



DA0078/23

Proposed development of the Community Hub and Sport and Recreation Centre Project at 61 Train Street, Broulee, NSW 2537

RESPONSE TO SUBMISSIONS

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INTRODUCTION

This report has been prepared to address the issues raised in submissions made during the public notification period for DA0078/23. The proposal submitted to council was for one community hub and administration building, one sports recreation centre (gymnasium), extension of and refurbishment of the existing cultural performing arts centre, civil works to existing bus loop pickup/drop-off facilities and construction of two new carparks and associated landscaping.

Following the public notification period and receipt of an additional information request from Council, the proposed development has been slightly altered. The alterations include.

- Removal of the carparking scope previously proposed as P11, accessed off Caitlin Crescent,
- Increase in carparking provisions to the Front of Campus accessed off Train Street,
- Reduced the extent of the 2.4m acoustic fence on the Eastern boundary,
- Removal of the *P14 – Open air structure* as approval is not being sought in this DA,
- Further detail on P16 – waste enclosure as approval is being sought in the DA,
- Updated the tree removal and management plans,

The revised documentation and consulting report's outlining these alterations have been submitted to Council along with this report.

The responses to issues raised in submissions as set out below in this report has considered the revisions made to the proposal.

ISSUES RAISED IN SUBMISSIONS

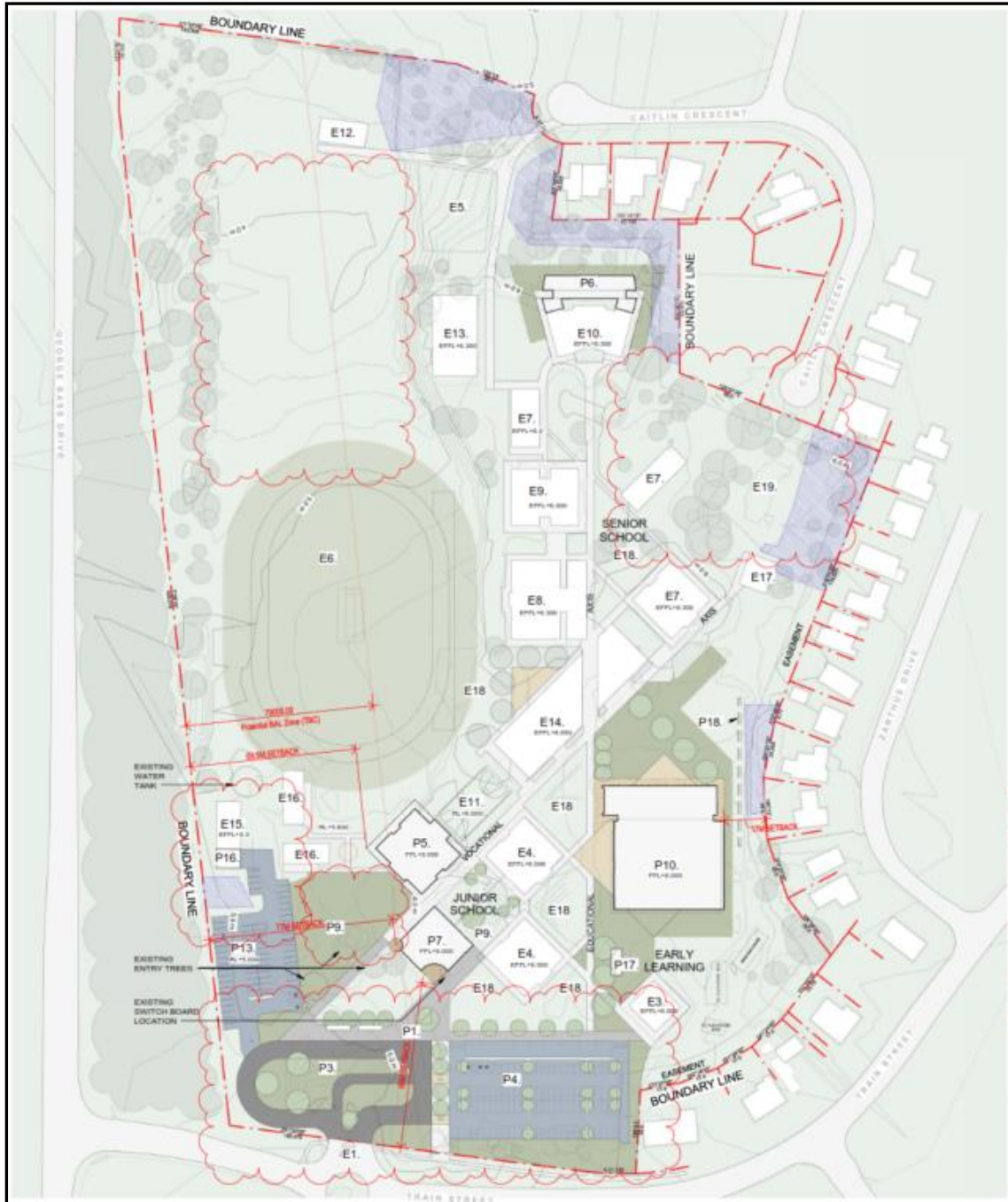
A total of 12 submissions were made within the statutory public notification period. All Submissions were made by or on behalf of residents. The majority of submissions made from residents in or within a close proximity of Zanthus Drive and Caitlin Crescent which are directly adjacent the school campus.

