



# St. Peters Anglican College, Community Hub, Sports & Recreation Centre Project

Eurobodalla Shire Council  
Request for Information (RFI) Report

Report prepared by Colliers International Project Leaders  
6 February 2022

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# 1.0 EXECUTIVE SUMMARY

**Application No.** DA0078/23

**Portal Reference:** PAN-233923

**Description:** Alterations and additions to existing educational establishment

**Address:** 61 Train Street, Broulee NSW 2537; Lot 1 DP 1037342

This planning report has been prepared to address the '*Request for Information*' (RFI) raised by the Eurobodalla Shire Council (Council) Development Assessments team in relation to DA0078/23.

The development proposal submitted to council under DA0078/23 was for one community hub and administration building, one sports recreation centre (gymnasium), extension 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.

The content of the Council RFI report requires the developer to provide further information on the proposed design, updated consultant reports and details surrounding the staging and construction methodology.

As part of the response, the developer is to also consider the twelve (12) public submissions received during the statutory public notification period. The main concerns identified in the public submissions included;

- Sports and Recreation Centre (P10) hours of operation, location, and size,
- Cultural Centre (P6) hours of operation proximity to neighbours and noise
- Carpark design (P11) increase in traffic and parking off Caitlin Crescent.

A separate report has been prepared 'Response to Submission' and will be submitted to council along with this Planning Report.

The proposal DA0078/23 issued to Council included consultant reports and design documentation. As part of this planning report, amendments to the design drawings and supporting consultant reports have been prepared in a direct response to;

- a) Council recommendations as outlined the RFI,
- b) Council seeking further design detail and information,
- c) The DA0078/23 public submissions raised during the statutory notification period

The main alterations to the DA0078/23 design have sought to resolve and respond to the concerns raised in the public submissions, particularly in relation to traffic and parking from Caitlin Crescent.

Further investigation, modelling and reporting have also been undertaken during this process to provide clarity in response to the concerns around the Cultural Centre (P6) and Sports and Recreation Centre (P10), these are dealt with in more detail further in the report.

In summary, this planning report presents a revised design solution along with supplementary studies that convey the developer's commitment to meeting the regulatory framework and consideration of the public submissions raised.

## 2.0 PRELIMINARY ASSESSMENT RESPONSE

### 1.0 Referral Comments

#### 1.1. NSW Rural Fire Service

The bushfire, biodiversity and heritage consultants have spent considerable time planning around each discipline's constraints, A summary of how the Asset Protection Zones are managed in particular within the heritage and biodiversity mapped areas has been addressed in the below new and updated report's in;

- Appendix A - Vegetation Management & Site Constraints Plan (New)
- Appendix B – Aboriginal Due Diligence Report (Updated)

The management of the APZ's are clearly outlined in the Vegetation Management & Site Constraints Plan along with corresponding tree removal plans provided in;

- Appendix H – Tree Removal Plan

The reporting across the disciplines is agreed and a consistent approach should present itself in the review of the updated documentation.

#### 1.2. NSW Transport for New South Wales (TfNSW)

Generally, TfNSW have not raised any objections to the proposed development.

Consultation with the existing bus operator's being Marshals' and Priors was undertaken throughout the RFI review phase and the correspondence has been included from page 69 onwards of the updated Traffic Impact Assessment.

A tabulated response to the traffic specific RFI's has been outlined in page 8 – 11 of the updated Traffic Report.

The updated Traffic Report has been provided and can be found in;

- Appendix C - Traffic Impact Assessment (Rev.C)

The updated report also addresses the offsite parking provisions considering future development proposed for Train Street in Broulee.

#### 1.3. OEH Heritage

Nil response required.

