

PROPOSED CAMPUS MASTERPLAN DEVELOPMENT
ST PETER'S ANGLICAN COLLEGE,
61 TRAIN STREET, BROULEE (LOT 1 DP 1037342)

STATEMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR: ANGLICAN DIOCESAN SERVICES

RYGATE REF: U19767_SEE_C

8/02/2023



RYGATE & WEST
INCORPORATING BULLOCK & WALTERS
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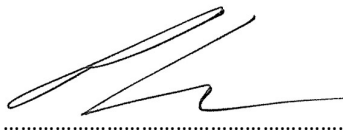
I. DOCUMENT CONTROL

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II. DECLARATION

This document has been prepared by Rygate and West, to the best of our knowledge the information contained within is neither false nor misleading.

Signature



Peter Smith

Name

.....

8/02/2023

Date

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1.0 EXECUTIVE SUMMARY

This proposal is for a range of building and construction works comprised in the Campus Masterplan proposal for St Peter's Anglican College at Broulee NSW. St Peter's was established at this site in 2003 and currently caters for about 700 students from Prep to Year 12.

This development proposal includes additions incorporating a number of new buildings and extensions together with revisions to the existing bus drop-off and car parking areas.

The Campus Masterplan provides for the growth of facilities provided at the College Campus to cater for expected growth in student numbers from the current 700 to around 900 by 2027 and beyond. Combined with recent new facilities already underway, including the new Senior Science and Vocational Education and Training (VET) Hub buildings, the buildings and facilities comprising the Campus Site Plan will expand the College's capacity to serve its community and provide a setting for enhanced educational and development outcomes for students from Prep School age (4 years) up to Year 12.

Due to the capital investment value (CIV) of the proposal exceeding \$5M, the proposal is classed as Regional Development, which means that the determining authority for the development application is the Southern Regional Planning Panel.

The proposal generally satisfies the various planning controls of the relevant State Environmental Planning Policies and of the Eurobodalla Local Environmental Plan 2012. A variation to the building height limit is proposed and this is addressed in the Clause 4.6 Variation Statement that is an annexure to this Statement of Environmental Effects.

Eurobodalla Shire Council issued an Additional Information request on 16 November 2022.

Version C of this Statement of Environmental Effects was prepared to support the response to that request and to incorporate minor changes to the proposal and its proposed staging..

2.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Anglican Diocesan Services in support of an application for development consent for new buildings and other works identified in the Campus Masterplan for St Peter's Anglican College at Broulee.

The Campus Masterplan provides for the growth of facilities provided at the College Campus to cater for expected growth in student numbers from the current 700 to around 900 by 2027 and beyond. Combined with recent new facilities already underway, including the new Senior Science and Vocational Education and Training (VET) Hub buildings, the buildings and facilities comprising the Campus Site Plan will expand the College's capacity to serve its community and provide a setting for enhanced educational and development outcomes for students from Prep School age (4 years) up to Year 12.

This report provides an assessment of the proposal against the matters for consideration specified in Section 4.15 of the Environmental Planning and Assessment Act 1979. These are detailed in Section 5 of this report.

Submission documentation

The development application submission and this report are supported by a wide range of specialist advice and reports. The documents submitted with the application are listed below.

- Architectural plans - Cox Architecture
- Design Report – Cox Architecture
- Visual Impact Assessment Images – Cox Architecture
- Traffic Report – Stantec
- Preliminary Environmental Site Assessment Report – ACT Geotechnical Engineers
- Acoustic Report - ACOR Consultants
- Cost estimate report – WTP Australia
- Landscaping Plan – Harris Hobbs Landscapes
- Stormwater Concept Design - ACOR Consultants
- BCA Compliance Report – Steve Watson and Partners
- Aboriginal Cultural Heritage report – Niche Environment and Heritage
- Access Report – SQC Group
- Statement of Environmental Effects - Rygate and West
- Safer by Design report – Rygate and West
- Clause 4.6 Variation Statement - Rygate and West
- Sediment and Water Control Plan – ACOR Consultants
- Waste Management Plan and Operations Guide – Low Impact Development (LID) Consulting
- Crime Prevention Through Environmental Design (CPETD) Report – Mecone NSW
- Detailed site survey – CEH Consulting

3.0 THE SUBJECT LAND

The subject land is Lot 1 DP 1037342 which has a street address of 61 Train Street, Broulee. The land is a large site with an area of 10.87 hectares. It is bounded in the south by Train Street, in the west by a strip of unformed road and public reserve and George Bass Drive, and in the north and east by low density residential subdivisions that have been established over the last 10 to 15 years.

The site is relatively flat, ranging from a maximum elevation of just over 6 metres AHD (Australian Height Datum) to about 3 metres AHD.

Geologically the site is said to be underlain by coastal dune deposits laid down in the Holocene era (ie within the past 12,000 years). While some remnants of native vegetation remain within the site, around the north-eastern fringes and along the western boundary, the majority of the site is developed with school buildings, sporting fields, car parking areas and extensive landscaped grounds.

The land has existing vehicular access points at Train Street in the south and at each end of Caitlin Crescent in the north.

St Peter's Anglican College was established at the site in 2003. It accommodates a student population of around 700 across a Prep School for 4 year olds, a Junior School for Kindergarten to Year 6, and a Senior School for Years 7 to 12.

The College Campus was affected by the 2019-2020 bushfires during which a number of buildings were lost or damaged. Some temporary buildings were erected in response to that impact.

The land is located as shown in Figure 1 below.



Figure 1 Site Locality (Source: NSW Spatial Services Portal 2022)

The site is located on the western edge of the suburb of Broulee.

Broulee had a population of 1,947 people at the 2021 Census with a median age of 50 years.

Train Street is one of the main collector roads serving Broulee, and in the vicinity of the St Peter's campus are located other commercial and community developments, such as Train Street Central, Broulee Public School, Broulee Early Learning Centre and Broulee Long Day Care Centre.

The north and east of the site are characterised by low density residential subdivision generally developed with single dwellings of one and two storeys.

The site's long western boundary is bounded by a strip of native forest which separates the site from George Bass Drive, a two lane State Road with a speed limit of 80 kmh.

A diagram showing cadastral boundaries and surrounding information is given in Figure 3.

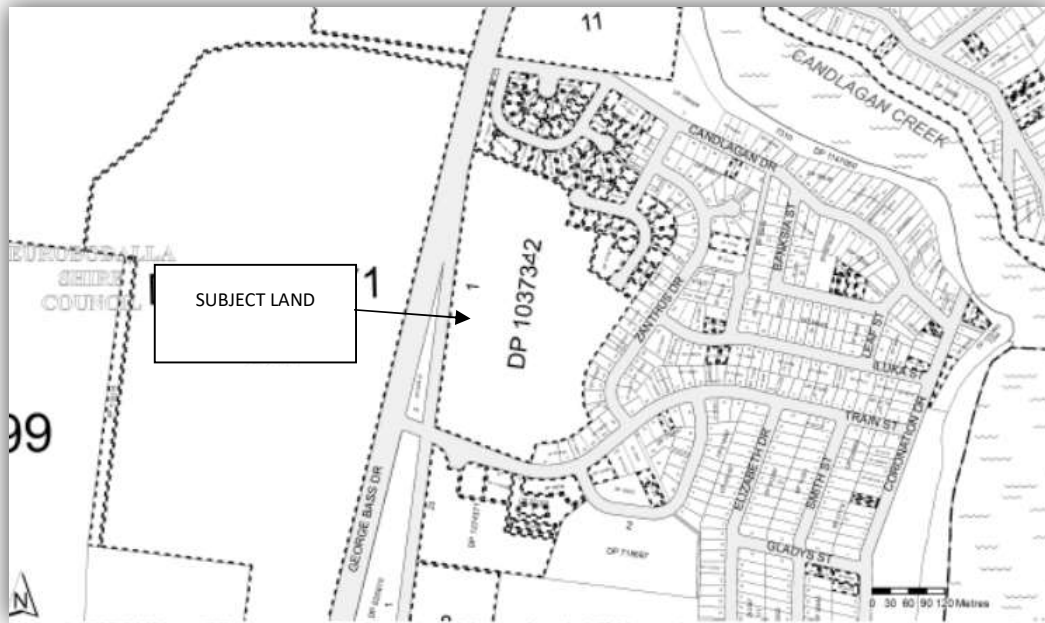


Figure 2: Map showing cadastral boundaries & surrounding information (Source: NSW LRS 2022)

The subject land is zoned R2 Low Density Residential. The extent of the zone can be seen on the zoning plan shown in Figure 4 below.

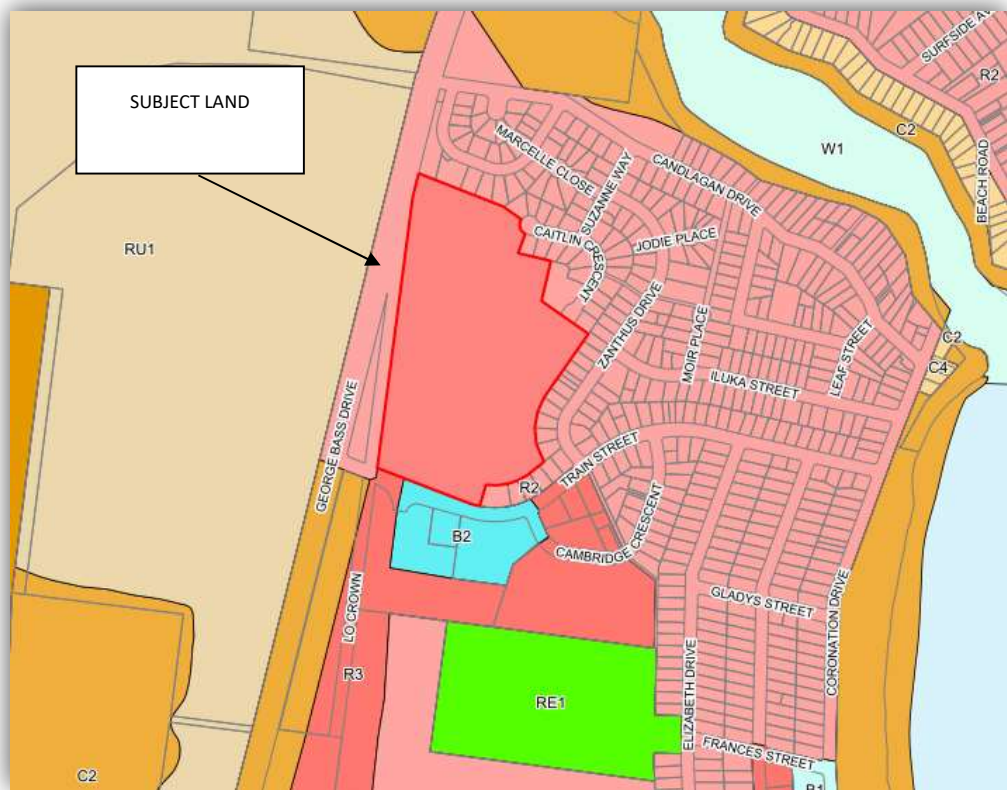


Figure 3: Zoning Map (Source: ESC Website 2022)

4.0 THE PROPOSAL

The proposal is for a range of new buildings and other site works that are part of the overall Campus Masterplan for St Peter's Anglican College.

The components of the proposal are detailed below.

4.1 SPORTS AND RECREATION CENTRE

This building is identified as P10 in the architectural drawing set prepared by Cox Architecture. It is located towards the Campus's eastern boundary and has a footprint of 2,390m² and gross floor area of 2,830m².

