



**OUR LADY  
STAR OF THE SEA**  
PRIMARY SCHOOL TERRIGAL



**Applicant:**  
**Catholic Schools Broken Bay**

*on behalf of*

**The Trustees of the Roman  
Catholic Church  
Diocese of Broken Bay**

**CLIENT**



**CATHOLIC  
DIOCESE OF  
BROKEN BAY**



**CATHOLIC SCHOOLS  
Broken Bay**

**ARCHITECT**

**GLENDENNING  
SZOBOSZLAY  
ARCHITECTS**

**PLANNER**



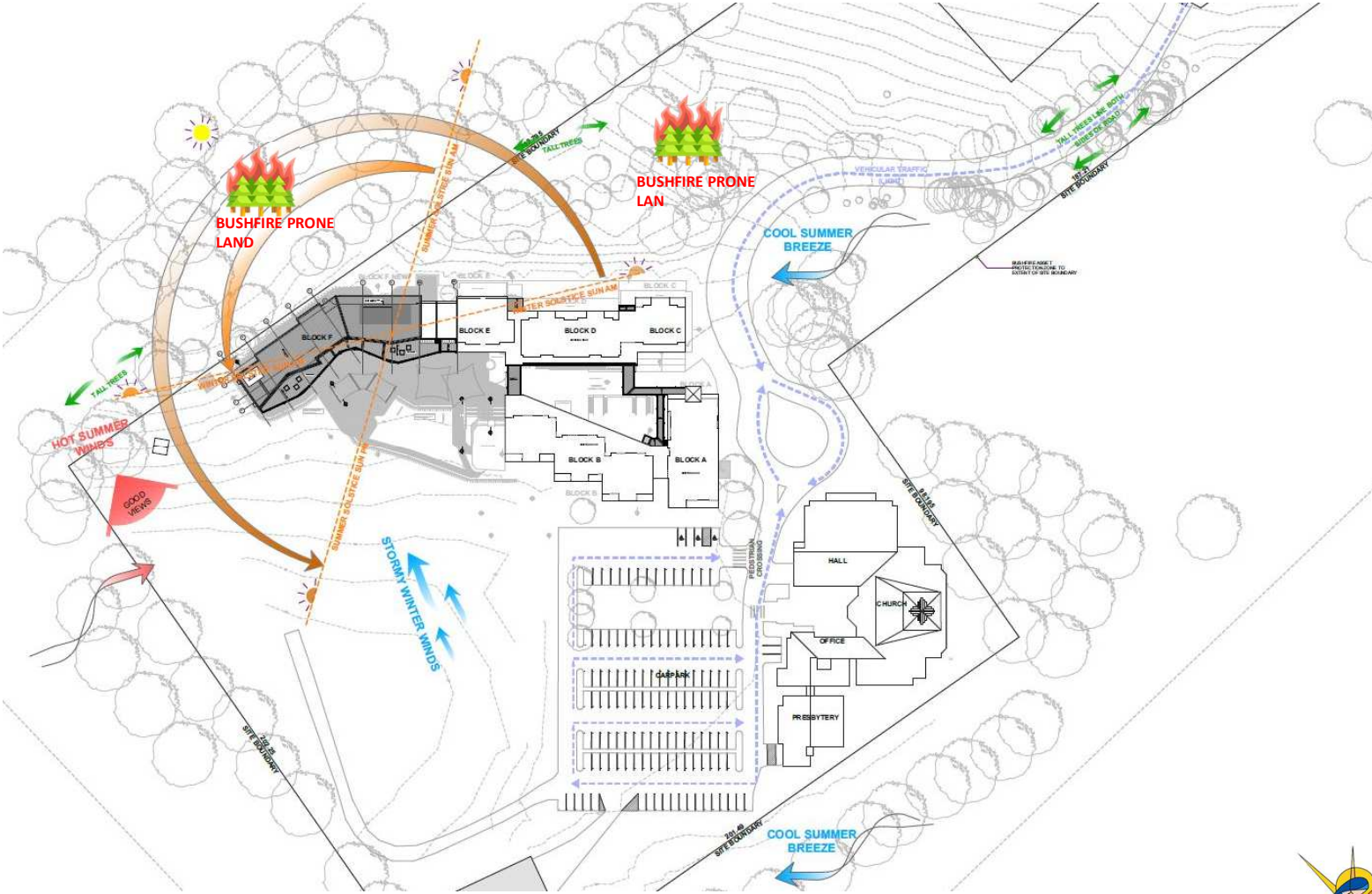


## LOCATION & CONTEXT



**OUR LADY  
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SITE ANALYSIS PLAN



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# EXISTING SITE PLAN



1



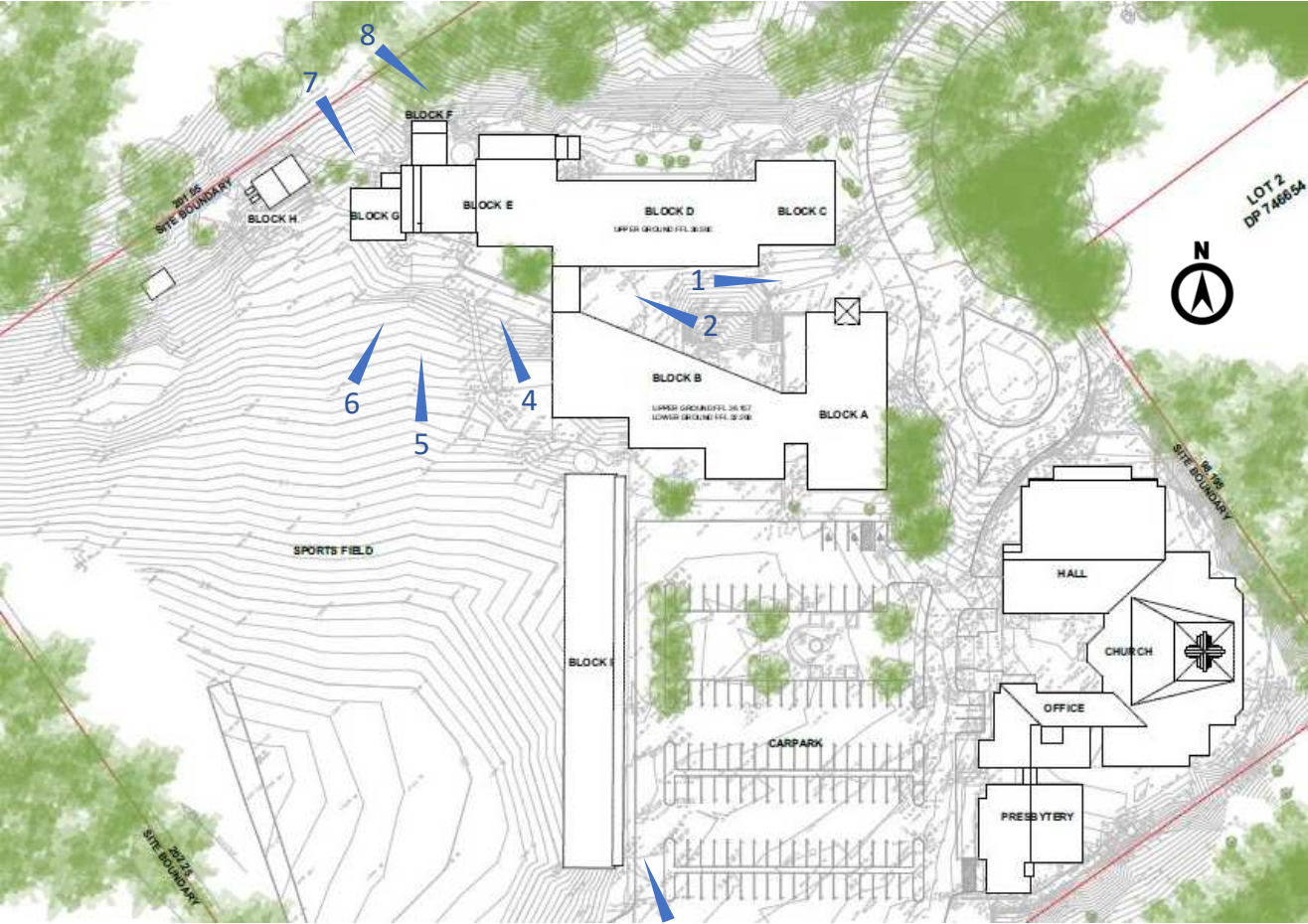
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3