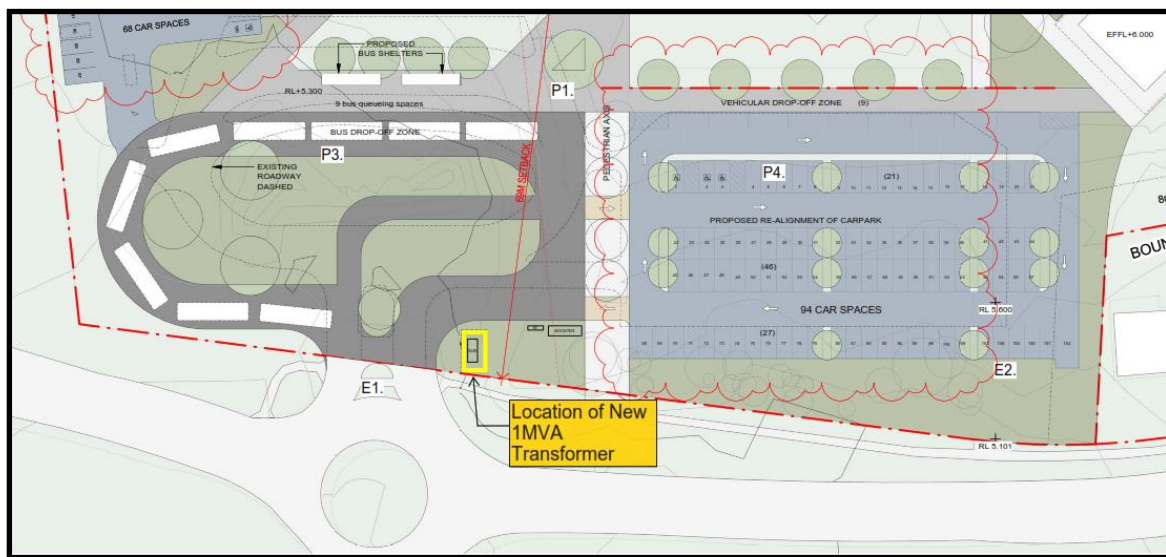
## 1.4. Essential Energy

Acor Consultants have applied for the removal of the existing pole mounted transformer and establishment of a 1MVA pad mount transformer under Essential Energy project number ST0005060. The Design Information Package (DIP) for this project was issued by Essential Energy on 01/09/2022.

Council notification was sent on 16/09/2022 with an acknowledgement received on the same day.

Designs have been submitted for certification by Essential Energy and design acceptance was received on 1 February 2023.

The location of the proposed 1MVA pad mount transformer is shown below;



## 1.5. Engineering

### Water Supply & Stormwater

A comprehensive site drainage masterplan has been provided as part of Appendix N – Stormwater Masterplan. Noting, this masterplan has been previously reviewed and approved under the Section 68 Development of;

- CDC No. 22/2004/01 – Campus Hub – VET Building, and
- CDC No. 22/0662/01 – Senior Science Extension.

### Water Engineering Methodology

Using the metric of 20 litres/student that Sydney Water nominally uses (see below), times the student numbers of 804 to 911, the daily load equates to 18,220 litres per day (maximum) of water.



# Average daily water use

By property development type

Water Supply Code of Australia



MWH/PB Flow Study Report



Water usage survey



Development Type	Development Sub-Type	Key Metric	Metric Unit	Average Demand (L/Metric unit/Day)
Special Uses	University	Student	Each student	20.00
	School	Student	Each student	20.00
	Hospital	Bed	Each bed	271.00
	Religious assemblies	Developed floor area	Square metre	1.30
	Government depot	Site area	Square metre	0.91
	Community Centre / Library	Floor area	Square metre	1.84
	Sports Fields with amenities	As required		
	Parks & Reserves	As required		
	Services: Police, Ambulance, etc	Floor area	Square metre	1.40

## Sewer Engineering Methodology

For sewer discharge, the figure is calculated at 90% of the incoming water flow equating to 16,398 litres per day (maximum).

## Fire

In relation to fire systems demand, the hydrants require 20 litres per second + the drenchers which need a total of 7.5 litres per second for a total of 27.5 litres per second.

## Flooding

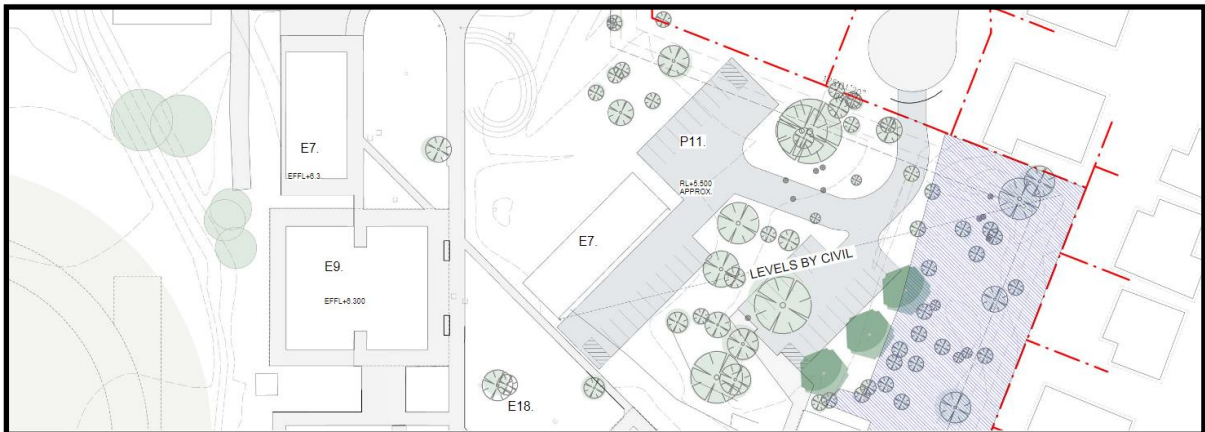
A flooding site constraints plan has not been provided, a clarification received from senior development engineers within the Council have confirmed a discrepancy between the flood model and information available on the GIS mapping. It proposed development generally all have floor levels well above the FPL and outside of the floor affected areas. (parking and access excluded)

## Access From Caitlin Crescent

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,*



## 1.6. Traffic

A tabulated response to the traffic specific RFI's have been outlined in page 8 – 11 of the updated Traffic Report as provided in;

- Appendix C – Traffic Impact Assessment



## 1.7. Environmental Planning

A written response to the environmental planning RFI's are outlined below;

