

DA Submission St Philip's Christian College Port Stephens - Junior Building

Campus

REVISION F SITE 182 Salamander Way, Salamander Bay CLIENT SPCC Foundation DATE 28.09.21 PROJECT NO. 4315



New Junior School Building at existing Preschool & K-12

SHAC





Locality St Philip's Christian College Port Stephens - Junior Building 182 Salamander Way, Salamander Bay 0m 1 2 3 4 5 @A3

DA Submission

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LOCALITY

The original custodians of this land are the Worimi people of the Gathang language group. The Worimi people were hunter-gatherers, finding resources from their tribal land within the Port Stephens region. Those who lived near the sea hunted marine food, in particular shell fish, where historical evidence remains today along the coastline of Port Stephens. Sites exist within the Port Stephens region that have deep cultural significance to the Worimi people, also known as the Worimi Conservation Lands, that was given back over a period of 30+ years after the Worimi Local Aboriginal Land Council (WLALC) was established in 1984. The WLALC was established after the Aboriginal Land Rights Act was passed in 1983 to return land in New South Wales to the Aboriginal People, with the Worimi People now having ownership and management of 116 properties in the region.

The first European to discover Port Stephens was Captain Cook in 1770, naming the region after Sir Phillip Stephens; Secretary of Admiralty. The first Europeans to explore the Port Stephens region was a group of five escaped convicts that were wrecked in the area in 1790. They lived happily among the Worimi people for five years before being captured by Captain W.R. Broughton. Due to the high number of convicts escaping from Sydney, a garrison was established in the area in 1820, which then flourished throughout the rest of the 1800's.

The Australian Agricultural Company was established in 1824, being granted one million acres of land by a Royal Charter. The formation of roads, erection of buildings, a military barracks, cultivation of the land, permanent residences, and the surveying of land allotments, allowed for the company to settle, and before long 600 employees were working across 23 stations as part of the establishment of the wool industry and the sole beef producer for the region. The first overland transport service was established in 1904, and continued to flourish until a daily car commute was established and later a bus service by Port Stephens Bus Co. in 1957, providing connections to Newcastle, Williamtown and beyond.

Today, Port Stephens is a popular holiday destination with over 64,000 people residing in the area. The region is known for its humpback whale sightings and the multitude of beaches and walking tracks along the coastline.

Port Stephens is home to both public and private schools, aged care facilities and popular tourist activities and accommodations.



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DA1002Location ContextRevA 29.07.21St Philip's Christian Context182 Salamander Way,

St Philip's Christian College Port Stephens - Junior Building 182 Salamander Way, Salamander Bay NTS @A3

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POINTS OF INTEREST

- 1. TOMAREE PUBLIC SCHOOL
- 2. TOMAREE HIGH SCHOOL
- 3. TOMAREE TAFE
- 4. TAFE EDUCATION FACILITY
- 5. SALAMANDER CHILD CARE CENTRE
- 6. SALAMANDER BAY SQUARE
- 7. FIRE AND RESCUE SALAMANDER BAY
- 8. NELSON BAY AMBULANCE STATION
- 9. THE ROCK CHURCH
- 10. PORT STEPHENS UNITING CHURCH
- 11. TOMAREE LIBRARY AND COMMUNITY CENTRE
- 12. OAKS PACIFIC BLUE RESORT
- 13. TOBOGGAN HILL PARK
- 14. TOMAREE AQUATIC CENTRE
- **15.** TOMAREE BASKETBALL COURTS
- 16. TOMAREE SOCCER FIELDS

