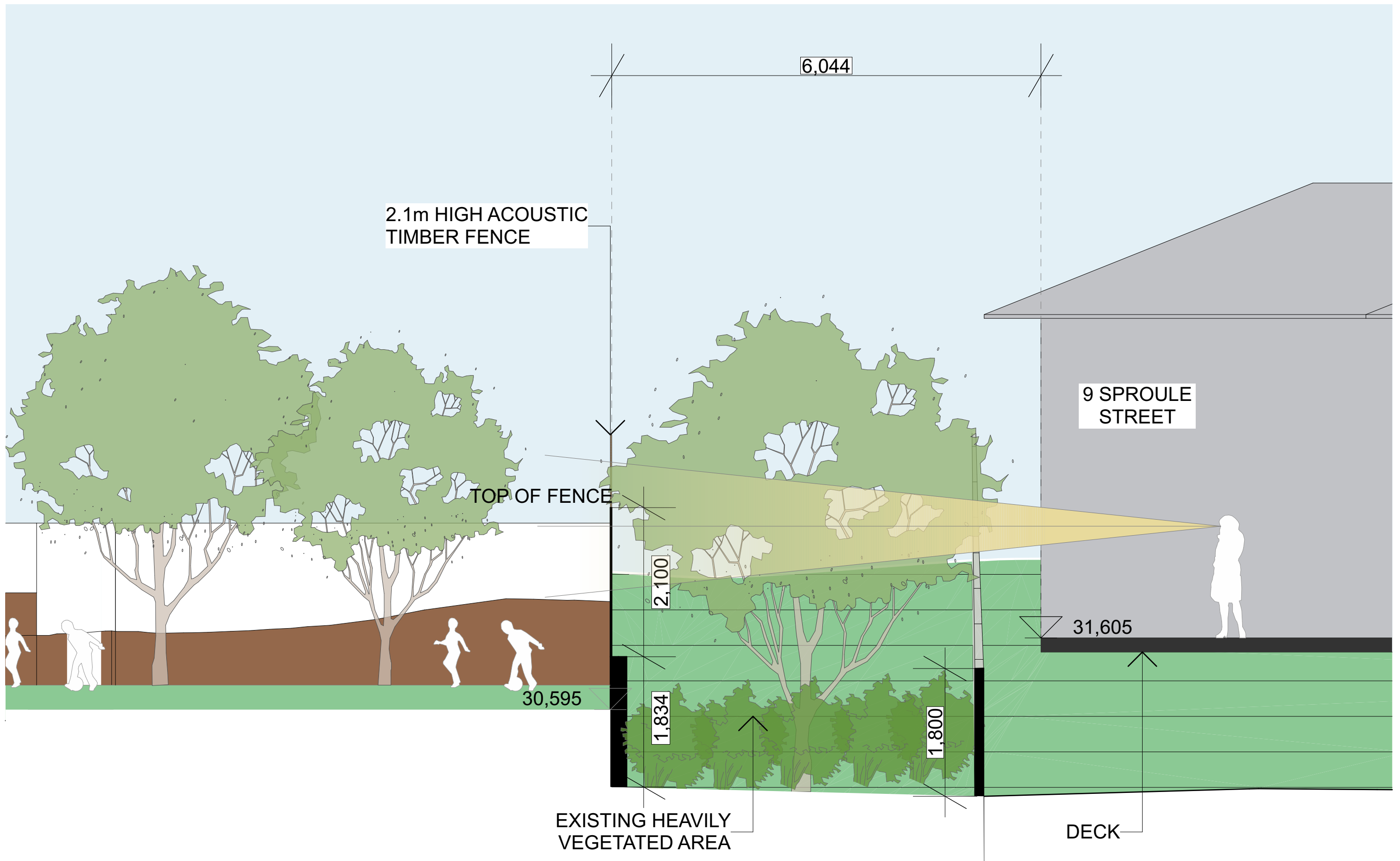
drawing #
A-6302

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issue
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1 Block J Boundary Section
SCALE 1:50 @ A3