- a) A Site Constraint Plan (Appendix A) along with updated tree removal plans (Appendix H) have been provided to address compliance with the following;
    - APZ in accordance with PFBP 2019;
    - RFS Advice
    - AS 4970-2009 Protection of Trees on Development Sites
  - b) The Biodiversity Development Assessment Report (BDAR) has been prepared and reviewed by an Accredited Assessor in accordance with the BC Reg and through application of the BAM – case 00033331/BAAS18140/22/00033332/Revision 2.  
The Accredited Assessor is Jack Talbert (BAAS18140) as shown in the introduction (page 7) of the final BDAR (Rev.2) – Appendix D.
  - c) Stacey Clohesy has been added as a case party in BOAMS – reference case party 40735.
  - d) The BDAR provided as part of the RFI report is revision 2 and final. (Page 2 outlines revision status and history)
  - e) Section 5.4 Summary of Mitigation Measures has been added to the final BDAR (Rev.2), see page 44.
  - f) Shapefiles are available to download as part of the RFI Report. These are located under the folder labelled – Appendix D – BDAR.
  - g) Formatting error on page 16 of BDAR has been corrected in the final BDAR (Rev.2)
  - h) Section 5.3.4 Vegetation removal section of final BDAR (Rev.2) updated to align with Appendix A – Site Constraints Plan.
- See Appendix D – Updated Final BDAR Report (Rev.2) provided by Lodge Environmental.

## 1.8. Outstanding Referral

Nil response required.

## 2.0 Sports and Recreation Centre (P10)

### 2.1. Design and Layout – Sports and Recreation Centre (P10)

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)

### 2.2. Visual Impact

A Visual Impact Assessment has been prepared as part of this report and can be found;

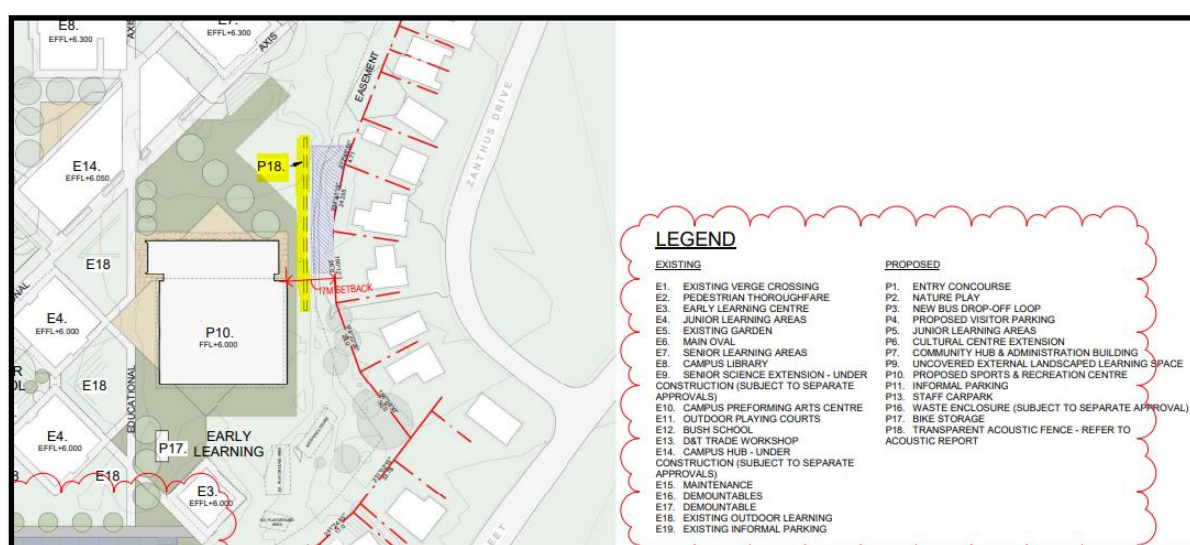
- Appendix E – Visual Impact Assessment

## 2.3. Location Of Acoustic Wall

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;



## 2.4. Hours of Operation

The Sports and Recreation Centre (P10) is primarily a school facility with a secondary purpose as a community facility. At this stage, it cannot be confirmed how often community events will take place, therefore a number of assumptions have been factored into the acoustic modelling. (see Appendix – J Acoustic Report)

The modelling has demonstrated P10 complies with the environmental noise criteria from the hours of 7am to 9pm Monday to Sunday.

The Sports and Recreation Centre has also been modelled under the assumption of three (3) doors will be open during use, with the addition of two (2) large indoor fans to achieve natural ventilation.

Building	School Operating Hours (MON-FRI)	Community Hours of Operation (MON-SUN)
Sports and Recreation Centre (P10)	8am to 5pm	7am to 9pm

## 3.0 Submissions

A report titled – ‘Response to Submissions’ has been prepared and will be provided as a separate document to this Request for Information (RFI) report.

## 3.0 PLANNING TABLE RESPONSE

DA0078/23 – 61 Train St Broulee (school additions) – COUNCIL PLANNING ADDITIONAL INFORMATION  
REQUEST SUMMARY 16/11/2022



## Height of Building

Height of Sports and Recreation Centre (P10) has been addressed in Appendix - F

## Hours of Operation - Table

Building	School Operating Hours (MON-FRI)	Community Hours of Operation (MON-SUN)
Sports and Recreation Centre (P10)	8am to 5pm	7am to 9pm
Cultural Centre (P6)	8am to 5pm	7am to 9pm

## Car parking

Below is a table outlining the total number of carparks required at the peak demand of the site in 2032 against the total car parks provided in the revised DA Design.