LEGEND



SUBJECT SITE

EDUCATIONAL ESTABLISHMENTS

SPORTING FACILITIES

RETAIL CENTRES

COMMUNITY INFRASTRUCTURE

TOURISM

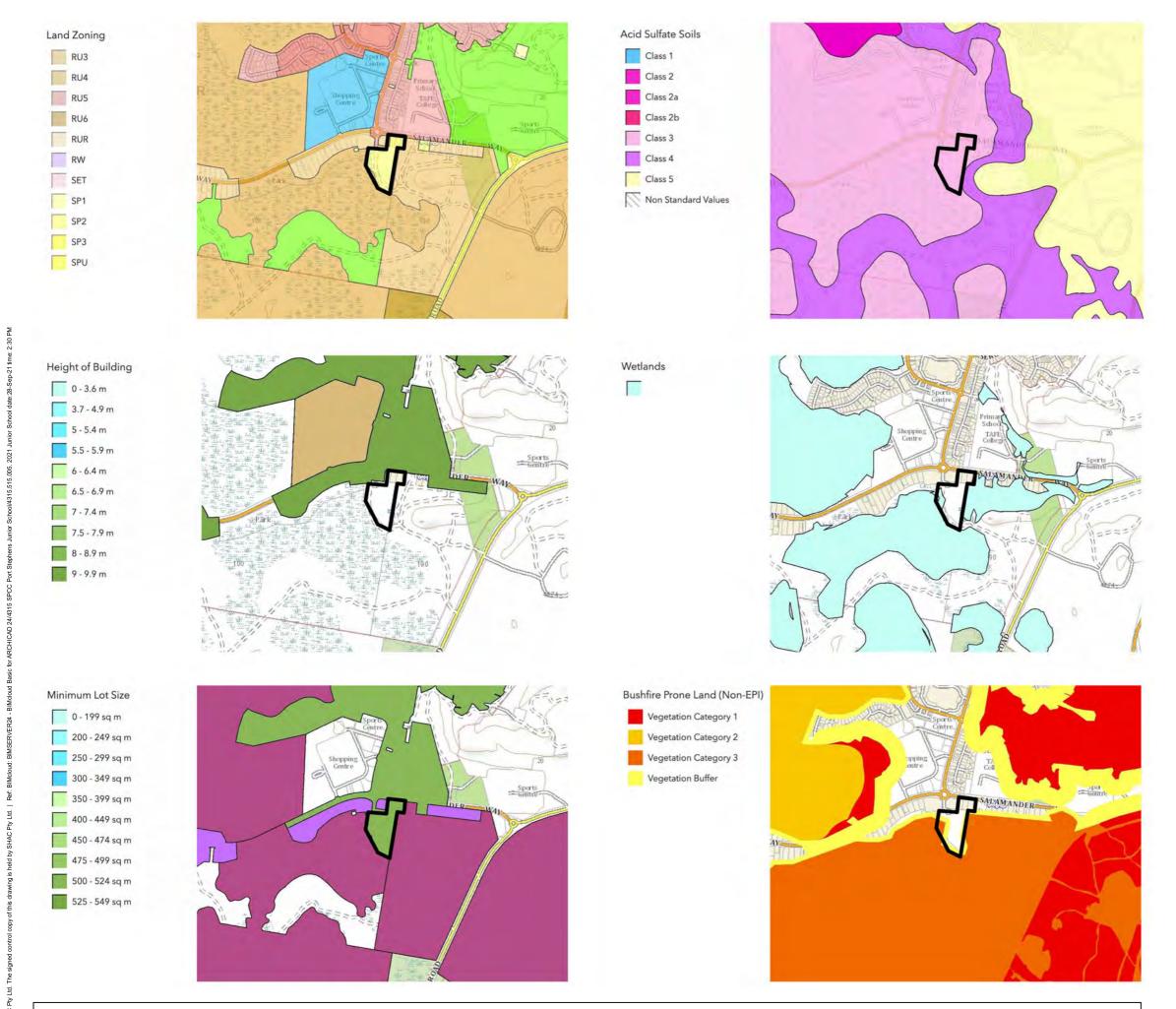
MAIN ROAD

TRANSPORT STATIONS



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4315 DA1003 RevC 29.07.21

Statutory Planning Principles

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Salamander Bay exists within the Port Stephens Council Local Environment Area. The following town planning legislative framework is applicable to the site.

PLANNING PRINCIPLES

Acid Sulfate Soils

The objective of this zone is to prevent disturbance, exposure or drainage of acid sulphate soils that would cause damage to the environment. The school site is located within a Class 3 Zone of Acid Sulfate Soils, indicating that any works one metre or below the natural ground surface requires consent, as well as works that is likely to lower the water table below the natural ground surface by one metre. Work that does not meet these parameters will need an Acid Sulfate Soil Management Plan to proceed.

Land Zoning

The St Philip's Christian College Campus is located within an SP2 School/Child Care Centre zone according to the Port Stephens LEP 2013 map. Port Stephens Council defines a 'School' as being a building or place used for education and a 'Child Care Centre' as being a building or place used for the supervision and care of children providing long day care, pre-school care, occasional child care or out-of-school-hours care. The objectives of this zone is to provide for infrastructure and related uses, and to prevent development that is not compatible with or that may detract from the provision of infrastructure. Environmental protection works and the establishment of roads is permitted without consent in this zone. It is noted that the surrounding zone to the West and South are E2 Environmental Conservation zone, with E3 Environmental Management to the East.

Heritage

The subject site is not identified as having any heritage significance according to the Port Stephens Local Environmental Plan 2013 and is not within a Heritage Conservation Area. However, note is made to the Aboriginal Land Claim on the Crown land to the East of the site, and the possibility of Aboriginal heritage orders that may influence the subject site and its future expansion.

Maximum Building Height

The subject site is not identified on the Port Stephens LEP Map to have a height restriction, and will need to be referred to the Land Zone Specifications for the site. The objective of this planning guide is to ensure the height of buildings are appropriate for the context and character of the area and reflects the hierarchy of centres and land use structure.

Minimum Lot Size

The school site is identified as having a minimum lot size of 500sqm. This planning guide is to ensure that lot sizes are able to accommodate development that is suitable for its purpose and that is consistent with relevant Council development controls and to prevent fragmentation of rural areas.

Wetlands

NTS

@A3

The Wetlands map indicates that there are no wetlands located on the school campus site, however wetlands border the site on the East, South and West. The objective of this zone is to ensure that wetlands are preserved and protected from the impacts of development.