The proposed location of the Sports and Recreation Centre (SRC) building was informed largely by the constraints provided by the site being bushfire prone. An assembly building such as the SRC is required to provide very high level of bushfire protection and must provide an extensive Asset Protection Zone (APZ) between it and the bushfire hazard (vegetation and/or property boundary).

In the case of the SRC, a site on the western section of the Campus was initially preferred but had to be discarded as a sufficient APZ could not be achieved in respect of the vegetation adjoining the western boundary.

Consequently the current location in the south east quadrant of the Campus was settled on.

The building consists of two sections. The main single storey, full-height section contains the playing courts/floor and a large equipment store. A smaller two storey section contains the entry/reception, cardio and weights room, male and female amenities and storeroom on the ground floor, and the uniform shop, two classrooms, PE office and storerooms on the first floor.

The building will be a focus for the College's indoor sports and recreation programs. It will also be available for use by the broader community for sport, recreation and cultural activities. In times of emergency it will be available as an additional emergency asset for the Broulee community.

The Sport and Recreation Centre will find most use during the school operating hours of 8am to 5pm Monday to Friday. Beyond the school operating hours it is proposed that it will be available for community use from 7am to 9pm Monday to Sunday.

The Sports and Recreation Centre building has been designed to ensure that any noise impact on the surrounding residential neighbourhood will be minimized and will comply with the standards established by the NSW Government's Industrial Noise Policy. This essentially requires that noise from a source will not exceed 5dBA above the background noise at the boundary of the site and that no offensive or intrusive noise will be encountered by nearby residential premises.

The headspace required for the playing courts and supporting roof structure means that a variation to the 8.5 metre maximum building height under Eurobodalla Local Environmental Plan 2012 is being sought as part of the development application. This "Clause 4.6 Variation Request" is at **Annexure A** to this report.

The location, design and orientation of the building has enabled all shadows cast by the building to be limited to the College site until 3pm on the winter solstice. Shadow diagrams showing the extent of shading on an hourly basis from 9am to 3pm are included with the application.

A selection of the plans of the Sports and Recreation Centre is shown at Figures 4-6 below.

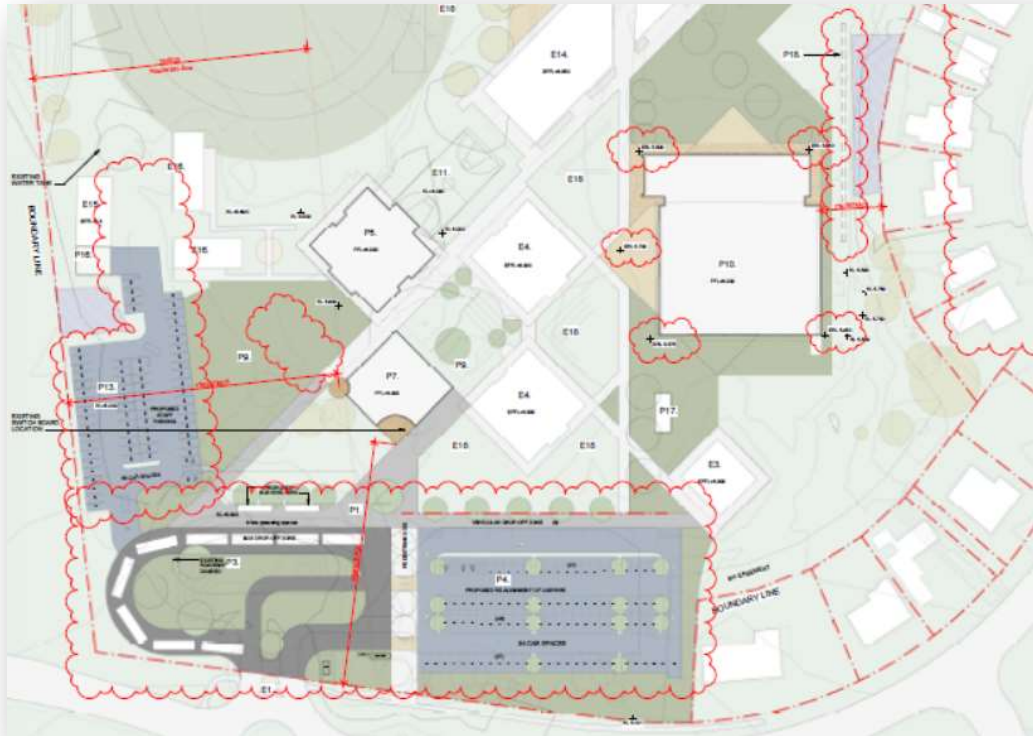


Figure 4: Extract from Front of Campus Site Plan (Drawing DA-11-21). The Sports and Recreation Centre (P10) is the large white building to the upper right (Source: Cox Architecture 2023)

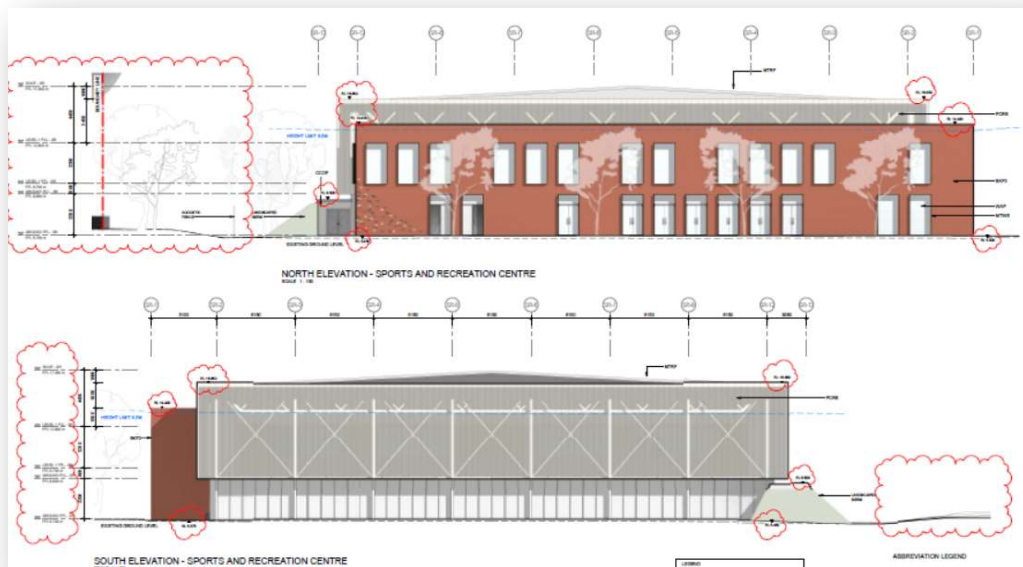


Figure 5: Extract from Elevations Plan (Drawing DA-SR-30-01) showing the north and south elevations of the Sports and Recreation Centre (Source: Cox Architecture 2023)

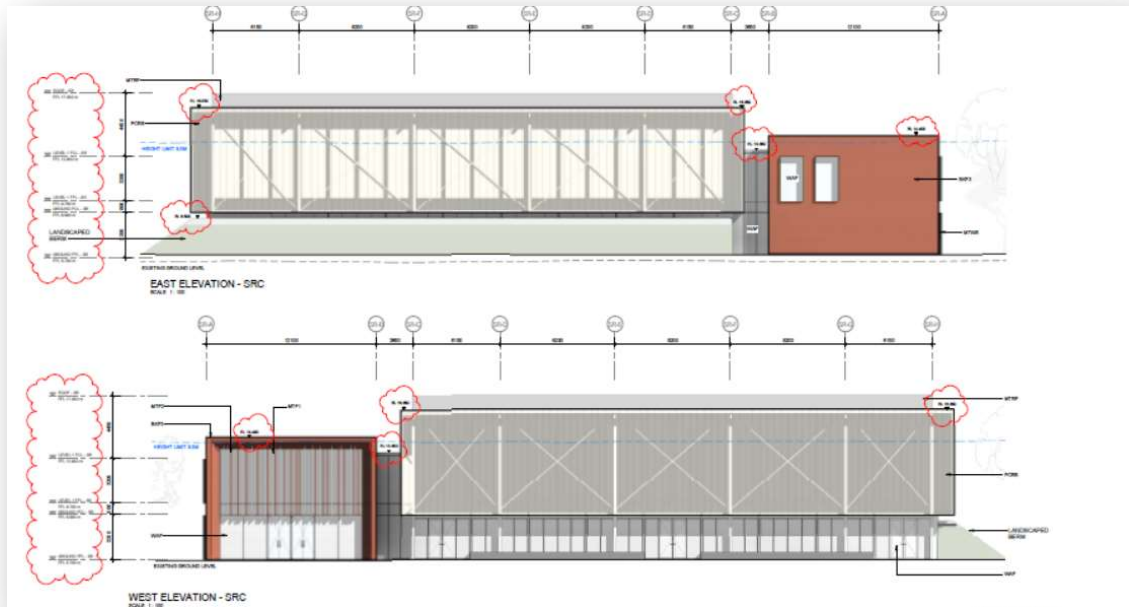


Figure 6: Extract from Elevations Plan (Drawing DA-SR-30-02) showing the east and west elevations of the Sports and Recreation Centre (Source: Cox Architecture 2023)

Figure 7 below is an extract from the shadow diagrams demonstrating that shadows from the Sport and Recreation Centre are contained within the site until around 3pm on the winter solstice (June 21). The red hatched line is the property boundary between the Campus and the adjoining residential premises.



Figure 7: Extract from Shadow Diagrams – Sport and Recreation Centre (Drawing DA-90-02) (Source: Cox Architecture 2023)

4.2 COMMUNITY HUB BUILDING

This building is identified as P7 in the architectural drawing set prepared by Cox Architecture. It is located in the central southern part of the Campus and has a gross floor area of 470m².

This building is the administration and community hub for the whole College Campus. It is located close to the Campus car park and entry and the building and its entry have been designed to welcome visitors and assist them to find their way to the building.

The College Reception is located at the entry to the building. Offices and meeting rooms for the College's Board, Principal and senior administration staff are located here. Amenities and the College's sick bay are also located here. Office space is provided for visiting allied health services and for the College Chaplain.

The building itself is of single storey design and is of a similar style and design language to classrooms and similar buildings on the Campus.

A selection of the plans of the Community Hub building is shown at Figures 8-10 below.