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Block J Boundary Section

drawing #
A-6303

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EEC Perspective

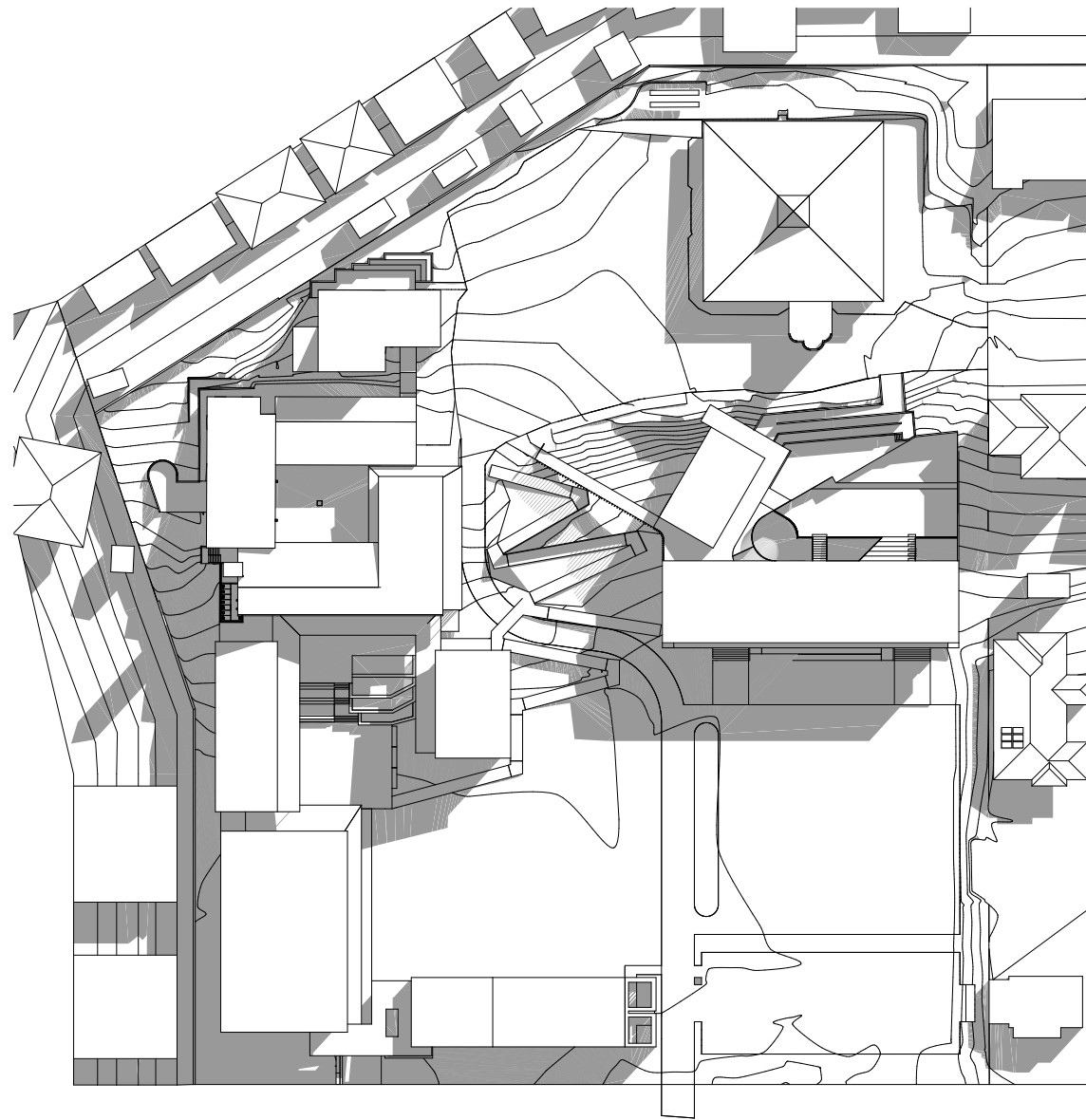
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A-6401