SUBMISSIONS FROM LOCAL BROULEE RESIDENTS

A number of submissions appear to have come from residents of the Caitlin Crescent and Zanthus Drive area, these roads consist of residential properties that share a boundary with the school campus.

The issues generally raised in submissions by Caitlin Crescent and Zanthus Drive residents were that the proposal:

St Peters Anglican College DA0078/23 incorporates projects across the campus, below is a revised site plan highlighting the buildings and civil components that form part of this project.



1. Sports & Recreation Centre (P10)

LOCATION

Originally, the Sports and Recreation Centre was located on the Western Boundary straddling George Bass Drive however this location contravened the recommendation's outlined in the 'Planning for Bushfire Protection 2019' guide. (PBP, 2019)

The Sports and Recreation Centre was then relocated from the western to the eastern property boundary to achieve compliance with PBP 2019 and move the building out of the area of land mapped on the Council's bushfire prone land map.

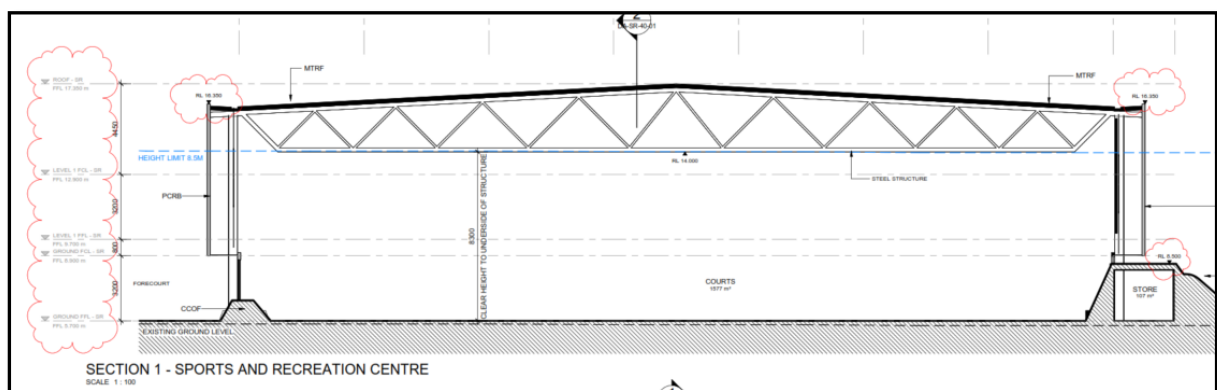
An Initial bushfire assessment identified the need for a 79m APZ from the bushfire hazard along the western property boundary, which was later reduced to 65m using a performance-based Method 2 assessment.