Figure 8: Extract from Front of Campus Site Plan (Drawing DA-11-21). The Community Hub building (P7) is the white building in the centre of the image (Source: Cox Architecture 2023)



Figure 9: Extract from Elevations Plan (Drawing DA-CH-30-01) showing the north and south elevations of the Community Hub building (Source: Cox Architecture 2022)

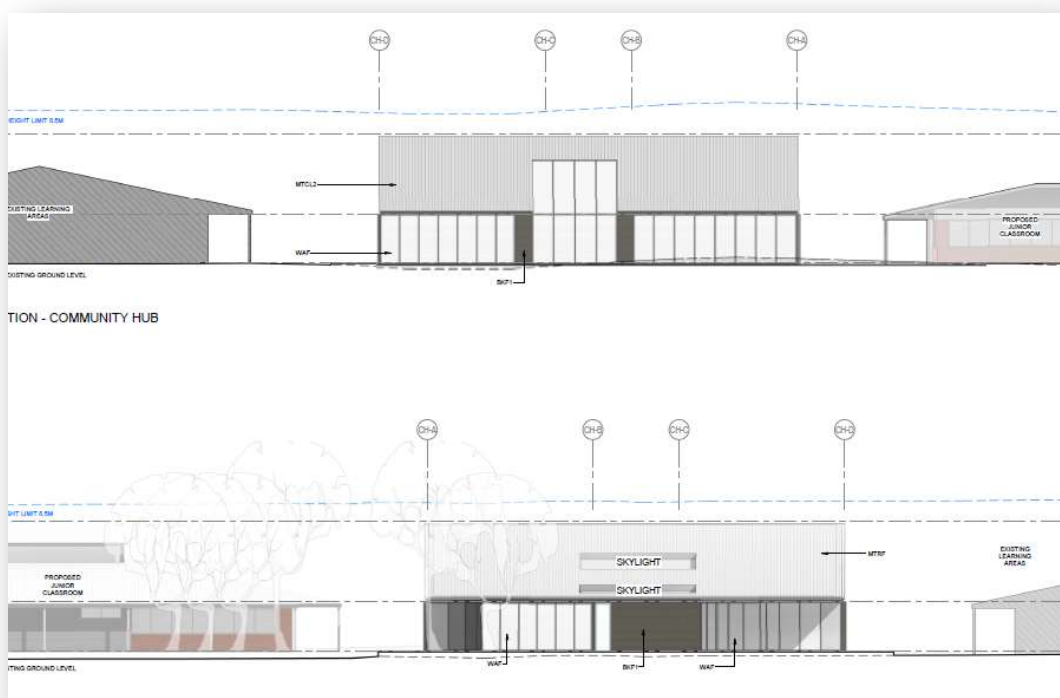


Figure 10: Extract from Elevations Plan (Drawing DA-CH-30-02) showing the east and west elevations of the Community Hub building Centre (Source: Cox Architecture 2022)

4.3 CULTURAL CENTRE EXTENSION

This building is identified as P6 in the architectural drawing set prepared by Cox Architecture. It is located in the north-eastern corner of the Campus and has a gross floor area of 425m².

This building will add to the facilities already provided in the existing Cultural Centre. The extension comprises two elements: an extension of the eastern and western wings of the existing building to enlarge an existing classroom and to provide a music storeroom, and a linear extension under a separate roof that will contain music practice rooms, small recording studios, a staff office and a storeroom.

The Cultural Centre will continue to find most use during the school operating hours of 8am to 5pm Monday to Friday and will also be available for community use from 7am to 9pm Monday to Sunday.

This section of the building is designed to acoustically isolate the music practice rooms and the recording studios. This is required for the proper functioning of the recording studios and will also ensure that sound from the music practice rooms does not affect nearby residences.

A selection of the plans of the Community Hub building is shown at Figures 11-15 below.



Figure 11: Extract from Campus Site Plan (Drawing DA-11-01). The Cultural Centre extension (P6) is the long white building in the centre of the image. Existing Cultural Centre is shown as Building E10 (Source: Cox Architecture 2023)



Figure 13: Elevations Plan (Drawing DA-CC-30-01) showing the north and south elevations of the Cultural Centre extension (Source: Cox Architecture 2022)

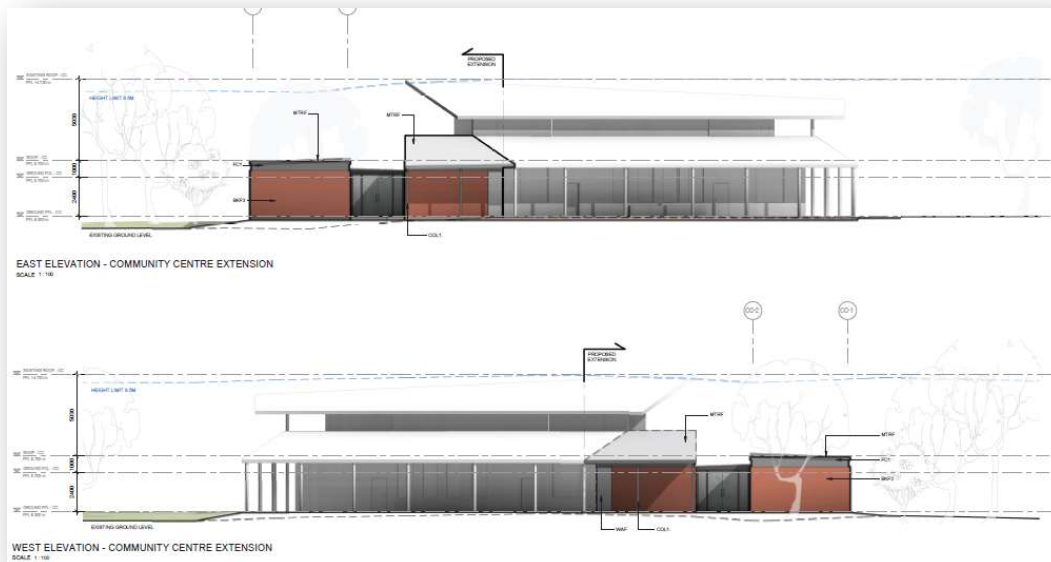


Figure 14: Elevations Plan (Drawing DA-CC-30-02) showing the east and west elevations of the Cultural Centre extension (Source: Cox Architecture 2022)

4.4 JUNIOR SCHOOL CLASSROOM

This building is identified as P5 in the architectural drawing set prepared by Cox Architecture. It is located in the central southern part of the Campus, just north of the proposed Community Hub building (P7) and has a gross floor area of 665m².

This building will replace the existing Junior School demountable classrooms. It contains four classrooms, a central collaborative learning space, staff room, offices and amenities.

A selection of the plans of the Junior School Classroom is shown at Figures 16-18 below.



Figure 15: Extract from Front of Campus Site Plan (Drawing DA-11-21). The Junior School Classroom (P5) is the white building in the upper centre of the image (Source: Cox Architecture 2023)

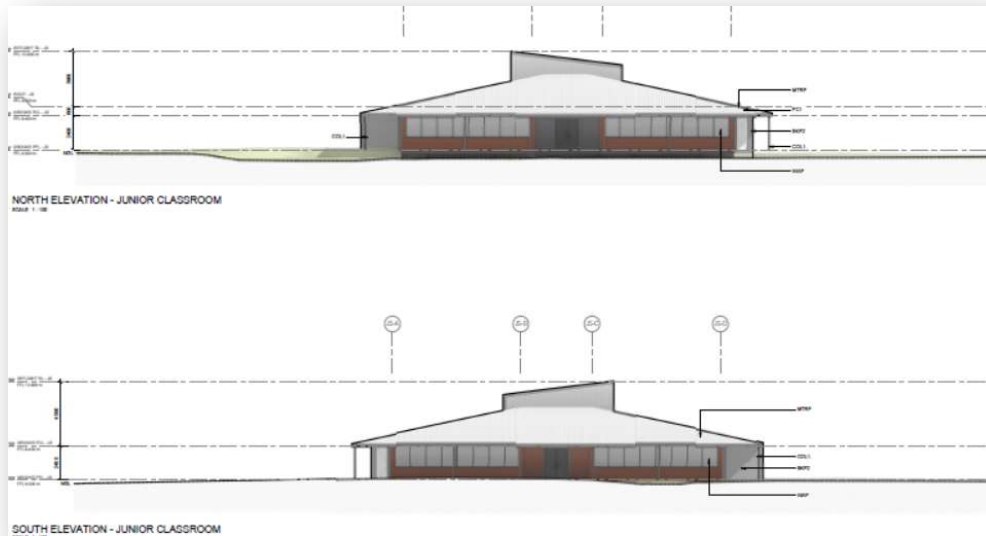


Figure 16: Elevations Plan (Drawing DA-JS-30-01) showing the north and south elevations of the Junior School Classroom (Source: Cox Architecture 2022)

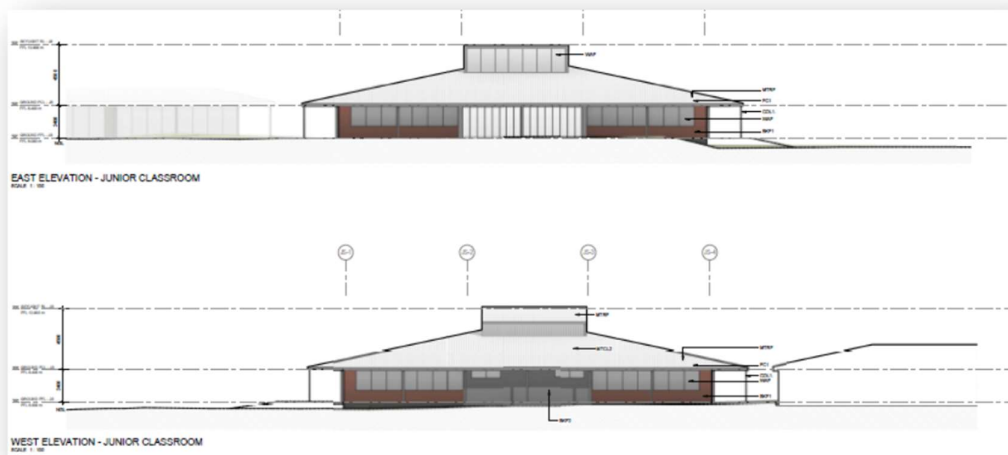


Figure 17: Elevations Plan (Drawing DA-JS-30-02) showing the east and west elevations of the Junior School Classroom (Source: Cox Architecture 2022)

4.4 REVISIONS TO BUS DROP-OFF AREA

These works are identified as P3 in the architectural drawing set prepared by Cox Architecture. They adjoin the Train Street frontage of the Campus.

An overall layout of the revised Bus Drop-off area is shown in the extract from the Front of Campus Site Plan at Figure 18 below.

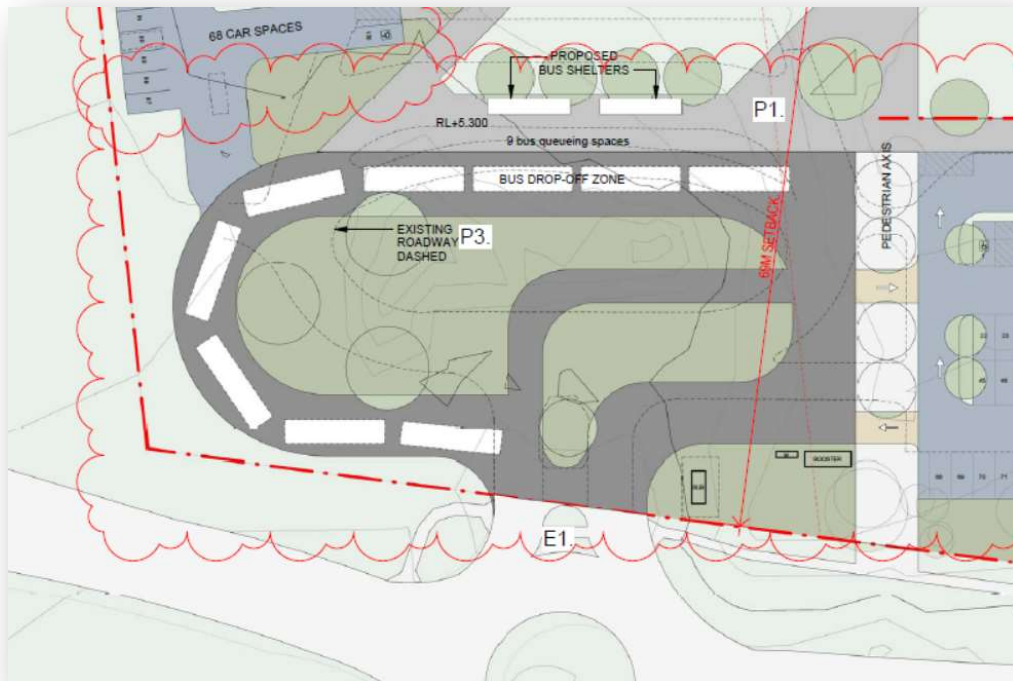


Figure 18: Extract from Front of Campus Site Plan (Drawing DA-11-21). The revised Bus Drop-off Area (P3) is shown to the left of the image (Source: Cox Architecture 2023)

Details of the revised Bus Drop-off Area are provided in the Traffic Impact Assessment report prepared by Stantec.