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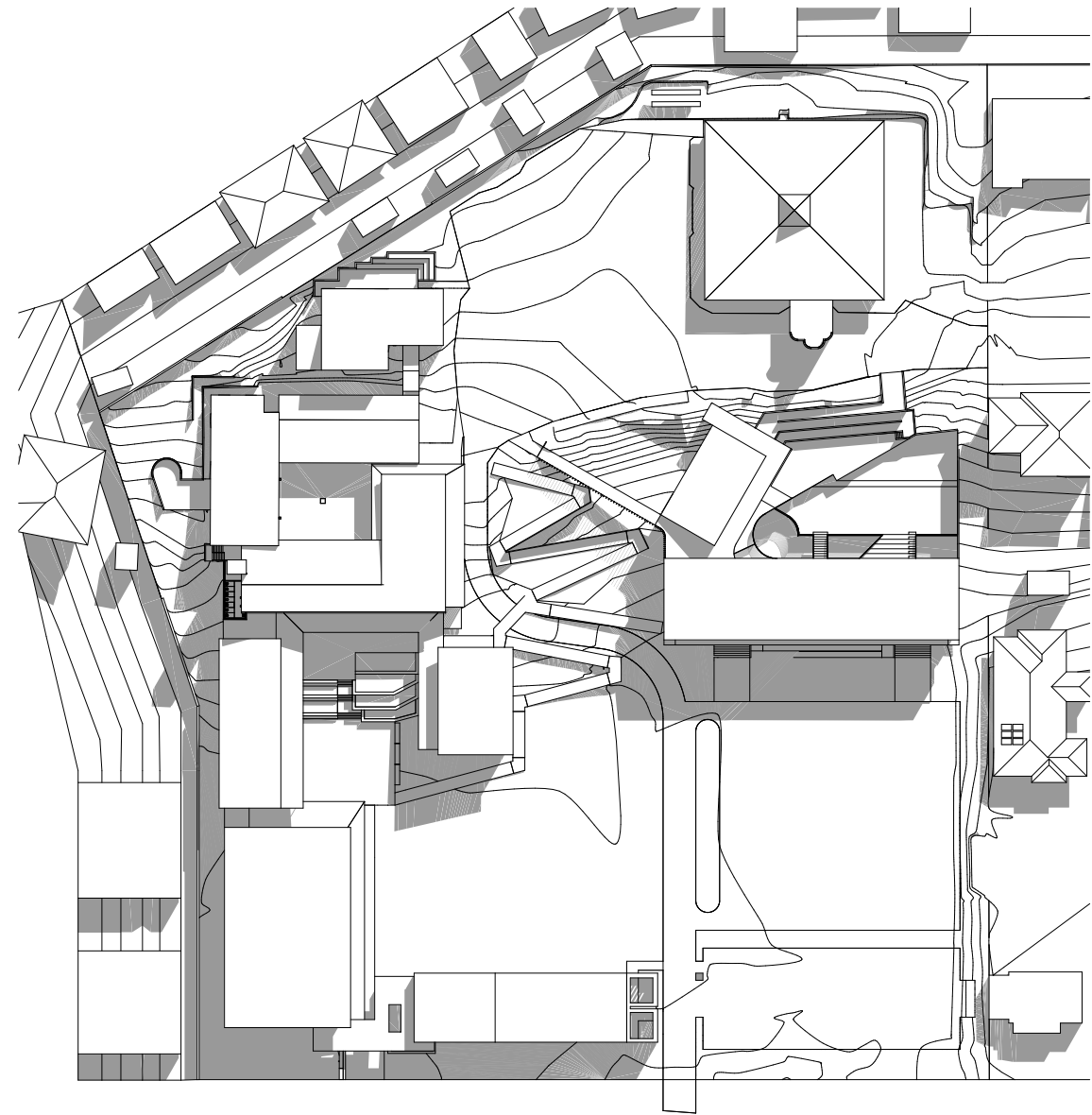
issue
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28/7/2020