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6



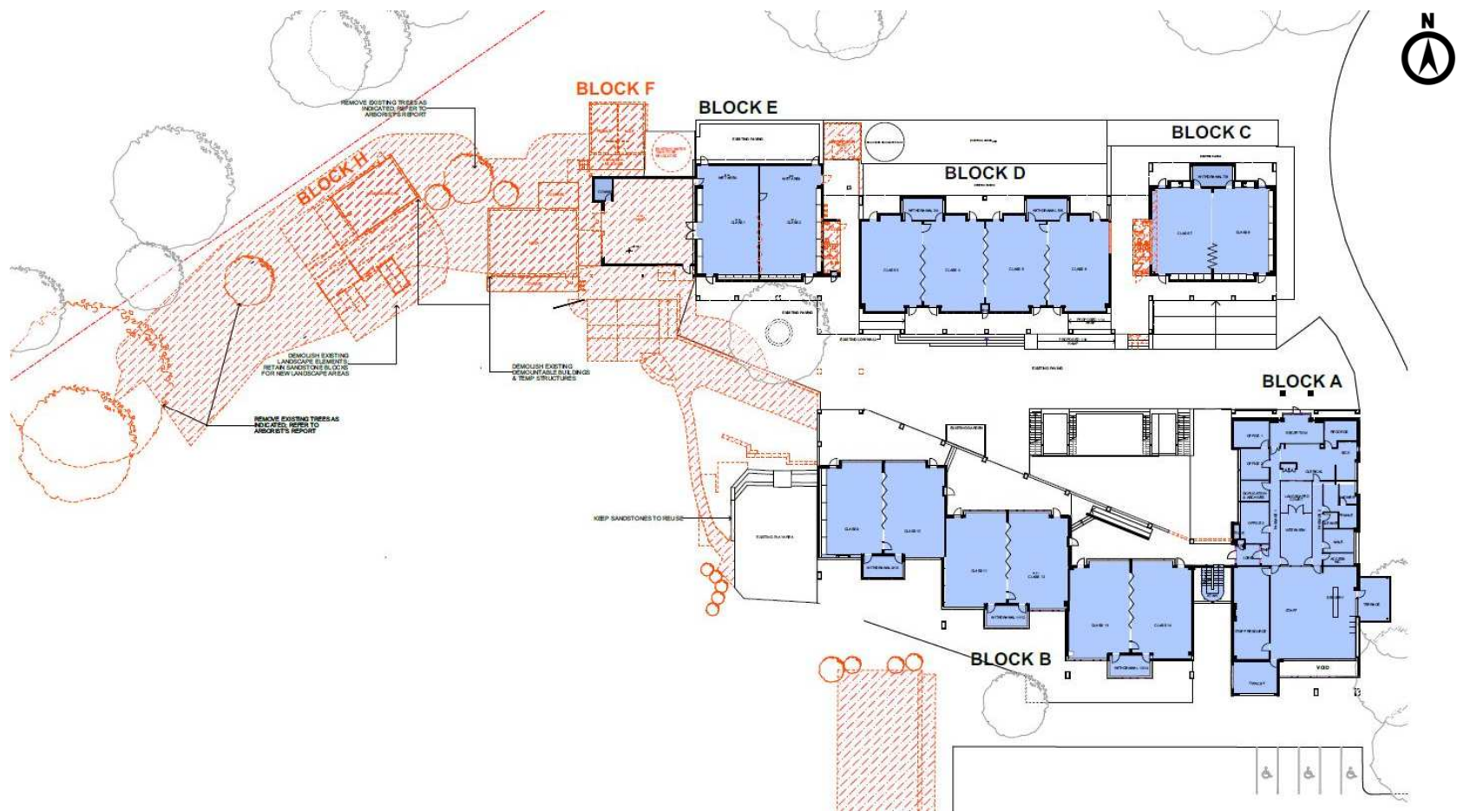