Bushfire Prone Land

The St Philips Christian College Campus at Port Stephens is located within a vegetation buffer as indicated by the Bushfire Prone Land map from Port Stephens Council. Additionally, Vegetation Category 1 and Category 2 briefly crosses the school site boundary.





4315 DA1004 RevD 28.09.21

Macro Site Analysis Plan

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A site specific analysis reveals the Port Stephens campus in its surrounding context.

SCHOOL DETAILS

182 Salamander Way Salamander Bay NSW 2317

Lot 1 DP847022 Lot 143 & 144 DP715013

Lot 1 DP7344433

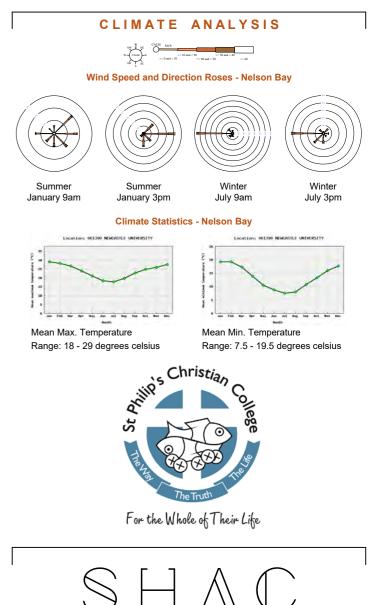
SCHOOL CONTEXT

St Philip's Christian College, Port Stephens Campus, is situated within the suburb of Salamander Bay on a parcel of land approximately 3,310m². The campus is bound on three sides by Crown land, with the East currently under Aboriginal Land Claim. The Northern boundary is bordered by a main road within the road network of Port Stephens, Salamander Way, and provides connections to Salamander, Soldiers Point, Nelson Bay and beyond.

The campus is bound by an Environmental Conservation zone to the West and South and an Environmental Management zone to the East, which will need to be managed and protected. The site is also nominated as being affected by bushfire prone land, koala habitat, biodiversity credit availabilities and surrounding wetland protections, however the site does not appear to be affected by flooding or tree protection.

Salamander Way Centre is located across Salamander Way, North of the roundabout, which has specific design parameters that need to be adhered to, however will have little to no effect on the development of the school site and the masterplan.

Note: Please refer to MJD Environmental Bushfire Report (August 2021) for further bushfire information





4315 RevF 12.08.21

182 Salamander Way, Salamander Bay



2:30 PM



Photographic Analysis

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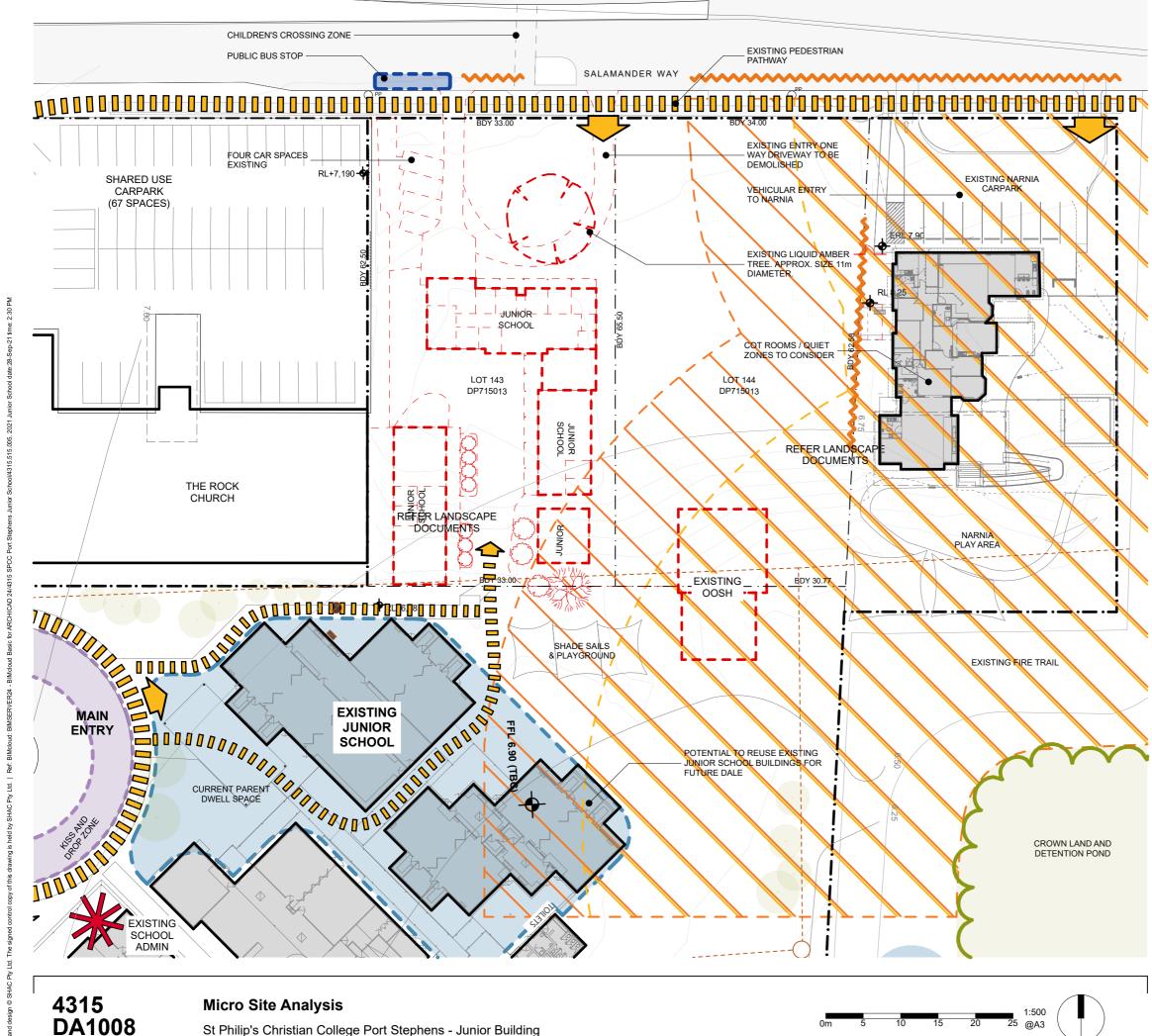
LEGEND