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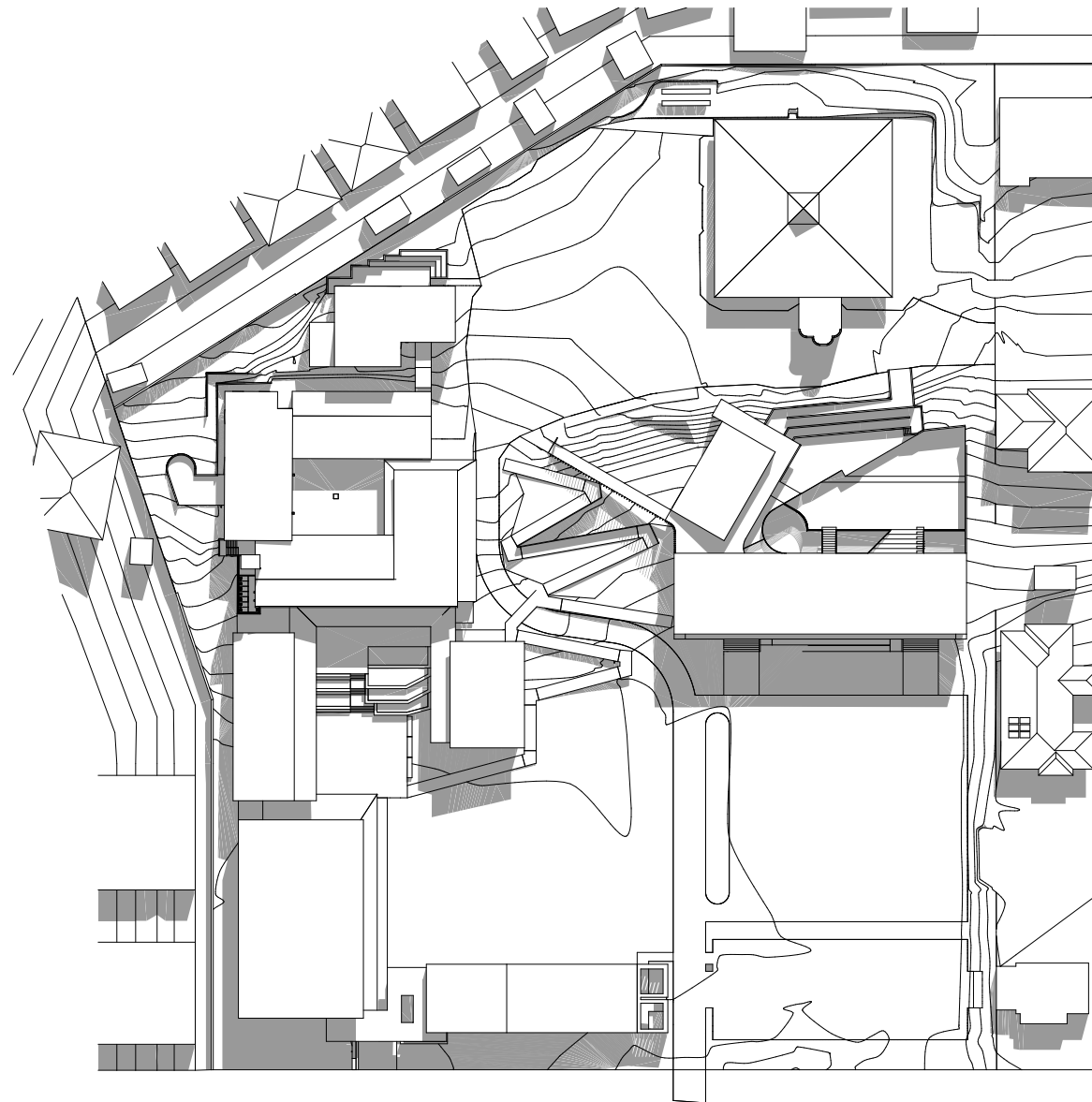