Car Park	Peak Parking Demand (2032)	Revised DA Design	Surplus
Combined onsite parking	180	188	+ 8

- Further detail is found in the updated Traffic Impact Assessment – Appendix C.

## Area Table

Below table outlines the proposed GFA of the new buildings and also a total of existing GFA on the campus.

NEW BUILDINGS PROPOSED IN DA0078/23	Area (sqm)
SPORTS & RECREATION CENTRE (P10)	2852
CULTURAL CENTRE EXTENSION (P6)	425
JUNIOR CLASSROOM (P5)	665
COMMUNITY HUB & ADMINISTRATION (P7)	470
<b>Total GFA - Proposed in DA</b>	<b>4412</b>
<b>Total GFA – Existing**</b>	<b>7174</b>

*\*\*NOTE: The sqm of existing GFA on the site was based off a desktop study only.*

## **Tree Removal**

The tree protection plan and demolition plan have been updated in Appendix H.

The total number of trees to be removed is 14.

The total number of trees to be removed to a stump level is 49. This is also detailed in Appendix A – Vegetation Management & Site Constraints Plan.

## **Survey plan**

A new survey has been conducted on the site to pick up all of the existing structures. See 'Appendix F' for the updated whole of site survey.

## **Aboriginals Objects Due Diligence Assessment**

An updated Aboriginal Due Diligence report along with a new site constraints plan has been provided, see below;

- Appendix A – Vegetation Management and Site Constraints Plan, and
- Appendix B – Aboriginal Due Diligence Report

## **Access & Mobility Report**

An updated Access and Mobility Report has been provided to address the revised DA documentation as well as the new carpark design, see below;

- Appendix I – Access Report

## **Acoustic Report**

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.

The Acoustic fence extent and construction has been addressed previously in this report. (see section 2.3 – Location of Acoustic Wall)

The landscape batter to the eastern elevation of the Sports and Recreation centre (P10) have been designed to both achieve an aesthetic appeal from the Eastern Boundary and aid in the acoustic performance of the building.

Further to this, there are no doors or openable windows on the eastern elevation, the acoustic methodology assumes three (3) doors on the western elevation are opened during activity to achieve natural ventilation.

### **Building (BCA) Assessment Report**

The queries relating to BCA compliance have been addressed in a letter from the Principal Certifying Authority being Steve Watson and Partners (SWP), see;

- Appendix K – SWP Letter

### **Biodiversity Development Assessment Report**

Updated BDAR has been provided to address the comments, see;

- Appendix D - BDAR

### **Bushfire Hazard Assessment**

A Vegetation Management and Site Constraints Plan has been prepared by the bushfire consultant to address the comments raised by RFS and Council, see;

- Appendix A – Vegetation Management & Site Constraints Plan

The report also responds to the APZ queries and how these are managed.

### **Clause 4.6 Variation Request**

Clarification on the Clause 4.6 variation has been provided, see;

- Appendix f – Site Survey & Gym Height

### **Design Quality Statement**

A visual Impact Assessment has been provided to address the council planners' notes, see;

- Appendix E – Visual Impact Assessment

### **Preliminary Environmental Site Assessment Report**

No further information sought by council.

### **Safer by Design Report**

A new CPTED report had been provided by Mecone Consulting to address the queries raised, see;

- Appendix L – CPTED Report

School hours of operation have also been addressed previously in the report for clarity.

### **Statement of Environmental Effects (SEE)**

Revised Statement of Environmental Effects has been provided in Appendix G

### **Traffic Impact Assessment**

A response to the traffic engineering comments have been addressed previously in this report.

## **Waste management**

The current waste strategy on the site is via private contractor kerbside collection. The school maintenance and staff wheel the bins individually in place on dedicated mornings. This strategy is reflected in the waste report.

A dedicated waste enclosure do not currently exist on the campus.

The newly proposed waste enclosure (P16) is part of the Development Application. (DA) The updated plans and waste report reflect this along with additional information around the waste management strategy.

There is no student enrolment number that would trigger the construction of a waste enclosure however it is recommended by the waste consultant that P16 is constructed in the first stage of the project.

The 'covered open space area' (P14) however will not form part of the DA and has been removed from the plans as requested.

The updated waste report and enclosure plan is provided in,

- Appendix M – Waste Report

## **Response to Queries – buildings/plans and operational matters**

### **Perspectives**

The DA perspectives have been labelled in more detail and provided as part of this report, they can be found under,

- Appendix N – Architectural Plan's

### **P9 – External Learning**

The proposed P9 – 'External Learning Area' is an external landscaped learning area made up of soft landscaping and a dedicated seating area.

The label has been updated in the latest DA site plan for clarity, this is part of the updated architectural set of drawings found under,

- Appendix N – Architectural Plans

### **P14 – Open Air Structure**

P14 - Open Air Structure is not part of the DA and has therefore been removed from the updated architectural set of drawings found in,

- Appendix N – Architectural Plans

## **Construction Management**

The proposal submitted to council under DA0078/23 was for one community hub and administration building, one sports recreation centre (gymnasium), extension 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.