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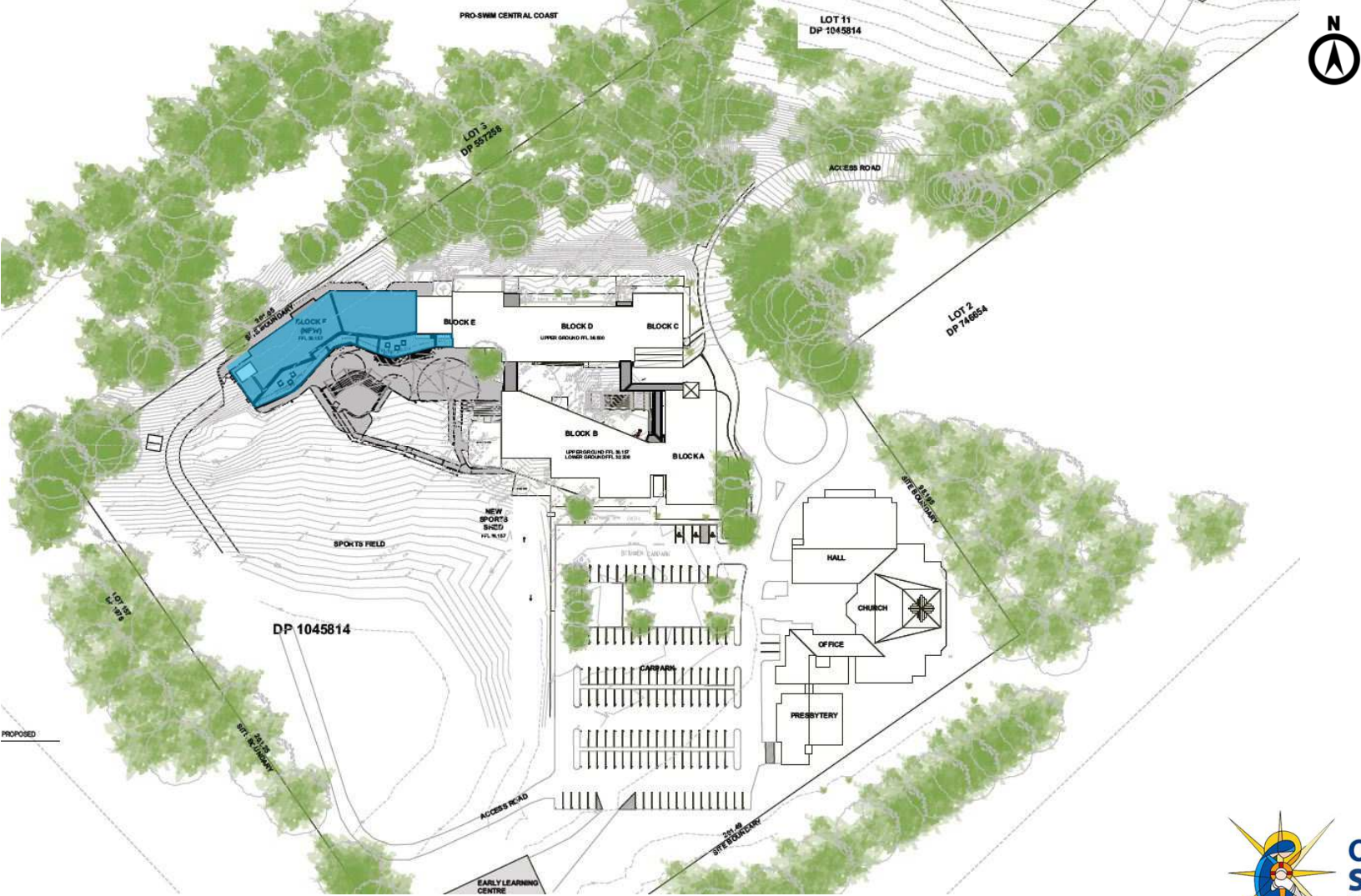
DEMOLITION PLAN