The revisions to the Bus-Drop Off Area provide queueing space for up to nine full-sized buses while permitting vehicular access to the pick-up/drop-off bay located in the adjacent car park via the central car-sized aisle.

4.5 FORMALISATION OF NORTHERN STAFF CARPARK

(Deleted from the revised proposal.)

4.6 REVISION OF MAIN CARPARK

These works are identified as P4 in the architectural drawing set prepared by Cox Architecture. They adjoin the Train Street frontage of the Campus.

The carpark is proposed to be enlarged to provide 94 car spaces.

An overall layout of the revised main carpark is shown in the extract from the Front of Campus Site Plan at Figure 19 below.

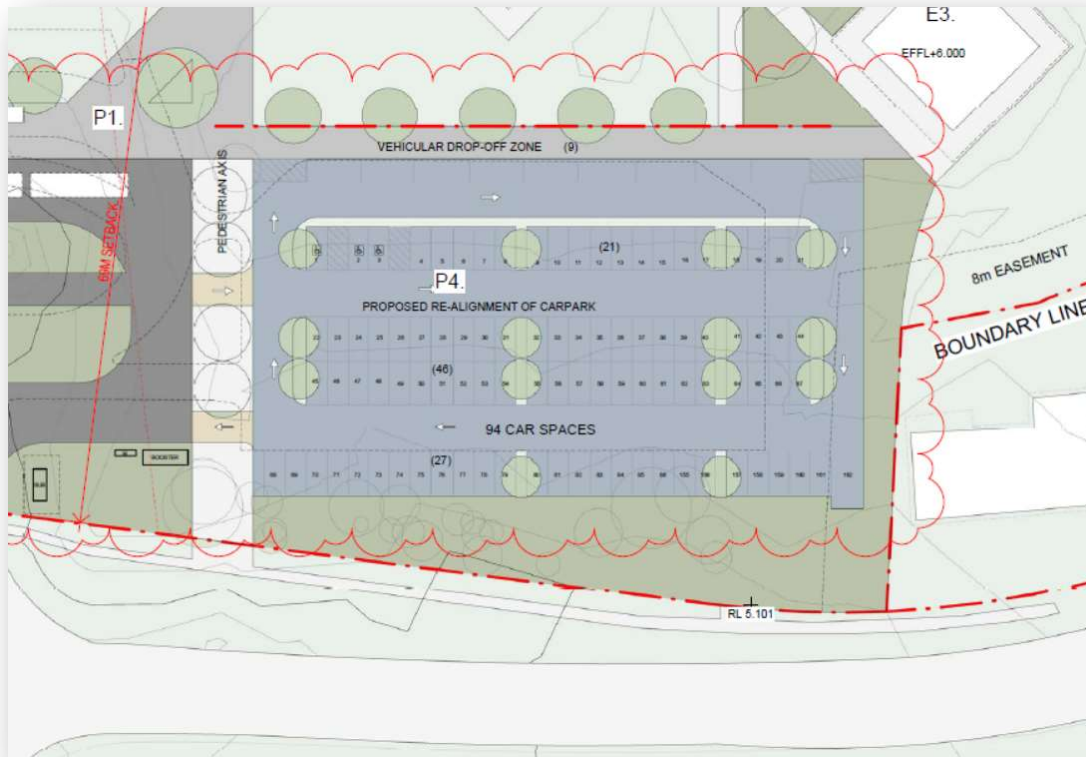


Figure 19: Extract from Front of Campus Site Plan (Drawing DA-11-21) showing the extended Main Carpark (P4) (Source: Cox Architecture 2023)

4.7 HARDCOURTS AND NEW OVAL

(Deleted from the revised proposal)

4.8 SITE FOR COVERED OPEN SPACE AREA

(Deleted from the revised proposal)

4.9 SOUTHERN STAFF CARPARK

These works are identified as P13 in the architectural drawing set prepared by Cox Architecture. This car parking area is located in the south-western corner of the Campus and will be accessed from the bus circulation area adjacent to Train Street.

This carpark is proposed to provide 68 car spaces.

The location and the overall layout of the southern staff carpark is shown in the extract from the Front of Campus Site Plan at Figure 20 below.



Figure 20: Extract from Front of Campus Site Plan (Drawing DA-11-21) showing the Southern Staff Carpark (P13) in the upper left of the image (Source: Cox Architecture 2023)

4.10 SITE FOR WASTE ENCLOSURE (BIN STORE)

The site waste enclosure is identified as P16 in the architectural drawing set prepared by Cox Architecture. It is located in the south-western section of the Campus between the existing maintenance shed (E15) and the proposed Southern Staff Carpark (P13).

The proposed location of the waste enclosure is shown in the extract from the Front of Campus Site Plan at Figure 21 below.

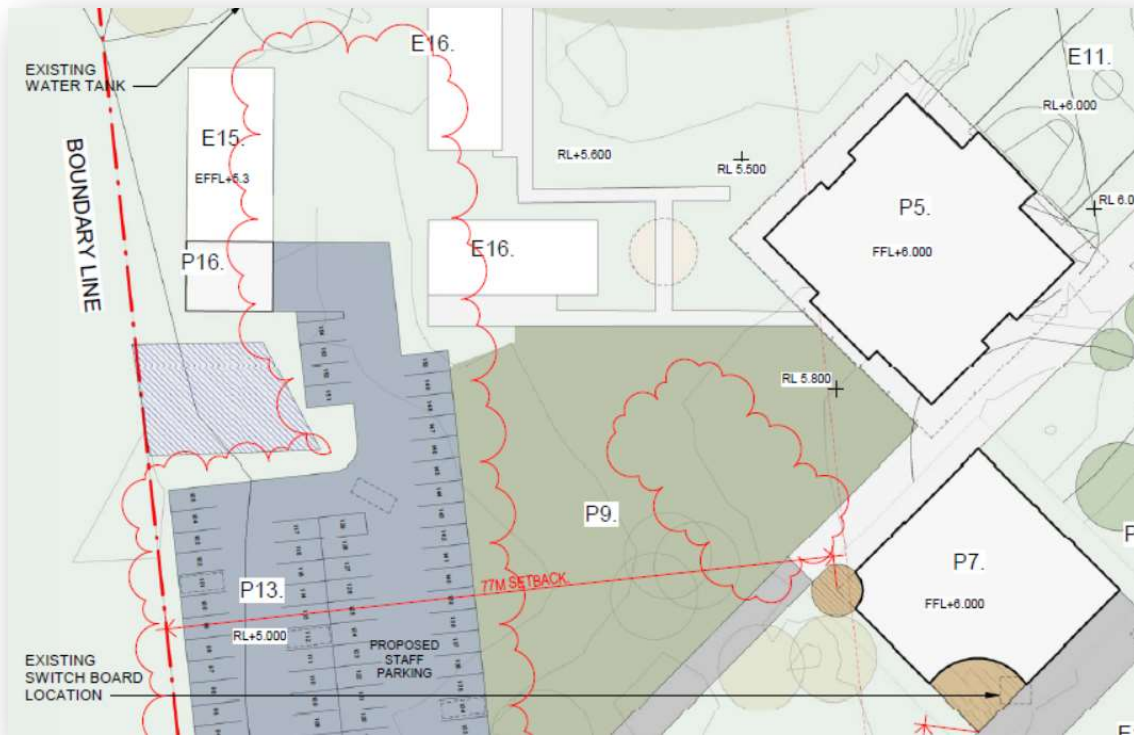


Figure 21: Extract from Front of Campus Site Plan (Drawing DA-11-21) showing the proposed waste enclosure (P16) in the centre left of the image (Source: Cox Architecture 2023)

The waste enclosure will be an unroofed structure with chain wire mesh forming its perimeter, and a floor area of 90 square metres. The proposed floor layout is shown at Figure 22 below.

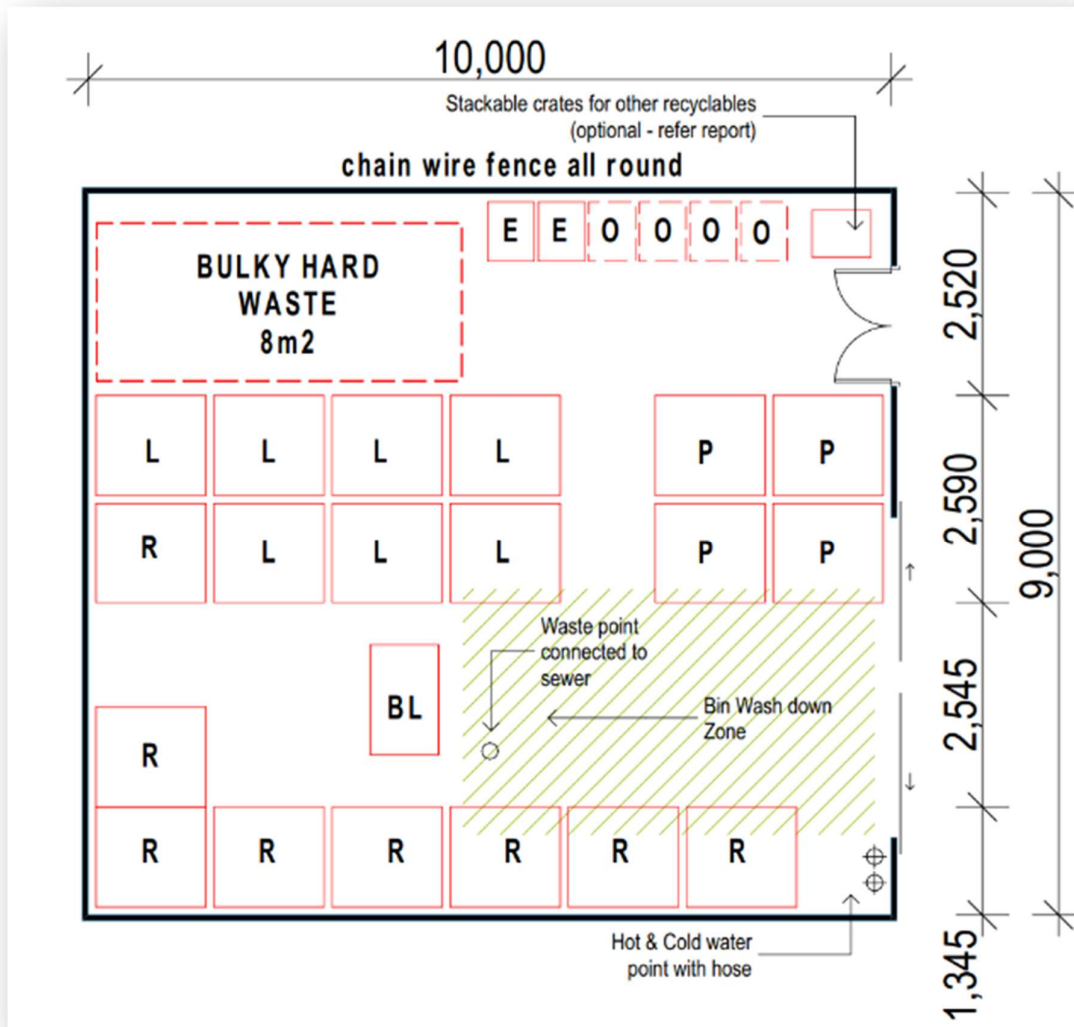


Figure 22: Bin store layout plan (Source: LID Consulting Pty Ltd 2023)

