

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-169
DA Number	DA0078/23
LGA	Eurobodalla Shire Council
Proposed Development	Alterations and additions to existing educational establishment 'St Peter's Anglican College' Broulee
Street Address	61 Train Street Broulee
Applicant/Owner	COLLIERS INTERNATIONAL HOLDINGS (AUSTRALIA) LIMITED Mr Iain Davidson
Date of DA lodgement	17 August 2022
Total number of Submissions Number of Unique Objections	First submission period - 10 submissions Second submission period – 4 submissions Third submission period – 3 submissions
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 5 Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> as it comprises of private infrastructure and community facilities over \$5 million.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • SEPP Infrastructure • SEPP Biodiversity and Conservation • SEPP Resilience and Hazards • SEPP Coastal • Eurobodalla LEP 2012 • Eurobodalla Residential Zones Development Control Plan • Relevant regulations – EP&A Regs (61 demolition)
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural plans • Landscaping plans (reference only) • Stormwater Concept plans (reference only) • Survey plans • Design Report • Aboriginal Cultural Heritage Due Diligence • Access Report • Acoustic Report • BCA Compliance Report • Biodiversity Development Assessment Report • Bushfire Assessment • Crime Prevention (CPTED) Assessment • Clause 4.6 Variation request • Cost estimate report • Design Quality Statement • Preliminary Environmental Site Investigation Report • Statement of Environmental Effects • Safer by Design report • Social Benefit Assessment • Traffic Report • Vegetation Management Plan • Visual Impact Assessment • Waste Management Plan
Clause 4.6 requests	Cl.4.3. Height of Buildings The proposal has a building height of 11.85m on a site with a height limit of 8.5m.
Summary of key submissions	<ul style="list-style-type: none"> • Height • Traffic and parking • Noise • Visual impacts • Privacy

	<ul style="list-style-type: none"> Biodiversity
Report prepared by	C. Watkins. Senior Development Assessment Officer
Report date	6 October 2023

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?

Yes

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

No

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

Yes