

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPSHCC-122
DA Number	16-2022-97-1
LGA	Port Stephens
Proposed Development	Alterations and additions to existing educational establishment (St Michael's School, Nelson Bay) including refurbishment of grounds and buildings, removal of existing demountable buildings, new centre based child care including out-of-school hours care, new admin building, new car park, subdivision, landscaping, fencing and associated civil works.
Street Address	LOT: 2 DP: 216064 12 Sproule Street NELSON BAY
Applicant/Owner	CKDS Architecture Pty Limited / Trustees of the Roman Catholic Church
Date of DA lodgement	23 February 2022
Total number of Submissions Number of Unique Objections	Total Submissions: 7 Unique Submissions: 7
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 5, Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021: Private Infrastructure and Community Facilities – Educational establishments and childcare centres
List of all relevant s4.15(1)(a) matters	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Precincts—Regional) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Port Stephens Local Environmental Plan 2013
List all documents submitted with this report for the Panel's consideration	Attachment 1 – Recommended Conditions of Consent Attachment 2 – Council Childcare Planning Guidelines Compliance Table Attachment 3 – Architectural Plans Attachment 4 – Civil Plans Attachment 5 – Landscape Plan Attachment 6 – Geotechnical Assessment Attachment 7 – Noise Impact Assessment Attachment 8 – Additional Noise Impact letter Attachment 9 – Traffic Management Plan Attachment 10 – Flora and Fauna Assessment Report Attachment 11 – Waste Management Plan Attachment 12 – Disability Access Report Attachment 13 - Preliminary Contamination Assessment
Clause 4.6 requests	N/A
Summary of key submissions	Noise

	<b>Traffic and access</b> <b>Car Parking</b> <b>Civil works</b> <b>Stormwater</b> <b>Address of school</b> <b>Tree removal</b> <b>Infrastructure contributions</b> <b>Impact to rate income</b> <b>Impacts to holiday rental</b>
<b>Report prepared by</b>	<b>Dylan Mitchell – Principal Development Planner</b>
<b>Report date</b>	<b>2 November 2022</b>

#### Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

**Yes**

#### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

**Yes**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

#### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**N/A**

#### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

**N/A**

#### Conditions

Have draft conditions been provided to the applicant for comment?

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

**No**