June 21 9am
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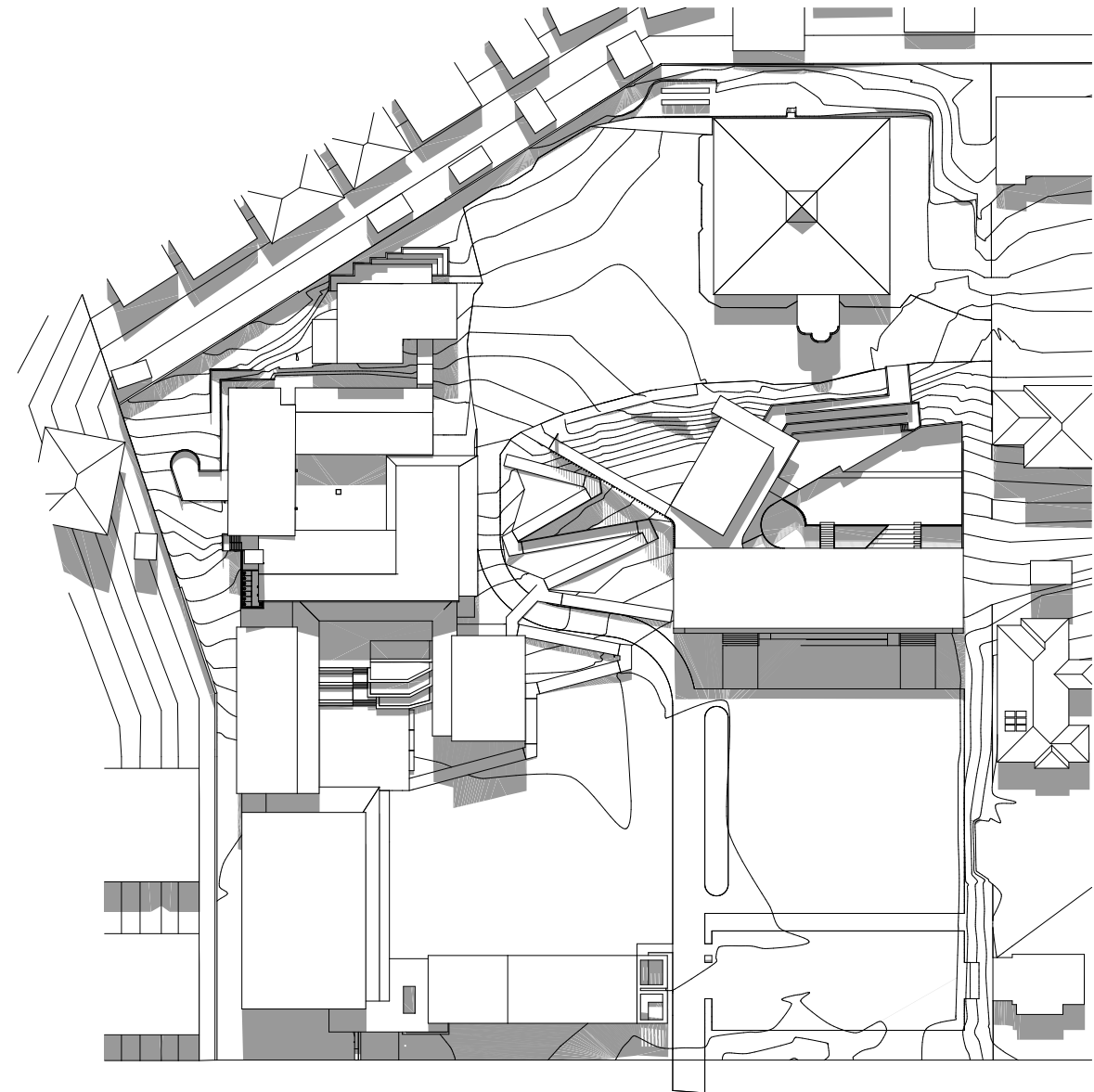


June 21 10am
SCALE 1:1200 @ A3

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June 21 11am
SCALE 1:1200 @ A3