Due to the volume of construction works to be undertaken on an occupied school site, meticulous attention into the management of safety and school operations have been considered.

It is proposed the project will be split into four (4) stages of construction as outlined below;

### **Stage 1 (April 2023 to May 2024)**

- Construction of Sports and Recreation Centre (P10)
- Construction of the Community Hub and Administration Building (P7)
- Construction of the Cultural Centre Extension (P6), and
- Construction of the new Staff Carpark (P13)

### **Stage 2 (December 2024 to January 2025)**

- Construction of the new Bus Loop (P3)

It is proposed the construction of the new bus loop (P3) will be completed over the school holiday period from December of 2024 to January of 2025

### **Stage 3 (December 2025 to January 2026)**

- Construction of the new visitor carpark (P4)

It is proposed the construction of the visitor carpark (P4) will be completed over the school holiday period from December 2025 to January 2026.

### **Stage 4 (January 2026 onwards)**

- Construction of the new Junior School
- Construction of the bicycle enclosure

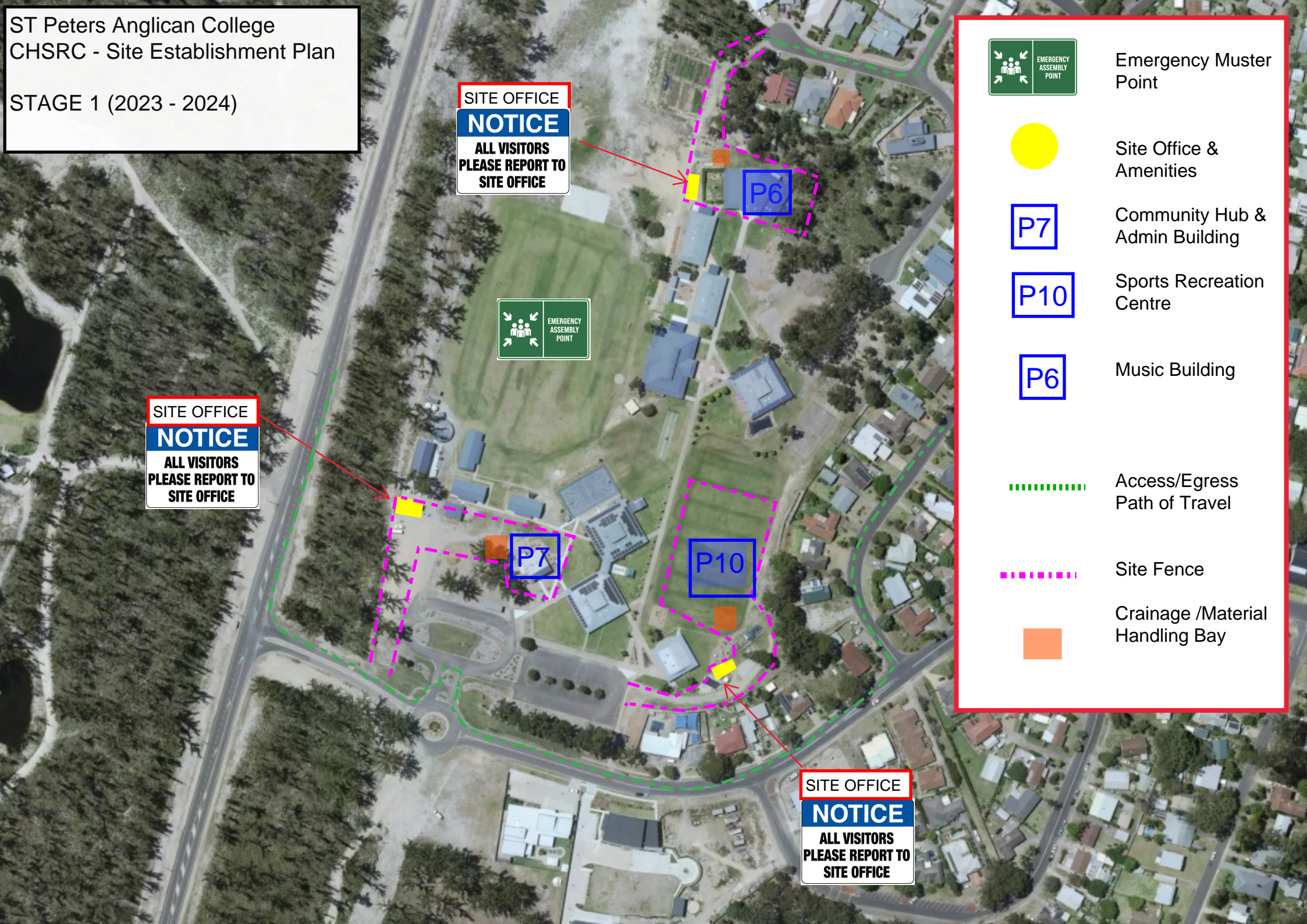
Staging methodology plans outlining the site establishment for each stage of construction have been provided below, these also address the temporary carparking methodology to facilitate ad hoc parking requirements over the December/January holiday period.