4.11 STAGING OF THE PROPOSAL

As shown on the Campus Staging Plan (Drawing DA-11-02) the buildings and works comprising the proposal are to be constructed in the following stages:

Stage 1

- Removal of demountable units
- Extension to Cultural Centre (P6)
- Construction of Community Hub and administration building (P7)
- Construction of Sports and Recreation Centre (P10)
- Construction of acoustic fence (P18) adjoining Sports and Recreation Centre
- Formalisation of staff parking area (P13)
- Construction of waste enclosure (P16)

Stage 2

- Construction of new bus loop (P3)

Stage 3

- Extension of existing car park (P4)

Stage 4

- Construction of Junior School Classroom (P5)
- Bicycle storage (P17)

The staging and demolition proposals are shown on the respective plans prepared by Cox Architecture:

- Campus Plan - Staging of Proposed Works (Drawing No DA-11-02)
- Demolition Plan (Drawing No DA-11-03)

4.12 PRE-LODGEMENT CONSULTATION

A preliminary pre-lodgement enquiry was made to Eurobodalla Shire Council. The pre-lodgement advice is reproduced below.

“Council’s Acting Development Advisory Coordinator has advised that the proposed development will be subject to a determination by the Regional Planning Panel. This is due to the estimated cost of works being greater than \$5 million. This is in accordance with Schedule 6(5)(a) of State Environmental Planning Policy (Planning Systems) 2021.

After reviewing the list of documentation for DA submission provided by you on 24 June 2022, if all documents are included with your proposal, this will enable lodgement of the DA.

Note: development standards will only be varied on merit where it can be clearly demonstrated the objectives of the clause are still being achieved and where site constraints are such that compliance with acceptable solutions is not possible, or where extenuating circumstances exist.

Should you require further information please do not hesitate to contact the Development Helpdesk on (02) 4474 1231."

5.0 STATUTORY PLANNING

5.1 OVERVIEW

In assessing and determining a development application, the consent authority is required to take into account the matters for consideration set out in section 4.15 of the Environmental Planning and Assessment Act 1979 (the Act).

As well as those matters, other Acts impose requirements on this development proposal.

This section of the report sets out those considerations that are relevant under the Environmental Planning and Assessment Act 1979 and other Acts, State Environmental Planning Policies, the Eurobodalla Local Environmental Plan 2012 and development control plan.

5.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

5.2.1 SECTION 4.15 – MATTERS FOR CONSIDERATION

Section 4.15 of the Act provides that the consent authority is to take into account such of the following matters as are relevant to the proposed development:

(a) the provisions of—

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

-
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

All of these matters are addressed in the section of this Report below.

5.2.2 SECTION 4.22 – STAGED DEVELOPMENT

This section of the Act defines a *concept development application* as one that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.

It further provides that:

- In the case of a staged development, the application may set out detailed proposals for the first stage of development.
- A development application is not to be treated as a concept development application unless the applicant requests it to be treated as a concept development application.

While this proposal envisages development proceeding in a number of stages, specific development consent is being sought for ALL elements of the Campus Masterplan, so no subsequent development applications are envisaged for the scope of the Campus Masterplan

Accordingly, this proposal is not to be treated as a concept development application.

5.2.3 SECTION 4.46 – INTEGRATED DEVELOPMENT

5.2.3.1 NATIONAL PARKS AND WILDLIFE ACT 1974

The *Aboriginal Cultural Heritage Due Diligence Assessment* prepared by Niche Environment and Heritage has identified a number of Aboriginal cultural heritage sites within the subject land. The development footprint has been refined to ensure that any development activity will not occur within the area of the identified sites, and the proposed development will not result in any adverse impact on Aboriginal cultural heritage.

Accordingly an Aboriginal Heritage Impact Permit (AHIP) under section 90 of the National Parks and Wildlife Act is not required.

5.2.3.2 RURAL FIRES ACT 1997

The site is mapped by Eurobodalla Shire Council as Bushfire Prone in accordance with section 10.3 of the Environmental Planning & Assessment Act 1979.

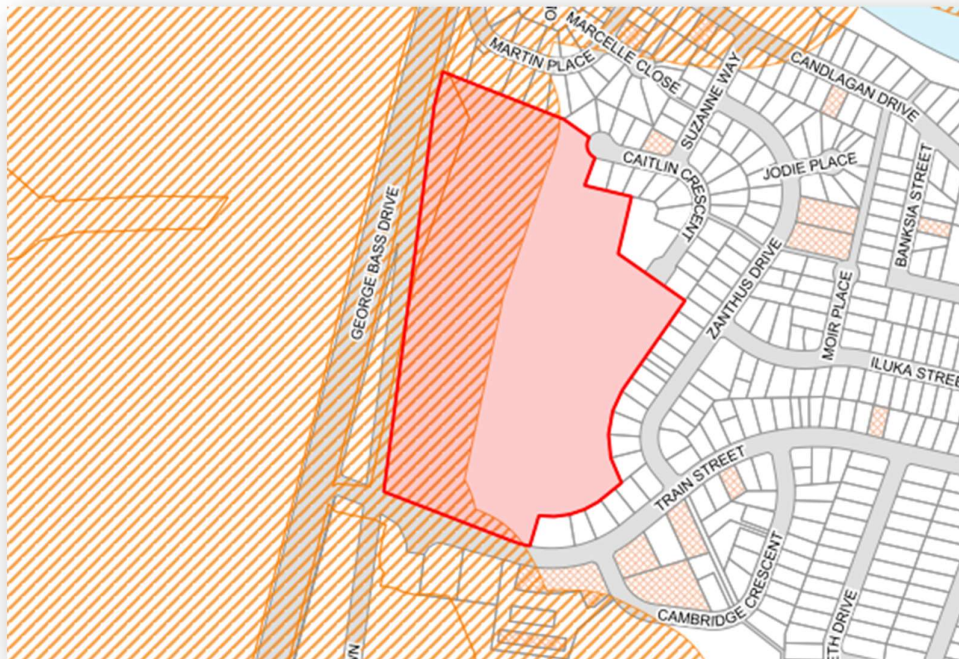


Figure 23: Bushfire prone land mapping (Source: ESC website 2022)

The proposal is identified as a Special Fire Protection Purpose (SFPP) under section 100B (6) of the Rural Fires Act 1997. Section 100B (3) requires that a Bush Fire Protection Authority be obtained before carrying out development for the purposes of a SFPP.

The need for a Bush Fire Safety Authority triggers the Integrated Development provisions of the Environmental Planning and Assessment Act 1979.

A Bushfire Hazard Assessment Report has been prepared for this proposal by Harris Environmental Consulting.

The report concludes:

The proposed development will result in alterations and additions to an existing SFPP development. All works will comply with the relevant provisions of PBP 2019 and the construction standards detailed in AS3959. The following recommendations are considered an appropriate package of bushfire protection measures commensurate with the assessed level of risk and should be incorporated into the proposed development.

The report provides detailed recommendations in respect of the following bushfire protection measures:

- Asset Protection Zones

-
- Construction Standards
 - Services
 - Access
 - Landscaping
 - Emergency Management

Following referral of the development application by Council to the NSW Rural Fire Service, that agency issued its General Terms of Approval and a Bushfire Safety Authority on 26 October 2022.

A copy of the RFS approval is attached at **Annexure C**.

5.3 BIODIVERSITY CONSERVATION ACT 2016 & SEPP (BIODIVERSITY AND CONSERVATION) 2021

A Biodiversity Development Assessment Report (BDAR) has been prepared by Lodge Environmental to support the development application for this proposal.

The Report concludes that “After all avoidance and mitigation measures, the proposal will result in the maximum impact to 0.25 ha of native vegetation associated with 659 – Bangalay - Old-man Banksia open forest on coastal sands, Sydney Basin Bioregion and South East Corner Bioregion which is associated with 3 candidate species habitat.”

The Report identifies the Ecosystem Credits that are required to be discharged by the proponent.

The Report is submitted under separate cover with the Development Application.

5.4 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The EPA Regulation 2021 requires the submission of the following information, where relevant, with a development application:

5.4.1 LIST OF CONCURRENCES OR APPROVALS REQUIRED

Integrated development – as noted above, the proposal is classed as a Special Fire Protection Purpose under Section 100B of the Rural Fires Act 1997 and is therefore classed as Integrated Development.

Concurrences – the proposal requires concurrence from Transport for NSW in respect of the traffic generation provisions of SEPP (Transport and Infrastructure) 2021.

The following subsidiary approvals may be required:

-
- Section 68 of the Local Government Act 1993 – approval for water supply, sewer and stormwater work; approval for the installation of the manufactured buildings to be used for temporary office/administration and amenities.
 - Section 138 of the Roads Act 1993.

5.4.2 DEVELOPMENT REFERRALS GUIDE

The Development Referral Guide 2021 has been considered in the preparation of the development application for this proposal.

The following referrals may be required:

- Referral to NSW Police in respect of community safety and Crime Prevention Through Environmental Design (CPTED).
- Referral to Essential Energy in respect of land near electrical infrastructure (SEPP (Transport and Infrastructure) 2021).
- Referral to Heritage NSW in respect of Aboriginal cultural heritage
- Referral to Transport for NSW pursuant to Clause 3.58 of SEPP (Transport and Infrastructure) 2021 (increase of 50 or more students and enlargement, extension of or new premises).

5.4.3 MAXIMUM NUMBER OF PERSONS PROPOSED TO OCCUPY AN ENTERTAINMENT VENUE

None of the new buildings that are part of this proposal will be used as an entertainment venue.

5.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

5.5.1 SEPP (PLANNING SYSTEMS) 2021

This State Environmental Planning Policy (at Section 2.19) declares development specified in Schedule 6 of the Policy to be **regionally significant development**.

Schedule 6 specifies educational establishments with a capital investment value of over \$5 million as being regionally significant development.

The capital investment value of the Campus Masterplan proposal is in excess of \$5 million so it will be treated as regionally significant development.

Consent authority – Section 4.5 of the EP&A Act provides that the consent authority for regionally significant development is the regional planning panel for the area ie the Southern Regional Planning Panel.

Eurobodalla Shire Council will be responsible for the assessment of the application and will submit that assessment to the Southern Regional Planning Panel for determination.

5.5.2 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021 (CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILDCARE FACILITIES)

Part 3.4 of the SEPP specifies a range of specific development controls for educational establishments.

Part 3.7 provides general development controls in respect of traffic-generating development.

These are detailed in the table below.