The impacts of bushfire on the site and the requirement to relocate the building away from the predominant hazard was the driving factor in the planning and location of the Sports and Recreation Centre (P10)

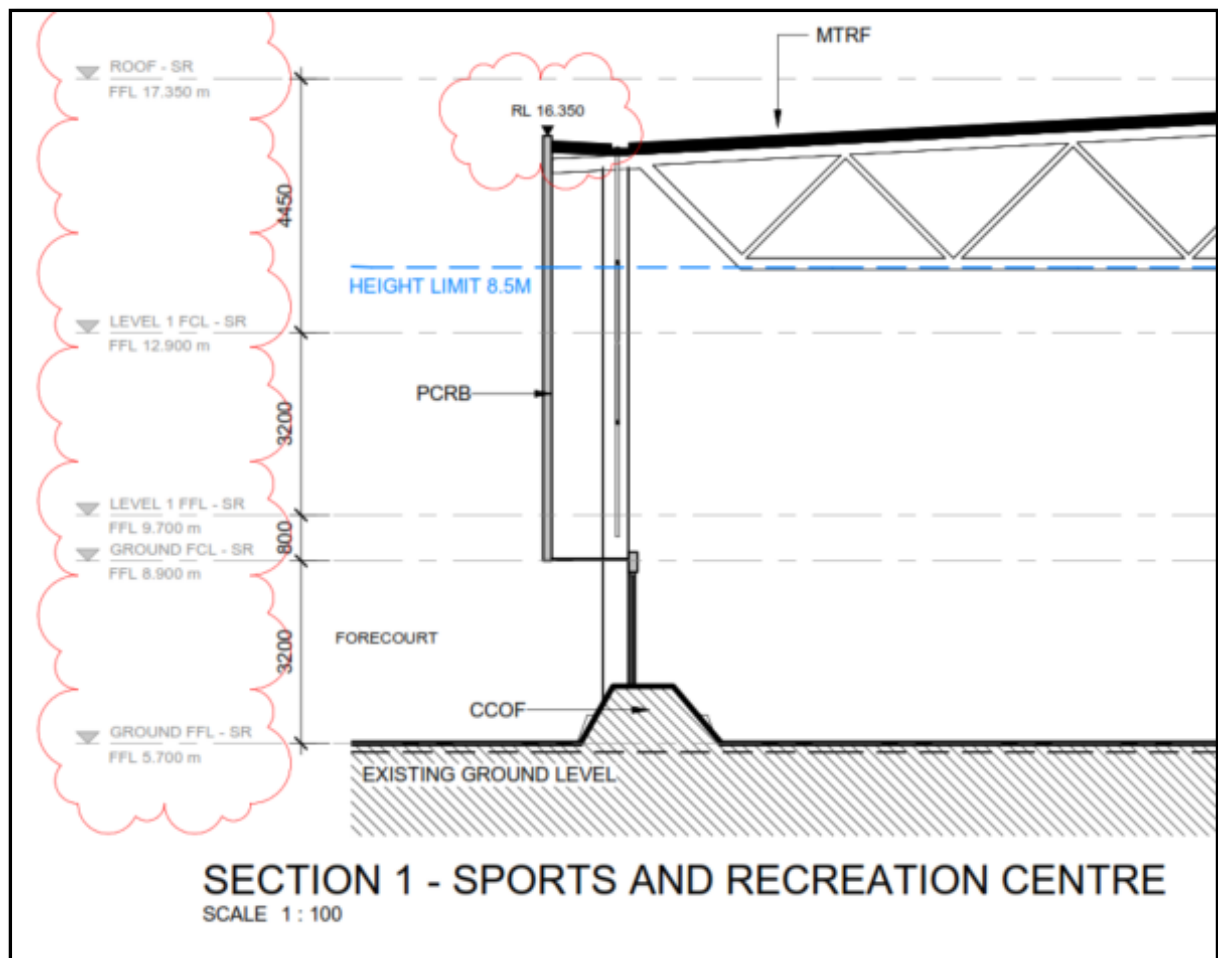
CLAUSE 4.6 VARIATION

The height of the Sports and Recreation Centre (P10) is determined by the following factors.