Construction Site Establishment Plans corresponding with each stage are attached below;



ST Peters Anglican College  
CHSRC - Site Establishment Plan

STAGE 1 (2023 - 2024)



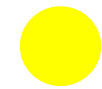
SITE OFFICE  
**NOTICE**  
ALL VISITORS  
PLEASE REPORT TO  
SITE OFFICE

SITE OFFICE  
**NOTICE**  
ALL VISITORS  
PLEASE REPORT TO  
SITE OFFICE

SITE OFFICE  
**NOTICE**  
ALL VISITORS  
PLEASE REPORT TO  
SITE OFFICE



Emergency Muster Point



Site Office & Amenities



Community Hub & Admin Building



Sports Recreation Centre



Music Building



Access/Egress Path of Travel



Site Fence



Crainage /Material Handling Bay



ST Peters Anglican College  
CHSRC - Site Establishment Plan

STAGE 2 (2024 - 2025)

Existing approved staff carpark (capacity of 26 places) to be utilised over the holiday period while the new P3 -Bus Loop is being constructed.

SITE OFFICE  
**NOTICE**  
ALL VISITORS  
PLEASE REPORT TO  
SITE OFFICE

Bus Loop To Be  
Constructed Over  
School Holidays  
(December 2024 -  
January 2025)



Emergency  
Muster Point



Site Office &  
Amenities



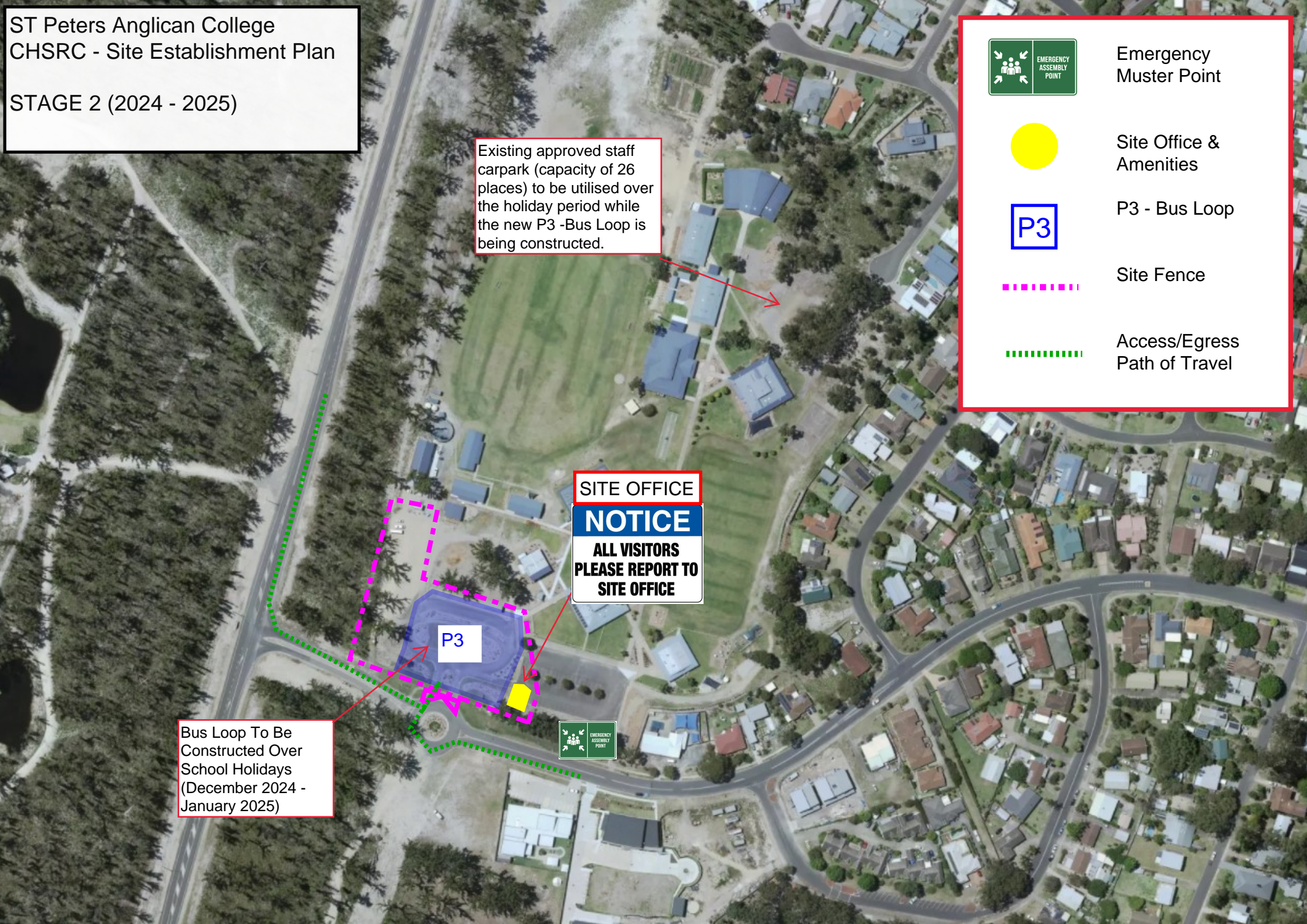
P3 - Bus Loop



Site Fence









Access/Egress  
Path of Travel





ST Peters Anglican College  
CHSRC - Site Establishment Plan

STAGE 3 (2025 - 2026)