SEPP (Transport and Infrastructure) 2021 clause	Comments
Part 3.4 Schools—specific development controls	
3.34 Interpretation – identifies <i>prescribed zones</i> for the purpose of Part 3 of the SEPP.	Zone R2 Low Density Residential is a prescribed zone.
3.35 Development for the purposes of school campus accommodation	Does not apply – this proposal does not include accommodation
3.36 Schools – development permitted with consent	
(1) Development for the purpose of a school may be carried out by any person with development consent on land in a prescribed zone.	The land is located within a prescribed zone (R2 Low Density Residential) and so the proposal is permissible with consent.
(2) Development for a purpose specified in section 3.40(1) or 3.41(2)(e) may be carried out by any person with development consent on land within the boundaries of an existing school.	Noted
(3) Development for the purpose of a school may be carried out by any person with development consent on land that is not in a prescribed zone if it is carried out on land within the boundaries of an existing school.	Not applicable – land is within a prescribed zone.
(4) Subsection (3) does not require development consent to carry out development on land if that development	Not applicable.

could, but for this Chapter, be carried out on that land without development consent.	
(5) A school (including any part of its site and any of its facilities) may be used, with development consent, for the physical, social, cultural or intellectual development or welfare of the community, whether or not it is a commercial use of the establishment.	Noted – this application proposes community use of the Sports and Recreation Centre.
<p>(6) Before determining a development application for development of a kind referred to in subsection (1), (3) or (5), the consent authority must take into consideration—</p> <p>(a) the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and</p> <p>(b) whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.</p>	<p>(a) Refer to the Design Quality Report prepared by Cox Architecture at Annexure B.</p> <p>(b) This proposal includes the proposed use of the Sports and Recreational Centre to be made available to the community.</p>
(7) Subject to subsection (8), the requirement in subsection (6)(a) applies to the exclusion of any provision in another environmental planning instrument that requires, or that relates to a requirement for, excellence (or like standard) in design as a prerequisite to the granting of development consent for development of that kind.	Noted.
(8) A provision in another environmental planning instrument that requires a competitive design process to be held as a prerequisite to the granting of development consent does not apply to development to which subsection (6)(a) applies that has a capital investment value of less than \$50 million.	Noted.
(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.	Noted – Eurobodalla Residential Zones Development Control Plan is the relevant development control plan (DCP). This subsection means that this DCP is of no effect.
(10) Development for the purpose of a centre-based child care facility may be carried out by any person with development consent on land within the boundaries of an existing school.	No such development is proposed in the current application.

3.37 Schools – development permitted with consent	Noted.
3.38 Notification of carrying out of certain development without consent	Not applicable.
3.39 Existing schools – exempt development	Not applicable.
3.40 Existing schools – complying development	Not applicable.
3.41 School-based child care—complying development	Not applicable.
3.42 Complying development certificates – additional conditions	Not applicable.
3.43 State significant development for the purpose of schools—application of development standards in environmental planning instruments	Not applicable
Part 3.7 General development controls	
3.58 Traffic-generating development	
<p>(1) This section applies to development for the purpose of an educational establishment—</p> <p>(a) that will result in the educational establishment being able to accommodate 50 or more additional students, and</p> <p>(b) that involves—</p> <p>(i) an enlargement or extension of existing premises, or</p> <p>(ii) new premises,</p> <p>on a site that has direct vehicular or pedestrian access to any road.</p>	<p>Applies - the Campus Masterplan proposal will result in an increase of 50 or more students and will involve an enlargement or extension of existing premises.</p> <p>The site has direct vehicular access to Train Street and Caitlin Crescent.</p>
<p>(2) Before determining a development application for development to which this section applies, the consent authority must—</p> <p>(a) give written notice of the application to Transport for NSW (TfNSW) within 7 days after the application is made, and</p> <p>(b) take into consideration the matters referred to in subsection (3).</p>	Noted – the consent authority is to refer the application to Transport for NSW.

<p>(3) The consent authority must take into consideration—</p> <p>(a) any submission that TfNSW provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and</p> <p>(b) the accessibility of the site concerned, including—</p> <p>(i) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and</p> <p>(ii) the potential to minimise the need for travel by car, and</p> <p>(c) any potential traffic safety, road congestion or parking implications of the development.</p>	<p>Noted- the consent authority must consider the listed matters.</p> <p>Traffic matters are addressed in the Traffic Impact Assessment prepared by Stantec.</p>
<p>4) The consent authority must give TfNSW a copy of the determination of the application within 7 days after the determination is made.</p>	<p>Noted.</p>

5.5.3 SEPP (RESILIENCE AND HAZARDS) 2021 – CHAPTER 2 COASTAL MANAGEMENT

(Provisions previously found in SEPP (Coastal Management) 2018 were transferred to this Chapter of the SEPP on 1 March 2022.)

The land is mapped as being within the Coastal Environment Area under this SEPP and so the relevant provisions of the SEPP will apply. The location of the site in relation to the SEPP areas is shown at Figure 24 below.

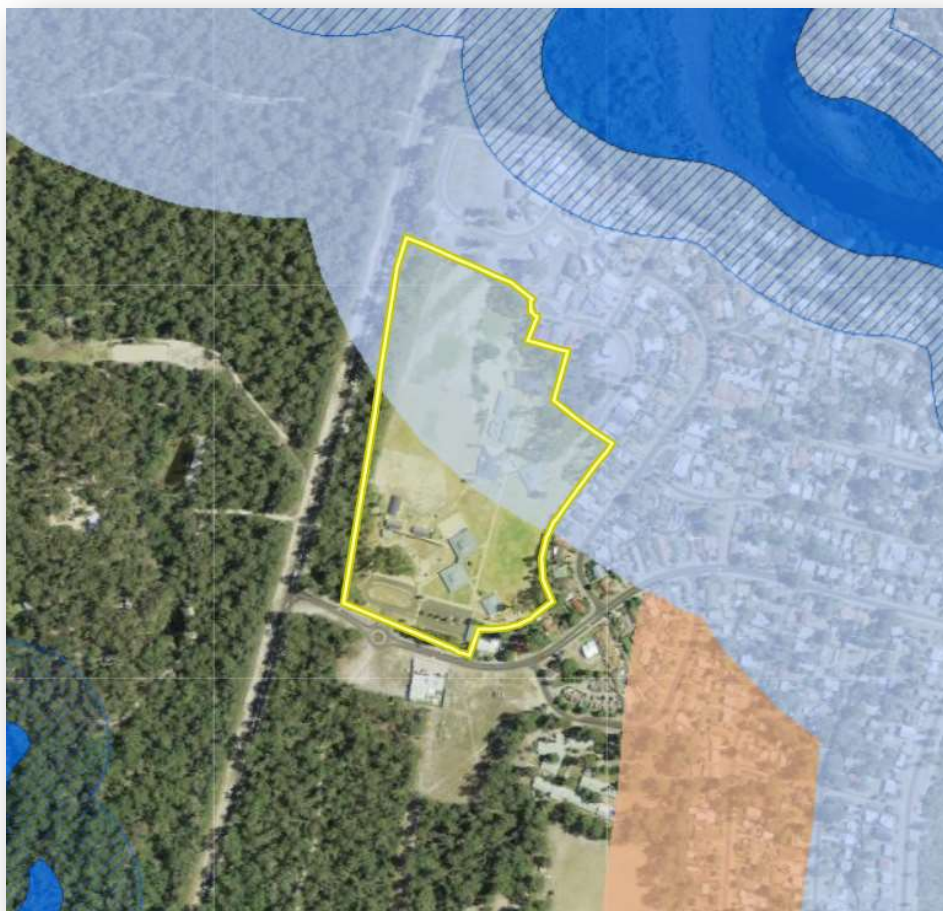


Figure 24: Extract from SEPP (Coastal Management) 2018 mapping showing the site partly located within the Coastal Environment Area (light blue shading) (Source: NSW DPIE 2022)

Figure 24 above shows the land outlined in yellow, with the Coastal Environment Area (shaded light blue) extending across the northern half of the site). The land is not located within the Coastal Use Area (shaded orange) or the Coastal Wetlands (shaded dark blue) nor the Coastal Wetlands Proximity Area (hatched dark blue).

The relevant provisions of the SEPP are addressed in the following table.

SEPP (Resilience and Hazards) 2021 Clause	Comments
2.10 Development on land within the coastal environment area	
Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:	

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,	The proposal is unlikely to have a significant adverse impact upon the surrounding environment. The site is somewhat distant from the closest coastal foreshores of Broulee Beach and Candlagan Creek
(b) coastal environmental values and natural coastal processes,	No impact.
(c) the water quality of the marine estate (within the meaning of the <i>Marine Estate Management Act 2014</i>), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,	No impact on water quality. Not within the vicinity of any of the sensitive coastal lakes in Schedule 1.
(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,	No impact.
(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,	No adverse impact. The site is not in the vicinity of existing public open space providing foreshore access.
(f) Aboriginal cultural heritage, practices and places,	An Aboriginal Heritage Due Diligence Report has been prepared by Niche Environment and Heritage. This identified a number of sites with cultural heritage significance, generally located around the perimeter of the Campus. The design avoids affecting these areas and so the proposal will have no adverse impact on these places or on cultural values.
(g) the use of the surf zone.	No impact on the use of the surf zone.
(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:	
(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (1), or	As detailed above, the proposed development will not result in an adverse impact in respect of the matters referred to in subsection (1).
(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	Not applicable.

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	Not applicable.
2.12 Development in coastal zone generally - development not to increase risk of coastal hazards	
Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.	The proposal is not likely to cause increased risk of coastal hazards on the subject land or on other land.
2.13 Development in coastal zone generally - coastal management programs to be considered	
Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.	<p>A Coastal Zone Management Plan is under preparation by Eurobodalla Shire Council but has not reached the draft stage at this time.</p> <p>Appropriate sediment management controls will be undertaken during construction to ensure that there are no water quality impacts on coastal waters.</p>

5.5.4 SEPP (RESILIENCE AND HAZARDS) 2021 – CHAPTER 4 REMEDIATION OF LAND

(Provisions previously found in SEPP 55 (Remediation of Land) were transferred to this Chapter of the SEPP on 1 March 2022.)

Clause 4.6 of the SEPP requires a consent authority to consider, *inter alia*, whether the land is contaminated, before consenting to the carrying out of that development.

A Preliminary Environmental Site Assessment was undertaken by ACT Geotechnical Engineers.

Evidence in the Preliminary Environmental Site Assessment report indicates that the site was undeveloped bushland until the current school was established in 2002.

The assessment found no evidence of contamination on the site and concluded that the site is suitable for the proposed school development.

5.5.5 SEPP (TRANSPORT AND INFRASTRUCTURE) 2021

The primary access to the site is from Train Street, with secondary access from each end of Caitlin Crescent. There is no existing or proposed vehicular access from George Bass Drive.

The primary vehicular access to the site is solely from Train Street and therefore satisfies Clause 2.118 (2) of the SEPP, which requires that where practical and safe, vehicular access to the land is provided by a road other than the classified road.

Clause 2.121 and Schedule 3 of the SEPP provide that developments of a certain size must be referred to Transport for NSW (TfNSW). The relevant threshold for this site is car parking of 200 spaces or more or traffic generation of 200 motor vehicles or more per hour.

There are 188 car spaces in total to be provided and the maximum hourly traffic generation at the completion of the Campus Masterplan development is calculated to be approximately 423 vehicle movements in the morning peak and 303 in the afternoon peak (Traffic Impact Assessment by Stantec).

5.5.6 SEPP (KOALA HABITAT PROTECTION) 2021

The *Biodiversity Development Assessment Report* prepared by Lodge Environmental states that while the subject land contains known feed trees, there are no recent (within the past 18 years) koala sightings within 2.5 km, and accordingly, a Koala Assessment Report (KAR) is not required.