- LOT BOUNDARY LINES
- EXISTING DEMOUNTABLE
- EXISTING BUILDING
- TO BE DEMOLISHED
- EXISTING TREE
- TREE TO BE DEMOLISHED



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LEGEND

- CAMPUS BOUNDARY
- PROPOSED JUNIOR SCHOOL AREA
- EXISTING JUNIOR SCHOOL AREA
- EXISTING SCHOOL BUILDINGS
- TO BE DEMOLISHED
- KISS & DROP
- BUS BAY
- GREEN SPACES
- SERVICES STORMWATER
- NOISE CONSIDERATIONS
- PEDESTRIAN PATHWAY



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- PEDESTRIAN ACCESS

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- EXISTING TREES
- FRONT OF SCHOOL / ADMIN



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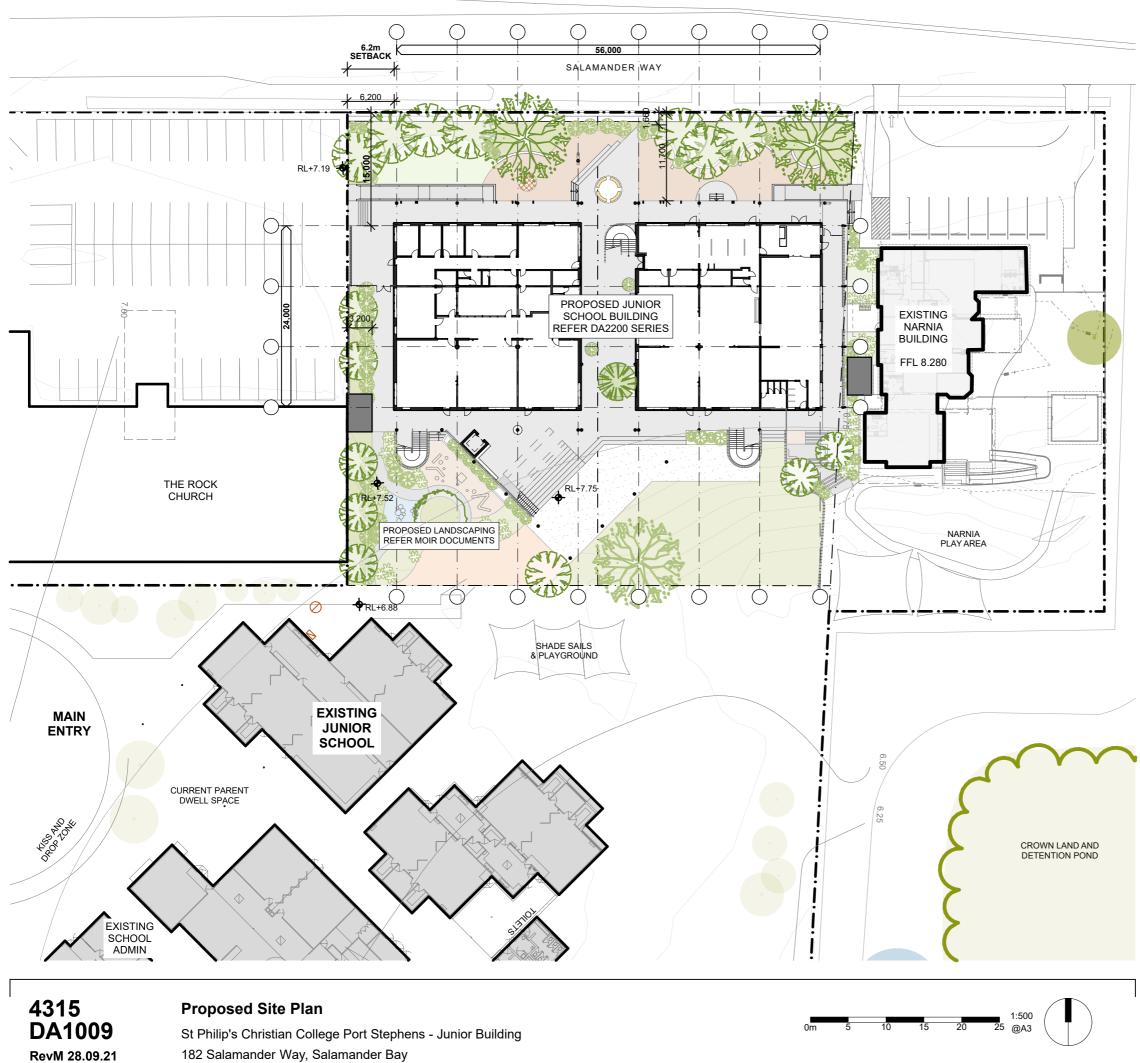
- POWER POLE
- APZ FOR COASTAL SWAMP FOREST (66m)
- APZ FOR WALLUM SAND HEATH (52m)