June 21 12pm
SCALE 1:1200 @ A3

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Shadow Diagrams

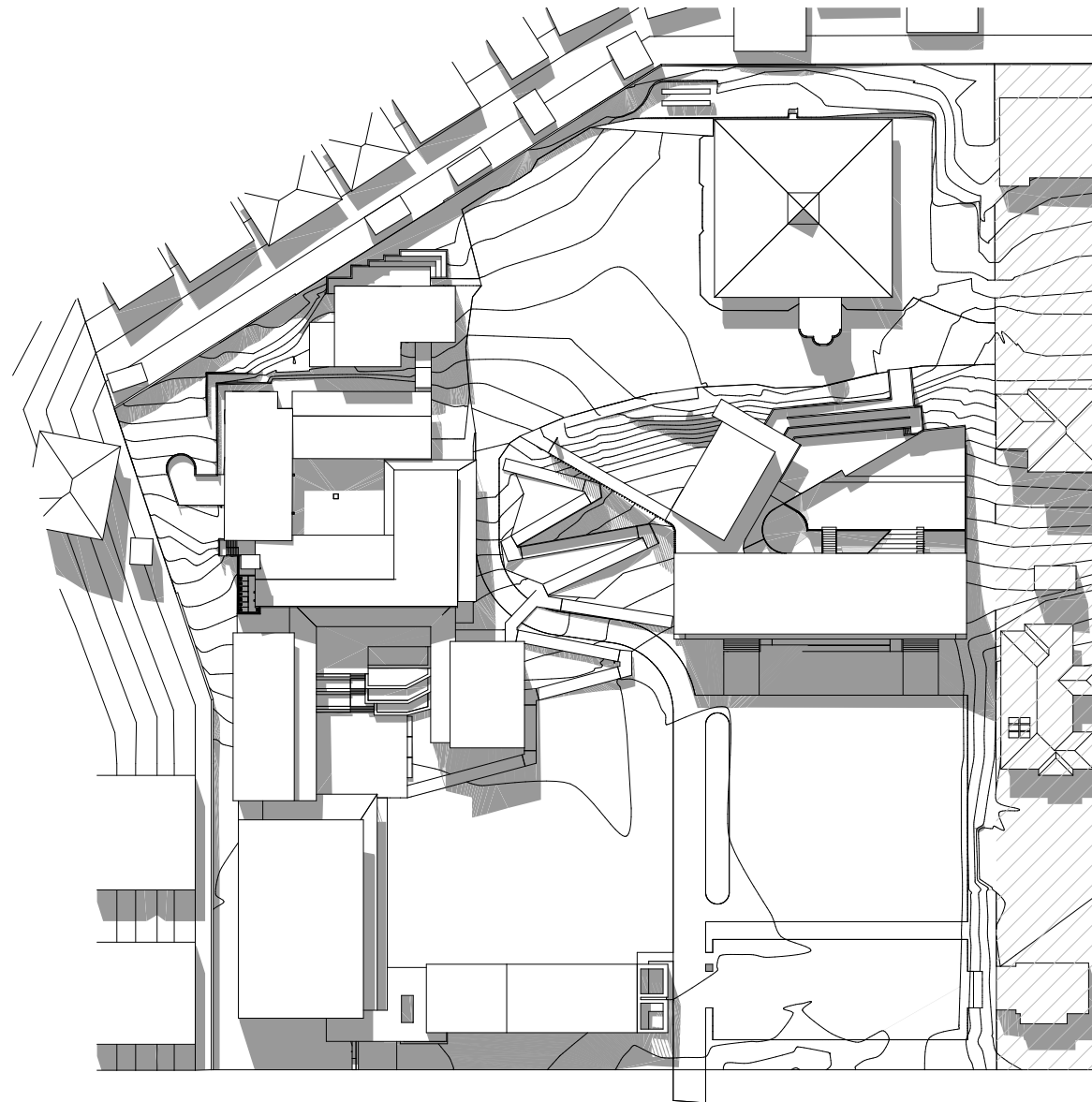
drawing #
A-7002