1. Minimum clear height for playing surfaces being 8300mm as per the Netball Australia's National Facilities Policy, Version 02: March 2016 – technical Manual, Page 16.
2. Depth of roof structure being 1.9m, this provides the adequate structure to support the roof along with the acoustic treatments to the underside of the roof.



Snippet from DA-SR-40-01



Snippet from DA-SR-40-01

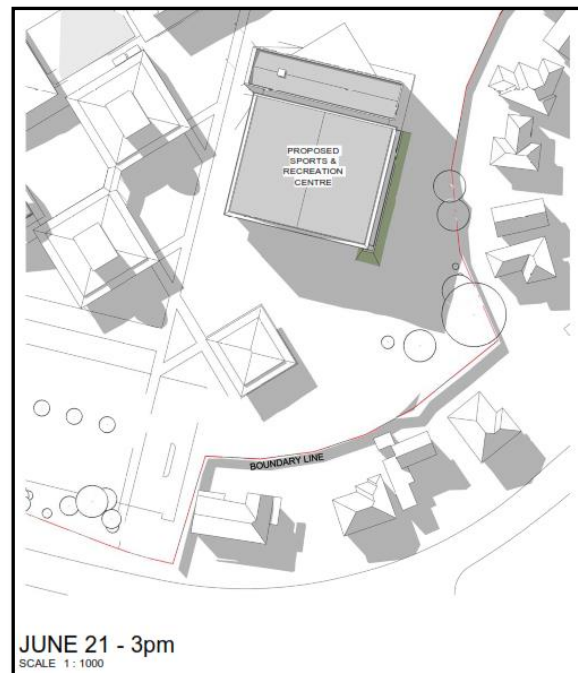
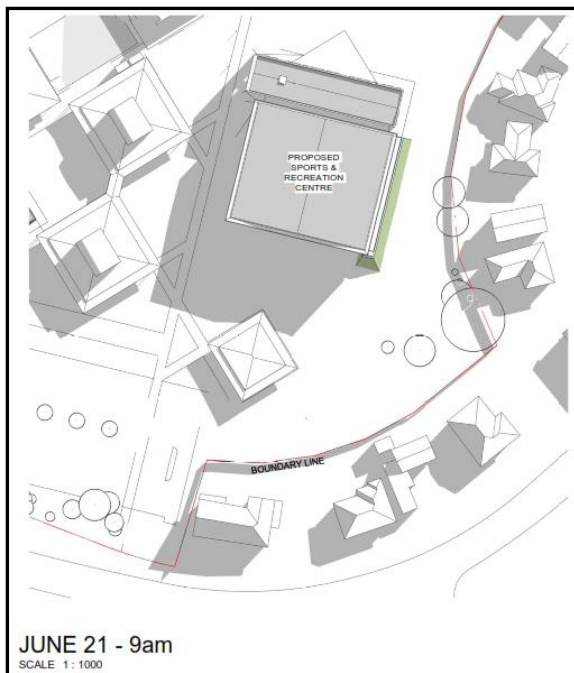
Further information has been outlined in the updated 'Clause 4.6 Variation Request Report' provided.

VISUAL IMPACT AND SOLAR ACCESS

A visual impact assessment has been prepared to capture the direct impact to the neighbours from the Eastern boundary along with two other views, from Train Street and Caitlin Crescent respectively.

The Sports and Recreation Centre size and scale is consistent with the type of activity in which this building will be used for.