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PROPOSED SITE PLAN

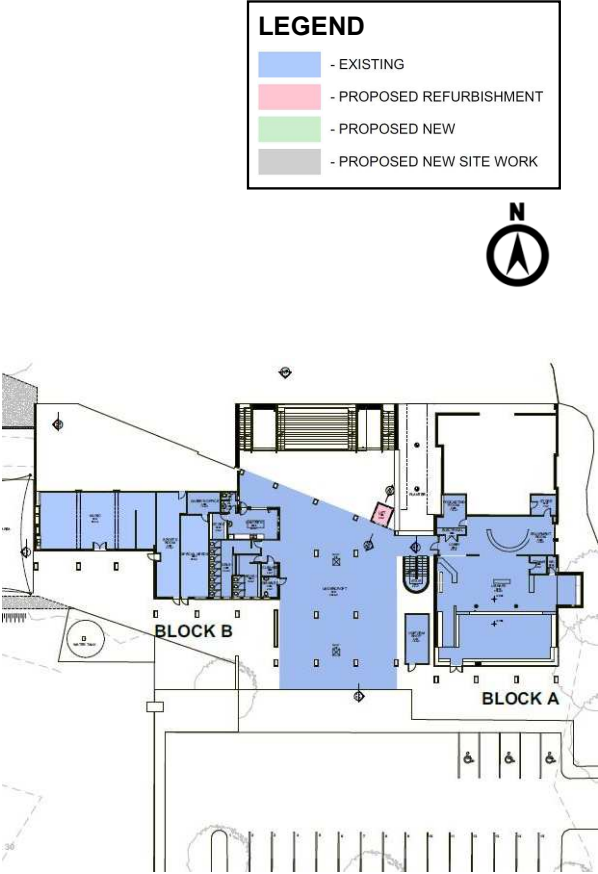


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# PROPOSED OVERALL UPPER & LOWER GROUND FLOOR PLANS



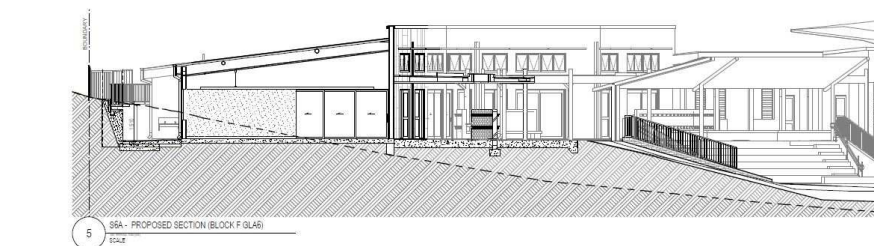
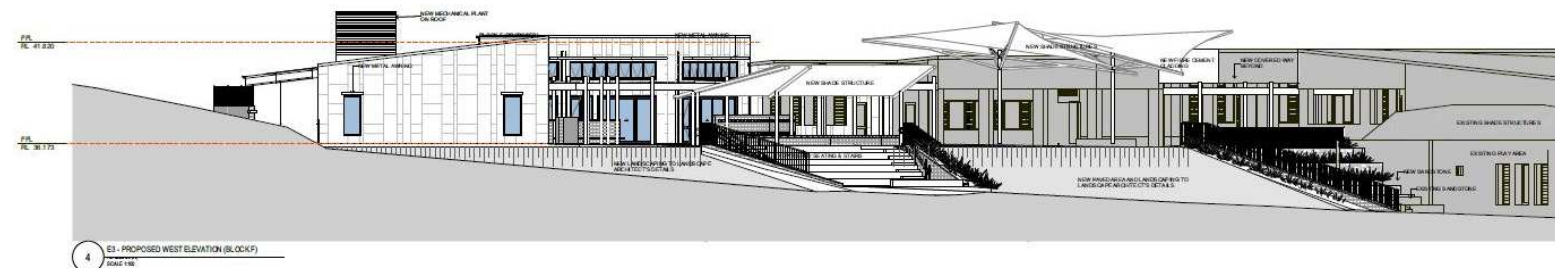
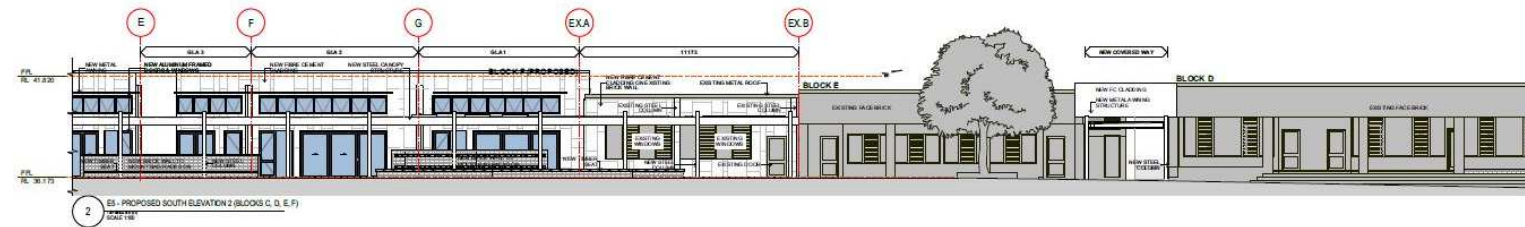
UPPER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