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182 Salamander Way, Salamander Bay

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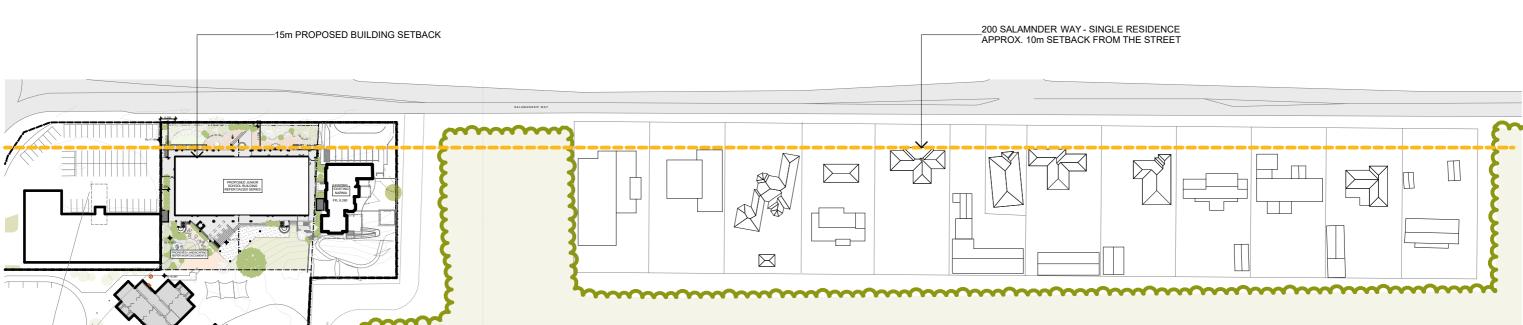
### LEGEND

- CAMPUS BOUNDARY
- EXISTING SCHOOL BUILDINGS
- PROPOSED JUNIOR SCHOOL BUILDING
- PROPOSED JUNIOR SCHOOL DECKING
- PROPOSED JUNIOR SCHOOL LANDSCAPING



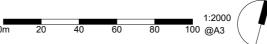
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Street Setback Plan

St Philip's Christian College Port Stephens - Junior Building 182 Salamander Way, Salamander Bay