The shadow diagrams (DA-90-02 Rev.4) provided demonstrate the level of shadowing are kept predominantly inside the school boundary line. The level of impact to the neighbouring properties with respect to overshadowing are negligible. Two snapshots have been provided below, outlining the morning and afternoon impact during the month of June.



ACOUSTIC FENCE

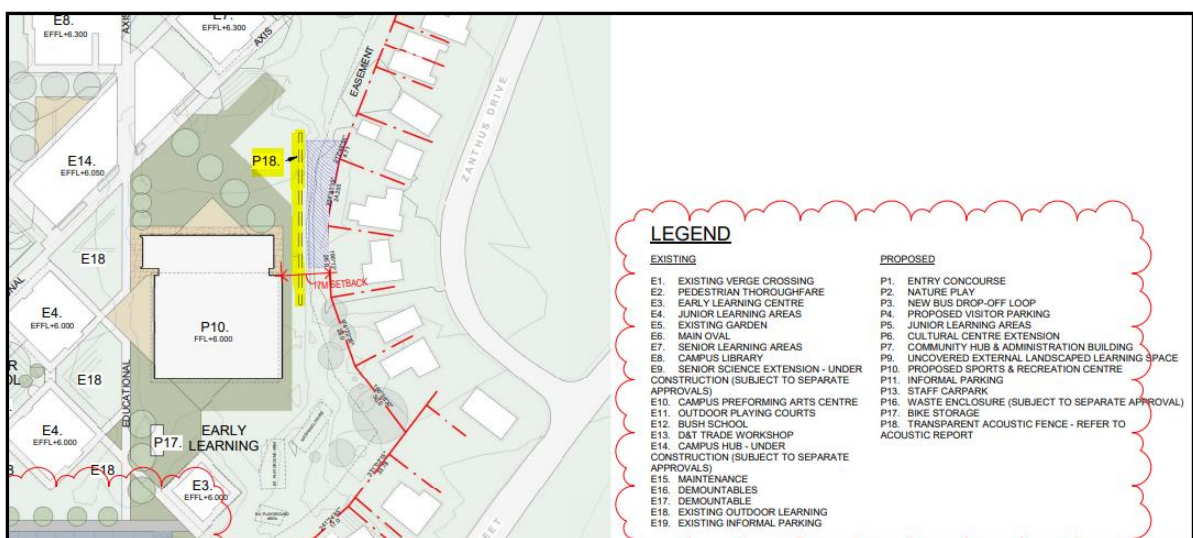
The acoustic treatment has been greatly reduced in its length from the original DA submission.

During the review phase, further modelling and construction details became available, enabling a more detailed analysis of the Sports and Recreation Centre (P10).

Working with the latest acoustic data, the acoustic wall has been rationalised and the construction of the fence confirmed at 2.4m high. (P18)

With the Acoustic fence proposed to be 10m setback from the closest neighbouring property, the impact will be perceived to be negligible noting some neighbouring properties already have a 1.8m high colorbond fence.

The full extent of the acoustic fence can be seen on the latest 'Campus Plan – DA – 11 – 01 (Revision 6) and as highlighted below.



NOISE POLLUTION

The Sports and Recreation Centre (SRC) has satisfied the noise criteria for daytime and night-time as outlined in the acoustic report. The SRC design has been developed to not only meet the noise criteria but exceed the noise criteria to provide comfort that the SRC will have a positive impact on the surrounding community.

The design measures considered in the SRC include.

- High acoustic rated ceiling construction to eliminate overspill of noise.
- No window or door openings in the Eastern Façade (facing the neighbouring boundary)
- Introduction of an external landscape berm along the Eastern elevation to neutralize the noise generated from ground level to 2800mm above ground.
- Acoustic louvre enclosure to the plant and equipment area servicing the building.
- Construction of an acoustic fence

The SRC primary function is a school facility that will operate during school hours. Its secondary function is to act as a community facility that can access the SRC after hours. The development has considered this and therefore pushed the acoustic design over and above the minimum criteria to demonstrate its commitment to providing an acoustically sound facility at all times during its use.