5.6 LOCAL ENVIRONMENTAL PLANS

5.6.1 EUROBODALLA LOCAL ENVIRONMENTAL PLAN 2012

The provisions of Eurobodalla Local Environmental Plan 2012 (LEP 2012) apply to the subject land.

The objectives of the Plan are met by this proposal.

The subject land is zoned R2 Low Density Residential.

The proposal is described as an Educational Establishment. This is a prohibited use in the R2 Zone but is permissible under Clause 3.36 of Chapter 3 – Educational Establishments and Child Care Facilities of State Environmental Planning Policy (Transport and Infrastructure) 2021.

The applicable LEP clauses are addressed in the table below:

LEP Clause	Clause requirement	Comments on this proposal
2.3 Zone objectives and land use table	<p>R2 Low Density Residential</p> <ul style="list-style-type: none">• To provide for the housing needs of the community within a low density residential environment.• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	<p>The proposal is not inconsistent with the zone objectives and is permissible with consent under Clause 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021.</p>

	<ul style="list-style-type: none"> To encourage residential development that is consistent with the character of the neighbourhood. 	
2.6 Subdivision	Subdivision is permissible, and requires consent	No subdivision is proposed.
4.1 Minimum subdivision lot size	550m ²	Not applicable – no subdivision is proposed.
4.3 Height of buildings	8.5 metres	<p>All proposed buildings comply with the exception of the Sports and Recreation Centre.</p> <p>A Clause 4.6 Variation Statement in respect of the height variation is at Annexure A.</p>
4.6 Exceptions to development standards	A variation to the maximum building height of 8.5 metres is proposed.	A Clause 4.6 Variation Statement in respect of the height variation is at Annexure A.
5.10 Heritage conservation	There is no heritage item listed in Schedule in the immediate vicinity of the site.	<p>An Aboriginal Heritage Due Diligence report was prepared by Niche Environment and Heritage its results are detailed elsewhere in this report.</p> <p>The proposal has been designed to avoid any impact on the identified Aboriginal cultural heritage features.</p>
6.3 Acid sulfate soils	The site is not mapped as containing sensitive acid sulfate soils.	Not applicable.
6.4 Earthworks	Only minor earthworks are proposed.	Cut and fill will generally be limited to a maximum of 1 metre.
6.5 Flood planning	Some lower lying parts of the site are mapped as being at or below the flood planning level.	None of the proposed buildings are located in the mapped flood area and all will have floor heights exceeding the flood planning level.
6.6 Riparian lands and watercourses	The site does not contain a mapped watercourse.	Not applicable.
6.8 Wetlands	The site does not contain a mapped wetland.	Not applicable.
6.9 Stormwater management	<p>This clause requires that Council must be satisfied that the development:</p> <p>(a) is designed to maximise the use of water permeable surfaces on the site,</p>	The site is underlain by highly permeable alluvial deposits and topsoil with a depth generally exceeding 2 metres. The site is largely constituted

	<p>having regard to the soil characteristics affecting on site infiltration of water, and</p> <p>(b) includes, where practical, on site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and</p> <p>(c) avoids, or where an impact cannot be avoided, minimises and mitigates, the impacts of stormwater run off on adjoining downstream properties, native bushland and receiving waters.</p>	<p>of permeable surfaces and the proposed new buildings will not add significantly to the percentage of the site that is impermeable.</p> <p>Given the site soil characteristics, the concept stormwater plan prepared by ACOR Consultants proposes absorption beds or trenches for most new buildings.</p> <p>Runoff to adjoining properties, bushland and receiving waters will thereby be minimised if not avoided.</p>
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There is an exception to the 8.5 metre maximum building height development standard of the LEP. Refer to Clause 4.6 Variation Statement at **Annexure A**.

5.7 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

This includes draft State Environmental Planning Policies and draft Local Environmental Plans. There are no draft environmental planning instruments that apply to the subject land or to the nature of the proposal.

5.8 DEVELOPMENT CONTROL PLANS

Section 3.36(9) of State Environmental Planning Policy (Transport and Infrastructure) 2021 provides that:

(9) A provision of a development control plan that specifies a requirement, standard or control in relation to development of a kind referred to in subsection (1), (2), (3) or (5) is of no effect, regardless of when the development control plan was made.

While this means that the specific requirements, standards and controls in Eurobodalla Residential Development Control Plan are of no effect, the assessment below is provided to demonstrate that the proposal is generally consistent with the provisions of the Development Control Plan.

5.8.1 EUROBODALLA RESIDENTIAL ZONES DEVELOPMENT CONTROL PLAN

The provisions of the Eurobodalla Residential Zones Development Control Plan apply to the subject land because it is zoned R2 Low Density Residential.

The controls in the Development Control Plan mainly relate to low density residential development. The parts of the Development Control Plan that are relevant to this proposal are addressed below.

Eurobodalla Residential Zones Development Control Plan	Comment
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Section 2.0 Site planning	
2.1 Siting of development	All development is situated on land that is not steep or unstable, nor on hill tops, ridgelines or prominent knolls.
2.2 Setbacks	Complies with all setback requirements.
2.5 Landscaping	High quality landscaping is proposed. Council's Landscaping Code has been considered in developing the landscape design proposals.
2.6 Parking and access	A traffic study has been prepared for the proposal by Stantec. Existing access points to the public roads are to be used. All parking and access has been designed to meet the needs of the proposal and comply with the relevant Australian Standard. Council's <i>Parking and Access Code</i> has been considered in the design of the access and parking areas.
2.8 Views	The development will not result in any perceptible loss of views from either private property or the public domain.
2.9 Safer by Design	A separate report prepared by Rygate and West addressing the requirements of Council's <i>Safer by Design Code</i> and the CPETD principles has been submitted with the development application.
Section 4.0 Built form	
4.1 Building bulk and scale	The proposed new buildings are predominantly single storey and are of a bulk and scale consistent with a school education campus.
5.1 Visual privacy	All new development is located some distance from adjoining residential development and with existing fencing and landscaping this ensures that the proposal will have no adverse impact in terms of privacy.
5.2 Solar access	Generally there will be no impact as most buildings are remote from boundaries with residential development. The Sports and Recreation Centre is designed such that no shadowing will be encountered by adjoining residential properties before 3pm, which satisfies the standard in the DCP.

Section 6.0 Site considerations	
6.2 Tree Preservation and 6.3 Biodiversity	These considerations are addressed in the Biodiversity Assessment Report prepared by Lodge Environmental and the tree assessment report forming part of the Landscaping Plan submission
Section 7.0 Site works	
7.2 Earthworks/excavation	Cut and fill is minimal and less than 1 metre.
7.3 Stormwater management	A stormwater management plan prepared by ACOR Consultants is submitted with the application. This addresses the requirements of this section.
7.5 Waste management	A detailed Waste Management Plan has been prepared by LID Consulting.

6.0 ENVIRONMENTAL EFFECTS

6.1 NATURAL ENVIRONMENT

6.1.1 STORMWATER MANAGEMENT, EROSION AND STORMWATER QUALITY

Due to the porous nature of the underlying sandy sediments at the site, the dispersed building envelopes and the relatively minimal impervious areas on the site, the option of stormwater absorption beds has been adopted for most buildings in the Campus Masterplan proposal.

Stormwater from the hard stand areas near the Train Street frontage (revised bus drop-off loop and carparks) will be collected and conveyed to the street gutter in Train Street.

Details of the proposed stormwater management are shown in the plans and report prepared by ACOR Consultants.

Construction management will be conducted in accordance with detailed erosion and sediment control plans prepared as part of the construction documentation. A concept erosion and sediment control plan prepared by ACOR Consultants has been submitted with this application.

6.1.2 COASTAL ENVIRONMENTS AND FLOODING

The site is not subject to any identified coastal hazards.

Some lower lying parts of the site are mapped as flood prone, however none of the proposed buildings are located within the flood planning area and all floor levels exceed the flood planning level.

6.1.3 BIODIVERSITY

Consideration of biodiversity is addressed in the report by Lodge Environmental. Vegetation on the site's western perimeter and north-eastern fringe is identified as containing Bangalay Sand Forest which is an endangered ecological community (EEC). Some minimal incursion into these areas is required to comply with bushfire planning requirement for asset protection zones and for removal of trees that would overhang the proposed extension to the Cultural Centre.

Biodiversity offsets are proposed to be used to address these minor incursions.

6.1.4 GEOTECHNICAL

No geotechnical impacts have been identified. The site is relatively level and contains no steeply sloping land or unstable landforms. The underlying sandy strata are free-draining and can accommodate on-site absorption of stormwater.

6.1.5 BUSHFIRE HAZARD MANAGEMENT

The required standards for management of Asset Protection Zones are identified in the Bushfire Hazard Assessment Report prepared by Harris Environmental.

Generally these require the attainment of a maximum percentage of tree canopy cover within the Asset Protection Zones, control on the number, spacing and type of understorey (shrub) plantings, and removal of fine fuels and ground cover by mowing and other low impact maintenance methods.

Bushfire hazard management requirements for this proposal have been considered in conjunction with Biodiversity and Aboriginal Cultural Heritage issues and are addressed in the reports by Lodge Environmental and Niche Environment and Heritage respectively.

The landscaping design for the proposal prepared by Harris Hobbs Landscape has been prepared in accordance with the landscaping guidelines contained in *Planning for Bushfire Protection 2019*.

Following referral of the development application by Council to the NSW Rural Fire Service, that agency issued its General Terms of Approval and a Bushfire Safety Authority on 26 October 2022.

A copy of the RFS approval is attached at **Annexure C**.

6.2 BUILT AND CULTURAL ENVIRONMENT

6.2.1 NEIGHBOURHOOD AMENITY

Most of the relatively minor impacts arising from the proposal will be contained fully within the site. Specific issues such as traffic and noise impacts are addressed under their own headings below.

6.2.2 SUSTAINABILITY

The design of the proposal is directed towards the sustainable use of natural resources, energy and water.

The design of the buildings is intended to take advantage of the benign coastal climate by utilising natural ventilation wherever possible and for most of the new buildings and to achieve buildings that are efficient to construct and operate.

Landscaping will be focussed on low water use species that also are low flammability to accommodate the bushfire protection requirements.

6.2.3 ABORIGINAL CULTURAL HERITAGE

A number of Aboriginal cultural heritage sites have been identified on the site in the *Aboriginal Cultural Heritage Due Diligence* report prepared by Niche Environmental and Heritage.

The Due Diligence report concludes:

This due diligence assessment has been used to inform the final design of the Project in order to avoid impact to known Aboriginal cultural heritage sites and areas where potential archaeology are likely to occur. All planned construction works will avoid impacts to identified Aboriginal cultural heritage. Through the implementation of measures outlined in Table 12, potential impacts associated with vegetation clearance will be appropriately managed.

6.2.4 VISUAL IMPACT, VIEWS AND PRIVACY

The site is visually contained by fringing forest vegetation and surrounding urban development.

Most of the buildings and other elements of the proposal are single storey in height and are sufficiently distant from boundaries so that no issues of visual impact, loss of views or privacy will arise.

There are no desirable views from private properties or from the public domain that will be interrupted by any aspect of this proposal.

The visual impact of the proposed Sports and Recreation Centre building to the east of the site has been considered in the preparation of this application. The building, while exceeding the 8.5 metre building height limit in Eurobodalla Local Environmental Plan 2012, is situated 17 metres from the eastern property boundary.