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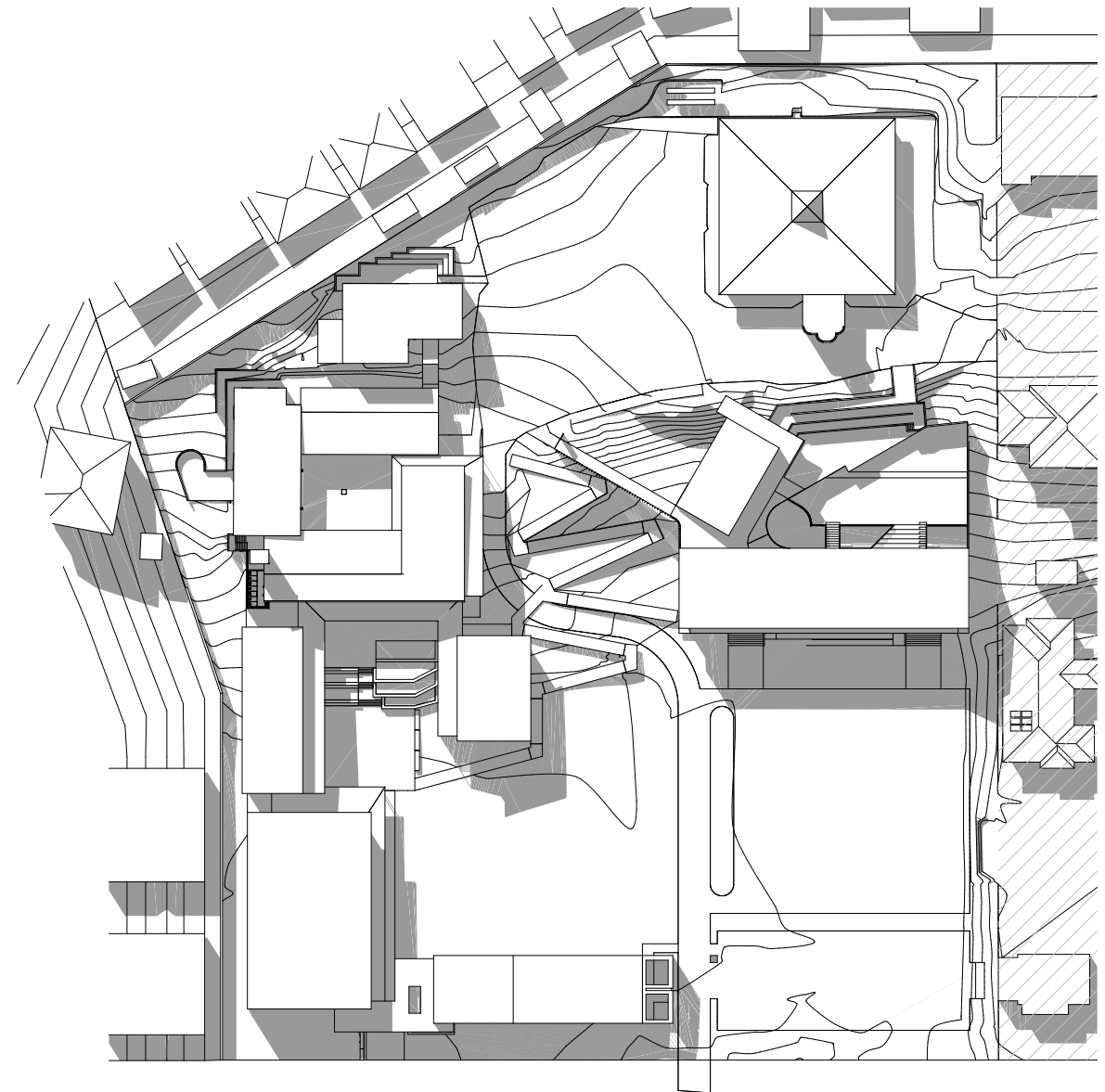
issue
03

4/7/2022

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June 21 1pm
SCALE 1:1200 @ A3