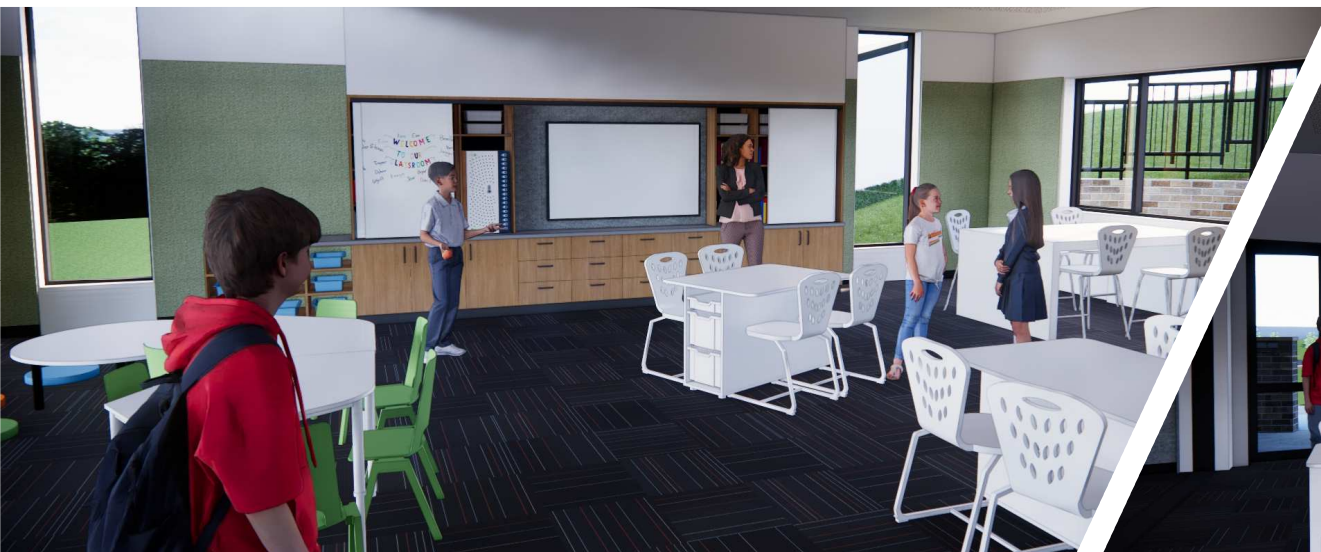
## PROPOSED ELEVATIONS







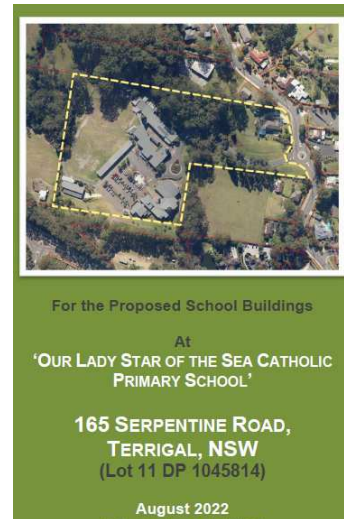
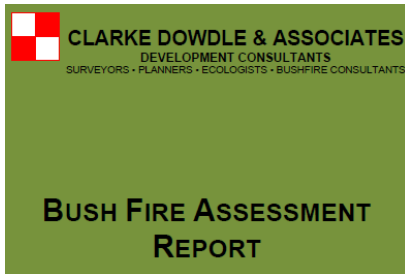




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## Bush Fire

- Site contains bushfire prone lands affected from the north
- Entire site to be maintained as an APZ
- Subject to compliance with the Bushfire Protection Measures within the Bush Fire Assessment Report, the proposal has been determined to meet the key objectives listed under Section 6.4 – Development of existing SFPP facilities in PBP.
- The proposed works will not occur closer to the bushfire hazard than the existing buildings.
- BAL rating required 12.5 with a recommended APZ
- A Bushfire Evacuation Plan is to be prepared for the site

## Traffic

- Large site with adequate capacity to contain all construction traffic requirements
- Proposal to allow to grow the school to capacity of 3 stream
- Additional 3 car parking spaces can be met within the existing 132 spaces on site.
- Existing carpark capacity exceeds the DCP requirements
- Existing school drop off and pickup arrangements has adequate capacity to accommodate 11 additional vehicles in accordance with the DCP.



21 September 2022

P2402 Our Lady Star of the Sea traffic assessment

Catholic Schools Broken Bay  
C/- Glendenning Szoboszlai Architects  
2/605 Pacific Highway,  
Mt. Colah NSW 2079







## Ecological Assessment Report

Proposed Development  
Lot 11 DP 1045814, 165 Serpentine Road, Terrigal, NSW

### Ecology

- Blackbutt-Turpentine-Sydney Blue Gum mesic tall open forest on ranges of the Central Coast exists within the site
- Three threatened flora species were recorded on Songmeter within the site or nearby surrounds. No suitable roosting or breeding habitat noticed on site.
- 5 Part Test determined no significant impacts
- Chapter 4 Koala Habitat Protection does not apply to the site
- Arborist has recommended removal of trees within the building footprint