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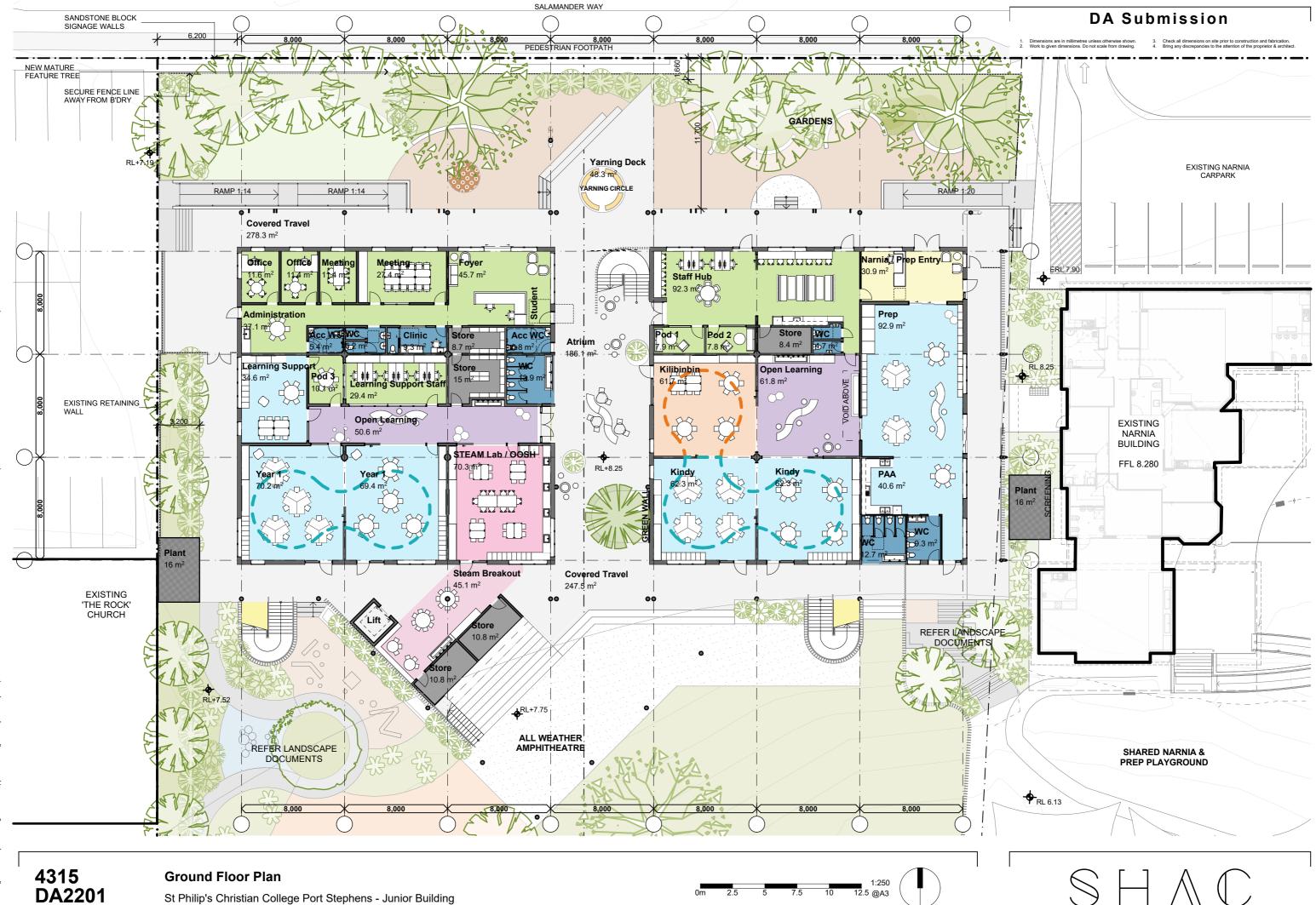
## LEGEND

- - CLOSEST NEIGHBOURING PROPERTY TO STREET



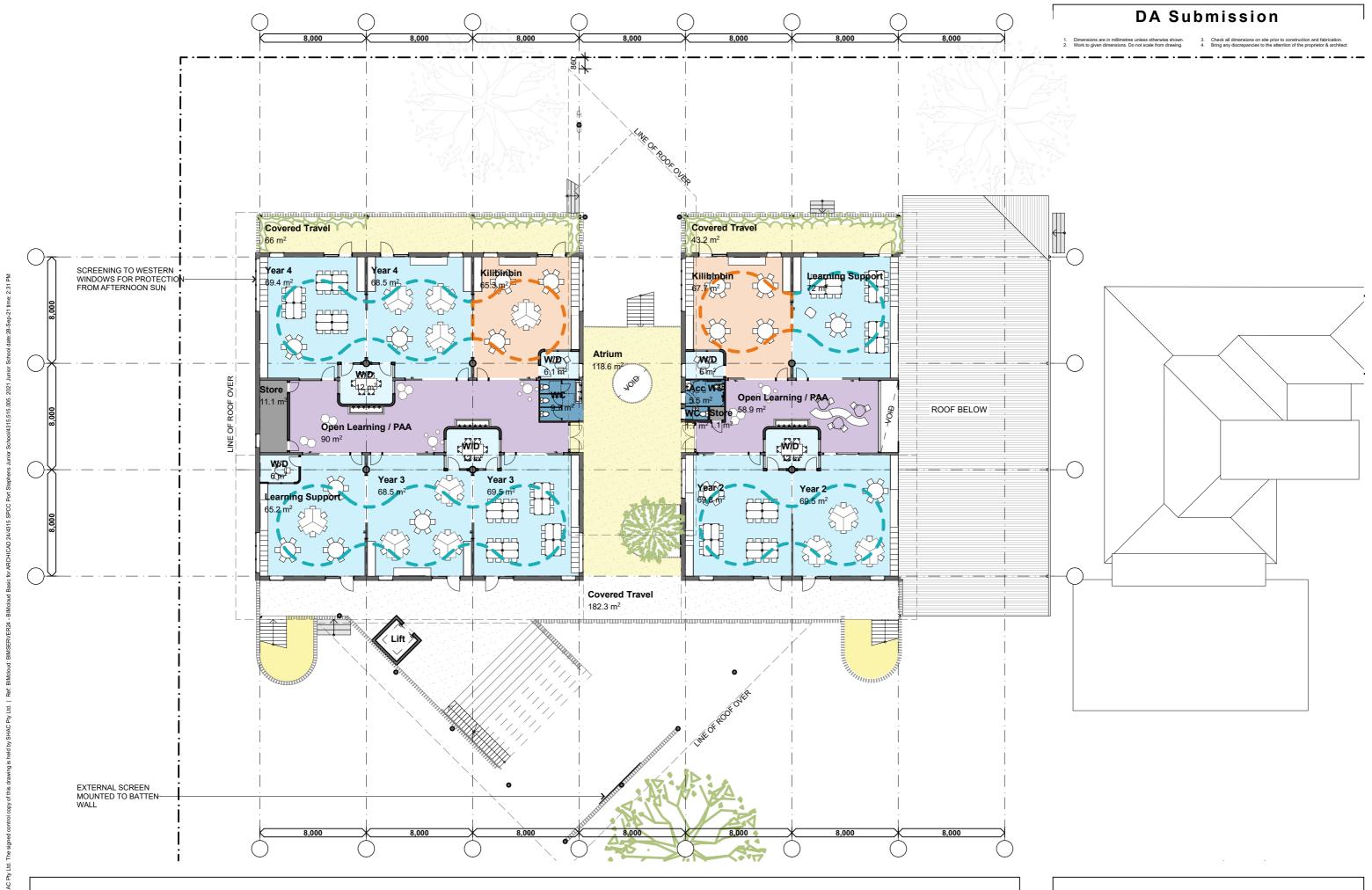
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182 Salamander Way, Salamander Bay