June 21 2pm
SCALE 1:1200 @ A3

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Shadow Diagrams

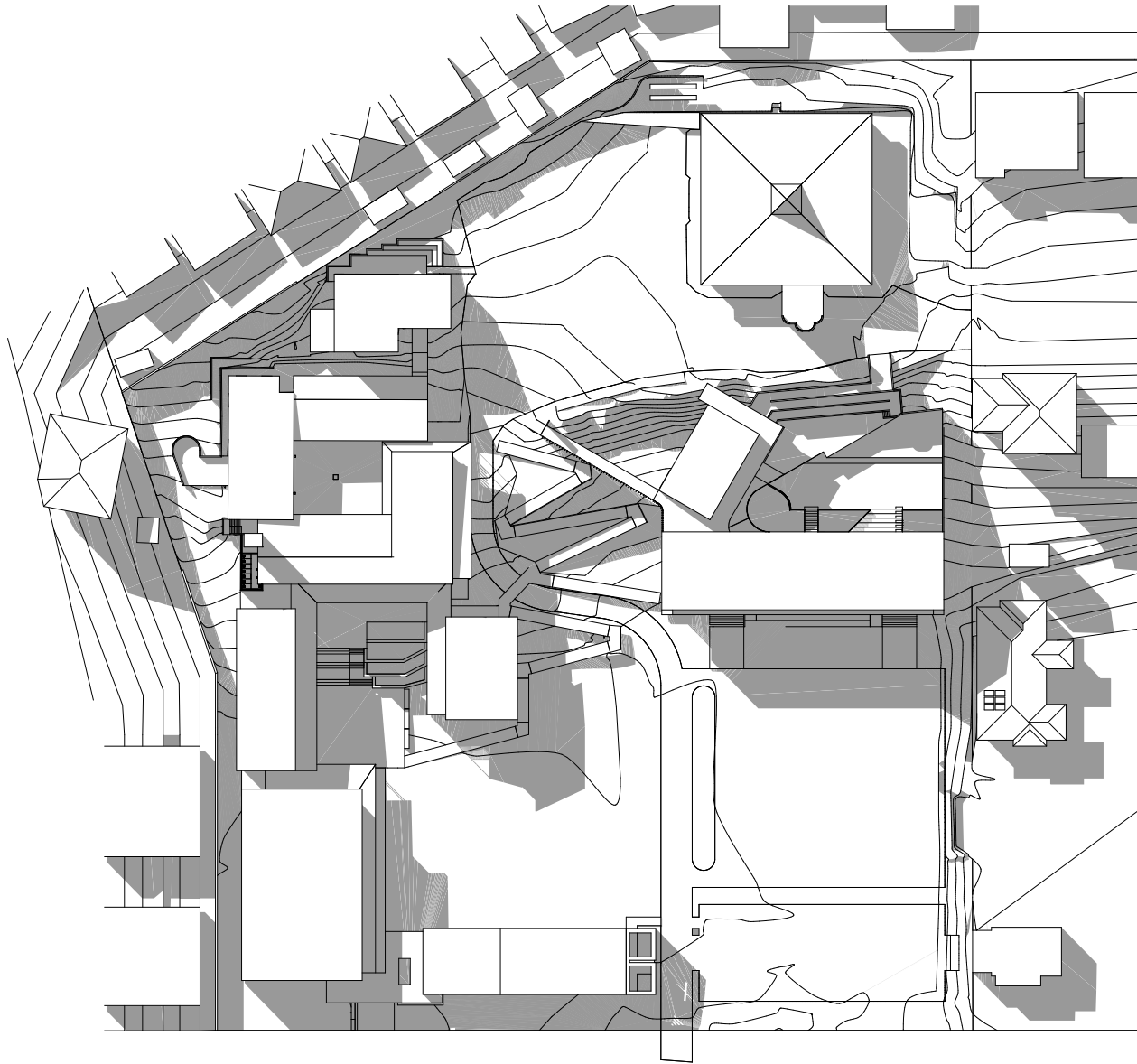
drawing #
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June 21 3pm
SCALE 1:1200 @ A3

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Shadow Diagrams
drawing #
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