2. Existing DA325/05

The existing DA325/05 will remain unchanged, the current DA 0078/23 will not intervene with the existing DA325/25 due to the removal of the Caitlin Crescent carpark extension (P11)

3. Loss of Trees, Wildlife & Habitat

The works in the proposed DA 0078/23 are a result of numerous iterations aimed at reducing the impact on the surrounding wildlife and trees. Through the Biodiversity mapping, the avoidance of several Habitat Bearing Trees within the Asset Protection Zones (APZ) has assisted in reducing the developments impact. Due to the APZ's and safety concerns, complete avoidance was not possible.

A total of eight (8) habitat bearing trees (HBT) and limbs are being removed as part of the proposed development with two (2) HBT's being retained. For each HBT being removed, a nest box will be provided to support wildlife and the non-threatened species that inhabit the site. This aims to compensate for the removal of the HBTs within and adjacent to the building envelopes.

4. Cultural & performing Arts Centre (P6)

AFTER HOURS USE & NOISE POLLUTION

The proposed P11 carpark extension has been removed from the DA. However, the acoustic engineer has factored in an assessment of the existing 26 place carpark accessed from Caitlin Crescent, this can be found in the updated acoustic report in Appendix I.

The scope of the Cultural Centre extension (P6) is to provide additional practice rooms and recording studios for school use, both during normal school operation hours and ad hoc use after hours.

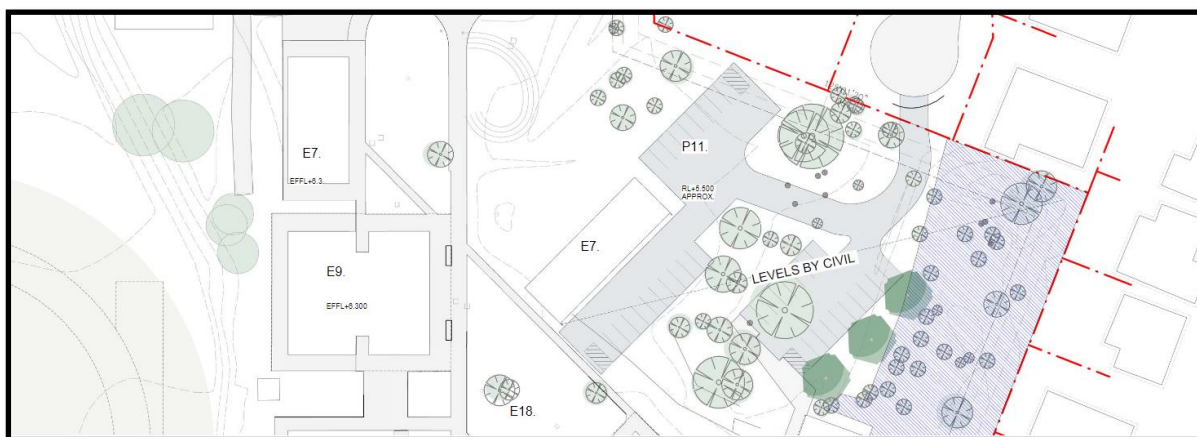
5. Parking & Traffic

INCREASE TO PARKING AND TRAFFIC

In line with council's request and public submissions voicing their concerns around adding traffic congestion in Caitlin Crescent, an alternate design has been proposed. The proposed extension to the P11 staff carpark has been removed from the proposal, thus relieving any concerns surrounding safety, traffic congestion and parking.

Removing the carparking extension has reduced the carpark from 38 back down to the previously approved 26 parking spots. The 12 parking spots have been relocated to the front of campus carpark which is accessed from Train St.

Previously proposed P11 staff carpark shown below;



Current proposal below showing P11 – staff carpark being removed from the plan,