**First Floor Plan** St Philip's Christian College Port Stephens - Junior Building 182 Salamander Way, Salamander Bay

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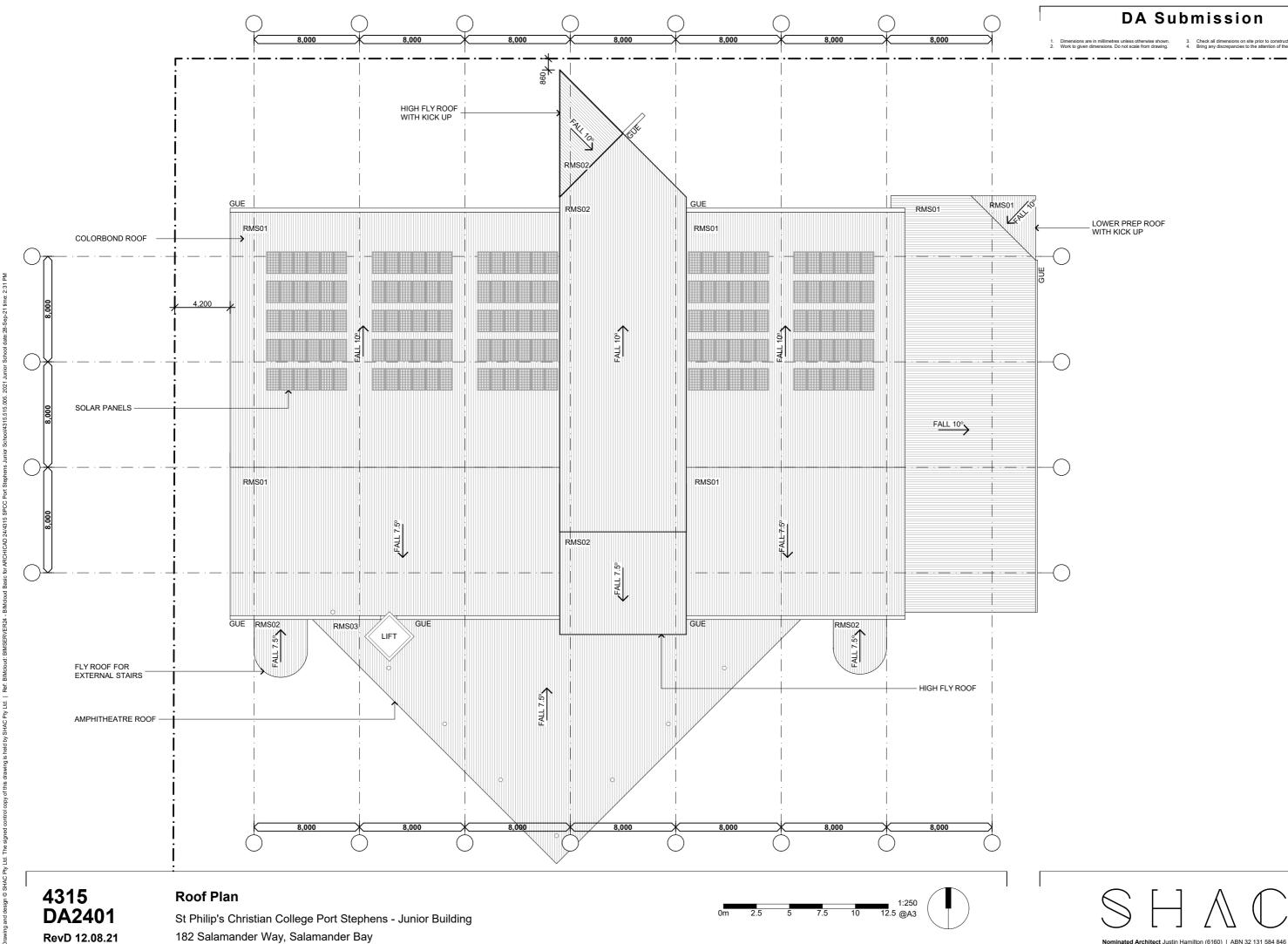
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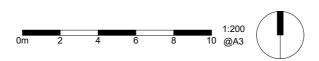
182 Salamander Way, Salamander Bay