EMERGENCY  
ASSEMBLY  
POINT

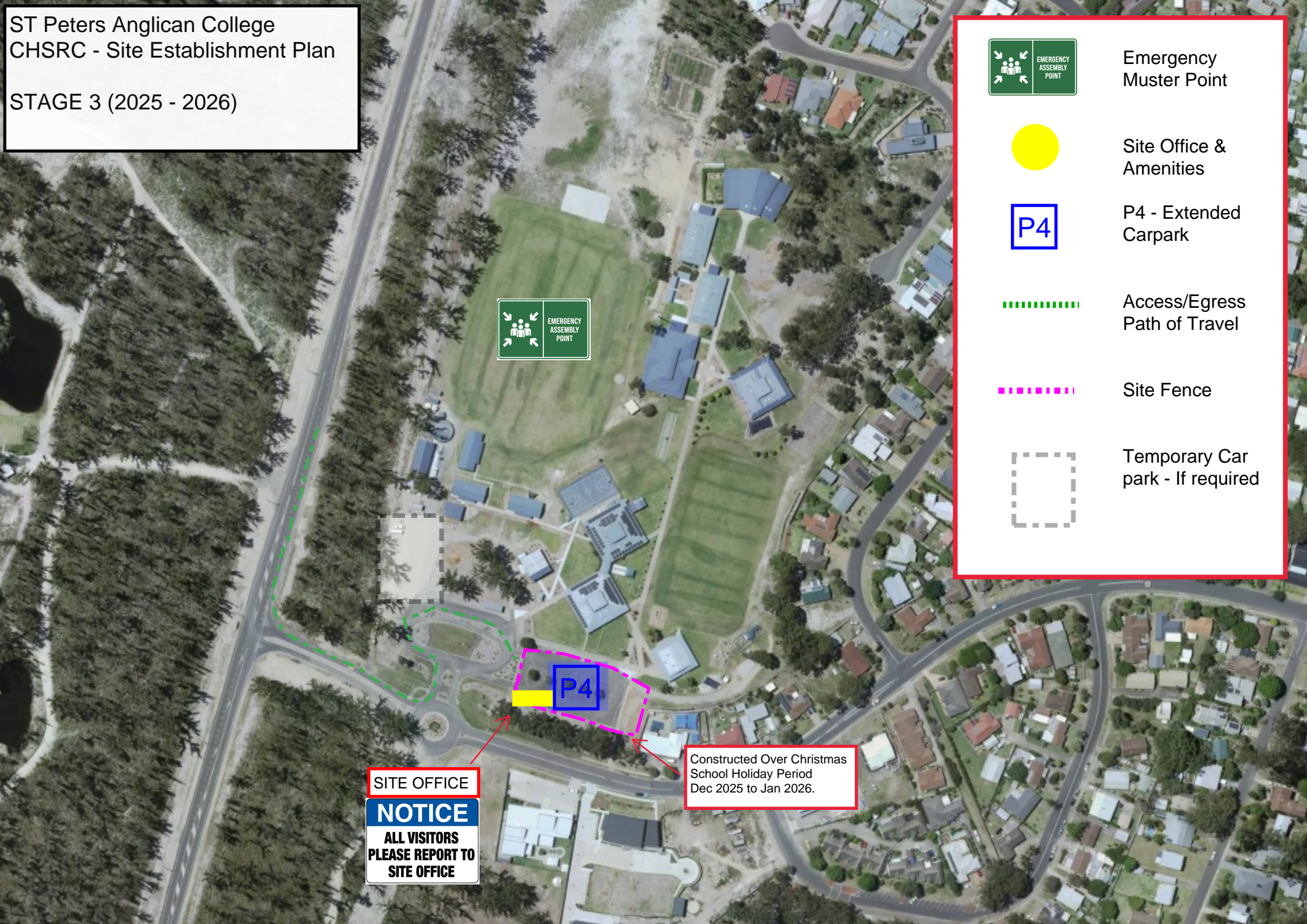
Site Office &  
Amenities

P4 - Extended  
Carpark

Access/Egress  
Path of Travel

Site Fence

Temporary Car  
park - If required



SITE OFFICE

**NOTICE**  
ALL VISITORS  
PLEASE REPORT TO  
SITE OFFICE

Constructed Over Christmas  
School Holiday Period  
Dec 2025 to Jan 2026.



ST Peters Anglican College  
CHSRC - Site Establishment Plan

STAGE 4 (2026 onwards)

SITE OFFICE  
**NOTICE**  
ALL VISITORS  
PLEASE REPORT TO  
SITE OFFICE

Buildings to be  
decommissioned  
and relocated into  
P5

Construction traffic  
to use existing  
carpark to  
access/egress the  
site compound.