# Salamander Way Street Elevation

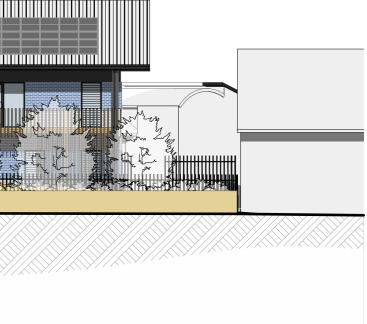
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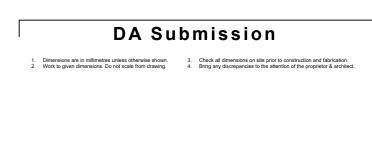
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View from Salamander Way

4315 DA8001 RevF 28.09.21

# **3D Perspectives**

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# View from School

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# **3D Perspectives And Materiality**

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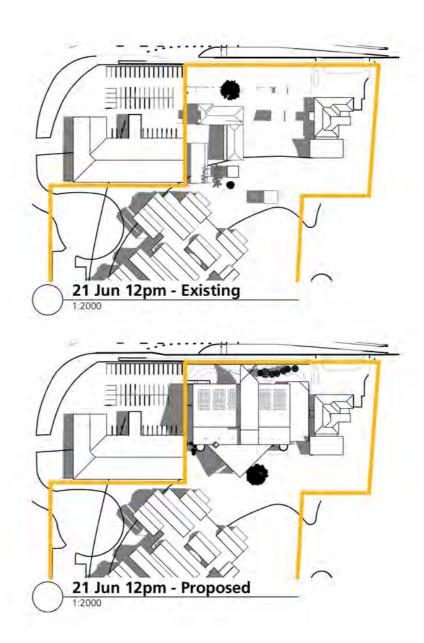
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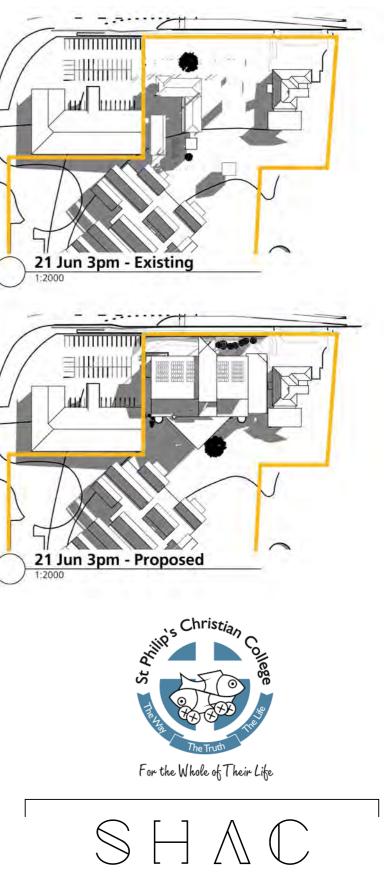
Shadow Diagrams 01

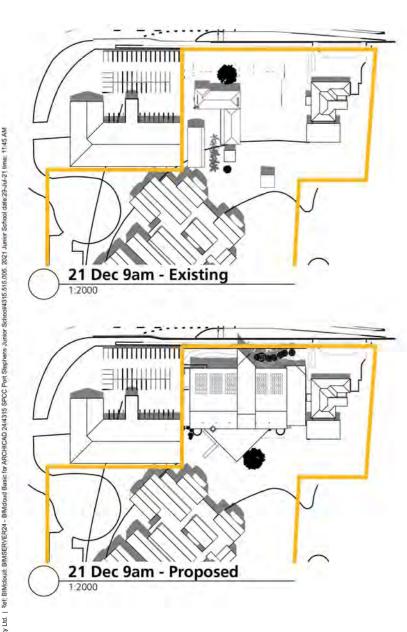
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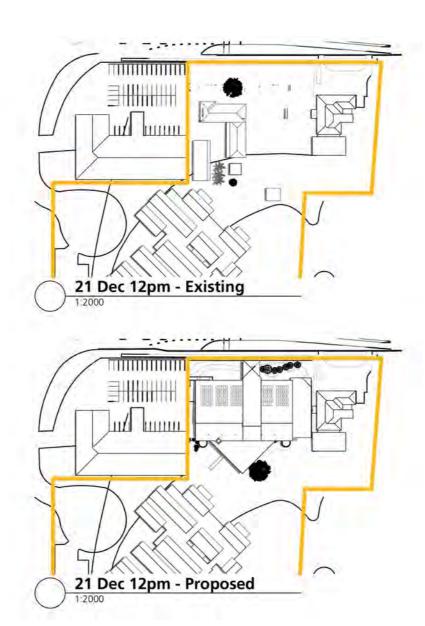
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Shadow Diagrams 02

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