Emergency  
Muster Point



Site Office &  
Amenities



P5 - Junior  
School



P17 - Bike  
Enclosure



Access/Egress  
Path of Travel



Site Fence



## APPENDIX A - Vegetation Management & Site Constraints Plan



## APPENDIX B - Aboriginal Due Diligence Report

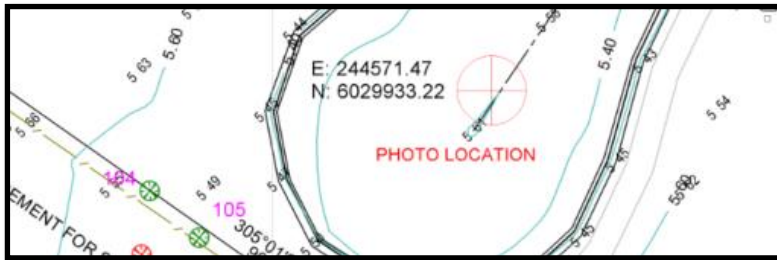
## APPENDIX C – Traffic Impact Assessment

## APPENDIX D - Biodiversity Report (BDAR)

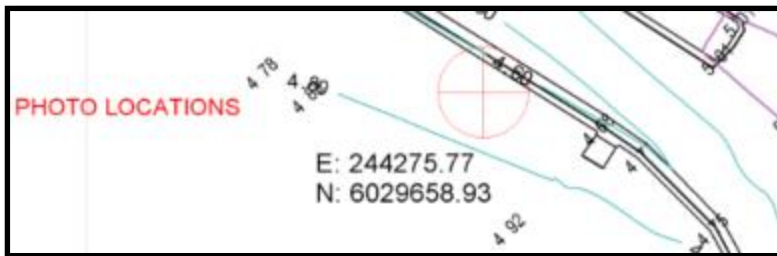
## APPENDIX E - Visual Impact Assessment – P10 (SRC)

### Survey plan used for confirmation of photo locations;

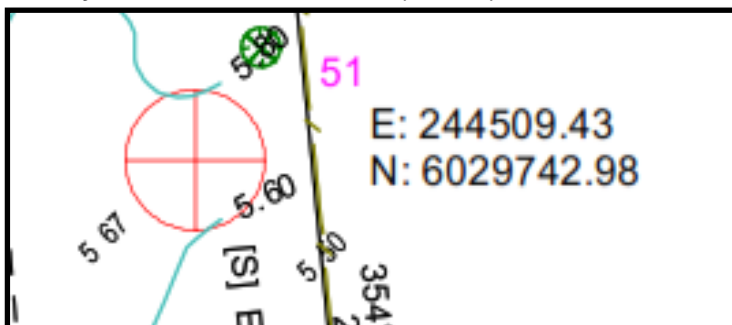
- Survey Plan D222482 Final (SHT1) - Photo from Caitlin Crescent



- Survey Plan D222482 Final (SHT2) – Photo from Train St.



- Survey Plan D222482 Final (SHT2) – Photo from East Boundary



### Surveyors' details and qualifications below;

- COMPANY: CEH Consulting Pty Ltd
- NAME: Matthew Smith
- REGISTERED CERTIFIER NO. 3409
- QUALIFICATION: Registered Surveyor

### Camera type details use for the assessment;

- Camera model is Nikon D810,
- Lens is Nikon 16-35mm wide view.

NOTE: Camera shots taken from 1560mm above natural ground on a tripod.

## APPENDIX F - Site Survey & Sports Recreation Centre, Clause 4.6 Variation Request



## APPENDIX G - Statement of Environmental Effects (SEE)

## APPENDIX H - Tree Removal Plan

## APPENDIX I - Access & Mobility Report

## APPENDIX J - Acoustic Report

## APPENDIX K – Principal Certifier - SWP Letter

## APPENDIX L - Updated Safer by Design report (CPTED)

## APPENDIX M - Waste Management



## APPENDIX M - Updated Architectural DA Set

## APPENDIX O – Stormwater Drainage Masterplan

## LIST OF ATTACHMENTS

APPENDIX	DESCRIPTION
APPENDIX A	VERGETATION MANAGEMENT & SITE CONSTRAINTS PLAN
APPENDIX B	ABORIGINAL DUE DILIGENCE REPORT
APPENDIX C	TRAFFIC IMPACT ASSESSMENT
APPENDIX D	BIODIVERSITY REPORT (BDAR)
APPENDIX E	VISUAL IMPACT ASSESSMENT – P10 (GYM)
APPENDIX F	SITE SURVEY & P10 (GYM) HEIGHT
APPENDIX G	STATEMENT OF ENVIRONMENTAL EFFECTS (SEE)
APPENDIX H	203 - TREE PROTECTION AND REMOVAL PLAN
	DA-11-03 - DEMOLITION PLAN
APPENDIX I	ACCESS & MOBILITY REPORT
APPENDIX J	ACOUSTIC REPORT
APPENDIX K	PRINCIPAL CERTIFIER - SWP LETTER
APPENDIX L	UPDATED SAFER BY DESIGN REPORT (CPTED)
APPENDIX M	WASTE MANAGEMENT
APPENDIX N	UPDATED ARCHITECTURAL DA SET
APPENDIX O	C6.001 - STORMWATER MASTERPLAN

## Disclaimer

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The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care.

Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information.

Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect, or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant.

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For more information, please contact

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Project Manager

Project Leaders

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