A few adjoining residential properties currently enjoy views into the proposed site of the Sports and Recreation Centre building. This is currently a playing field and effectively provides “borrowed landscaping” for those adjoining properties. It is not reasonable to expect that the College should be required to maintain this outlook which is entirely contained within its grounds for the benefit of adjoining residents when that land is required for a legitimate educational purpose. Further, there are no alternative sites suitable for the Sports and Recreation Centre because of the high level of bushfire protection that is required. Alternative locations on the west of the Campus had to be rejected as they were incapable of providing the required Asset Protection Zone standard for such a building.

The visual impact of the Sports and Recreation Centre building is addressed in detail in the Clause 4.6 Variation Request report prepared by Rygate and West.



Figure 25: Perspective view of the Sports and Recreation Centre from the south-east (Source: Cox Architecture 2023)

6.2.5 SOLAR ACCESS

Impact on solar access has been considered in the design of the site layout and of individual buildings.

Most buildings and structures are single storey and of a modest height, consistent with the current low-rise nature of development on the Campus.

The Sports and Recreation Centre is of greater height with potentially more impact on solar access. Its location and orientation has been designed to avoid and minimise overshadowing to residential properties adjoining the Campus's eastern boundaries. Maintaining good solar access to the College's Prep School classroom and play areas has also been a priority.

The shadow diagrams prepared by Cox Architecture and submitted with the application show that any shadows from the Sports and Recreation Centre will be contained within the Campus until around 3 pm on the shortest day of the year (winter solstice). The solar access for residential

properties on the Campus's eastern boundary will significantly exceed the accepted solar access requirements of at least 3 hours between the hours of 9 am and 3 pm on the winter solstice.

The shadow diagrams for 2pm and 3pm are shown at Figure 26 below.



Figure 26: Shadow diagrams for the Sports and Recreation Centre building. The dotted red line is the boundary between the Campus and adjoining residential properties. (Source: Cox Architecture 2023)

6.2.6 LANDSCAPING

The landscaping plan and strategy for the proposal were prepared by Harris Hobbs Landscapes.

New landscaping is consistent with the established landscape character of the Campus and is focussed on those areas in the curtilage of the proposed new buildings and works. The landscape design and plant selection and location observes the landscaping guidelines for Asset Protection Zones set out in *Planning for Bushfire Protection 2019*.

6.2.7 SERVICES, UTILITIES AND INFRASTRUCTURE

New buildings will connect to the existing water, sewer, electricity and telecommunications services and networks already provided at the Campus.

Existing sewer lines within the Campus site should be adequate to cater for the increased need.

Eurobodalla Shire Council is the relevant water and sewer authority and will determine if any upgrade is required to the existing water service. Council may also levy contributions under section 64 of the Water Management Act 2000 towards the upgrading of water and sewer headworks off the site.

Provision has been made in the services design plans prepared by ACOR Consultants for an upgraded booster pump for fire services on the site.

Essential Energy has been consulted about the electricity requirements for new development on the Campus. It has been determined that a new 1MVA pad-mounted transformer will be required to accommodate the future growth at the Campus. This will replace the existing smaller pole-mounted transformer. The new transformer will be the property of Essential Energy and will be installed under the Exempt Development provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021.

6.2.8 TRAFFIC, PARKING AND ACCESS

The *Traffic Impact Assessment* report prepared by Stantec submitted with this application provides a detailed overview of the impact of the proposal with respect to traffic and parking matters.

The Traffic Impact Report concludes:

- *The proposal includes construction of a Community Hub and Sports and Recreation Centre. The centre is intended to be accessible to the public outside of typical school hours, with potential use including hosting sports competitions on two indoor multi-use courts.*
- *The proposal forms part of a broader master plan which would see growth of the school into a dual stream campus, celebrating vocational education and integration within the foundations of the local community.*
- *The master plan would increase student enrolments from 704 students in 2022 to 911 students by 2032. Staff would also increase from 54 to 72 staff (FTE) by 2032.*
- *The existing site contains about 123 parking spaces including 97 spaces located across an at-grade and adjacent informal car park at the southern end of the site (accessed via Train Street) and 26 spaces located within an informal staff car park at the northern end of the site (accessed via Caitlin Crescent).*

- *Car parking demand surveys indicate that on-site parking reaches a peak occupancy of 100 per cent during the afternoon pick up period. At all other times on-site parking operates significantly below capacity. There is also high parking availability observed off-site on Train Street, Caitlin Crescent and within an informal parking lot opposite the site access indicating no significant overspill from the site into surrounding streets.*
- *The school currently generates parking demand in the order of 8 spaces along Train Street, with peak demand occurring during the afternoon pick up period.*
- *The proposal would involve increasing the parking provision to 188 parking spaces and include a redesigned bus bay to improve lines of sight for public vehicles.*
- *The future development incorporates a statutory parking requirement of 81 car parking spaces.*
- *An empirical assessment based on the operational characteristics of the existing school yielded an alternate parking recommendation of between 152 - 180 spaces, increasing to 160 – 188 spaces to accommodate existing on-street parking demand on site.*
- *The proposed masterplan provision of 188 car parking spaces is deemed adequate to meet the anticipated demand.*
- *Traffic generated by the proposed development is not anticipated to impact the function or safety of the surrounding road network.*

The proposal was referred by Eurobodalla Shire Council to Transport for NSW for assessment in accordance with the Traffic Generation provisions of State Environmental Planning Policy (Transport and Infrastructure) 2021 and State Environmental Planning Policy (Transport and Infrastructure) 2021.

6.2.9 WASTE MANAGEMENT

The Waste Management Plan prepared by LID Consulting outlines waste management for the following aspects of the proposal:

- Demolition
- Construction
- Ongoing operations.

The Waste Management Plan and Operations Guide prepared by LID Consulting provides the following overview of existing and proposed waste management arrangements for the St Peter's Campus:

A private waste contractor (Cleanaway) is currently engaged to collect waste. Cleanaway does so from the Train Street kerbside. Waste streams currently collected by Cleanaway

include landfill, co-mingled recycling & cardboard. This will continue to remain as the waste collection arrangement until a new dedicated bin store is constructed.

The proposed development will bring all waste management, storage and collection within the site. The proposed new bin store (P16) has been located adjoining the existing maintenance area.

Collections times are to suit the development – ie outside peak times.

Space for the collection, separation and storage of waste and recyclables has been provided, including opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

The existing private waste collection operator is to continue to collect all waste from the Train Street kerbside (as is the current arrangement) until the construction of a new dedicated bin store is completed.

Demolition and construction waste will be managed in accordance with the proposals contained in the Waste Management Plan and will ensure that such waste is reused, recycled or disposed of in a way that complies with all legislative requirements and avoids adverse environmental impact.

6.2.10 NOISE

The *Acoustic Report for Development Application* prepared by ACOR Consultants outlines noise management issues that may arise from the proposals in the Campus Masterplan development.

The measures outlined in the Report recommend a range of design and construction measures to limit noise levels to sensitive receivers in the adjoining residential area. Particular attention has been directed to the Cultural Centre extension and the Sports and Recreation Centre given the likely noise output from these buildings and their proximity to nearby residences.

The report provides the following conclusion:

It is predicted that the proposed development would achieve the relevant design criteria with the implementation of the recommendations provided in this report.

An acoustic element is shown on the Campus Site Plan between the Sports and Recreation Centre and adjoining residential development to the east, in accordance with the recommendations of the Acoustic Report. This is shown on the Campus Site Plan and Front of Campus Site Plan.

6.3 SOCIAL AND ECONOMIC IMPACTS

The Campus Masterplan has considerable potential to bring positive social and economic impacts to the locality. These are detailed in the sections below

6.3.1 SOCIAL IMPACTS

A major source of positive social impacts will be the proposed Sports and Recreation Centre and its proposed availability to members of the local community outside of school hours. Facilities such as the gym and the possible offering of a range of health and fitness classes will contribute to the community's health and wellbeing and sense of community.

The Campus is safely accessible by walking and cycling to all parts of Broulee so this additional facility will improve access for the Broulee community to health and wellbeing facilities.

The additional and improved facilities at the Campus will facilitate improved educational outcomes, especially in the College's focus area of vocational education, thereby benefitting both students' employment outcomes and the businesses and community who may benefit from the skills of those students.

6.3.2 ECONOMIC IMPACTS

The Campus Masterplan proposal will have positive local employment and income effects. Local employment and income will be boosted during the construction phase. The ongoing additional employment of teaching and support staff will contribute to additional income and employment for the Broulee and district communities, through income and employment multiplier effects.

The Campus Masterplan development will contribute to the success of the growing education industry "cluster" in the Broulee area which will have beneficial effects for the Eurobodalla local government area.

The proposal is not expected to have any adverse economic effects.

7.0 SUITABILITY OF THE SITE

The site already contains an existing and well-established college. The suitability of the site is demonstrated by the successful operation of the College and the general absence of adverse impacts on the site, adjoining development and the Broulee neighbourhood.

The proposals in the Campus Masterplan will consolidate and complement the existing development at the Campus.

There are no physical constraints that mitigate against the proposal or make the land unsuitable. While the site is bushfire prone, the proposal can satisfy the stringent bushfire protection measures required for a Special Fire Protection Purposes.

All necessary urban services are available to the site and vehicle access is existing and satisfactory. The local road network provides more than satisfactory access for all classes of vehicles required to access the site.

8.0 SUBMISSIONS MADE ON THE APPLICATION

There is no statutory requirement for public notification or advertising of the proposal.

Eurobodalla Shire Council's *Community Engagement Framework and Community Participation Plan* indicates that written notice of the proposal will be given to the following:

- a) The owners of the land adjoining the land to which the application relates;*
- b) Such public authorities as, in the opinion of Council, may have an interest in the determination of the application;*
- c) The owners of land located on the opposite side of the street to the land to which the application relates. In this case a minimum of two properties will be notified and such other properties as, in the opinion of Council, may be appropriate in the circumstances of the case;*
- d) The owners of land that is separated by a pathway, driveway or similar thoroughfare to the land to which the application relates, if it is considered by Council that the enjoyment of the adjoining land may be detrimentally affected by the proposal; and*
- e) The owners of land that is within the immediate vicinity of the land to which the application relates, and by virtue of the site topography are considered by Council that the enjoyment of the land may be detrimentally affected.*

Following the notification, any submissions will be considered by Council in accordance with section 4.15 (1) (d) of the EP&A Act 1979.

9.0 THE PUBLIC INTEREST

It is considered that it is clearly in the public interest for the Campus Masterplan proposal to proceed, for the following reasons:

- The proposal will result in improved educational facilities available to the Broulee community and the broader district;
- The proposal provides for access by members of the community to the facilities in the new Sports and Recreation Centre.
- Any potential environmental impacts are minor and can be avoided or effectively mitigated by measures contained within the proposal, including potential impacts on adjoining residential properties and the local road network;
- There are a range of positive social and economic impacts that will accrue to the locality.

There are no identified issues that are adverse to the public interest.

10.0 CONCLUSION

As demonstrated in this Statement of Environmental Effects report the proposal satisfactorily addresses the relevant heads of consideration in section 4.15 of the EP&A Act. It is recommended that the proposal be granted development consent.



ANNEXURES

ANNEXURE A – CLAUSE 4.6 VARIATION REQUEST (HEIGHT VARIATION)

(THIS ANNEXURE UNDER REVISION)

Masterplan - Design Intent & Design Quality Principles

The masterplan is the development of a framework that seeks to instil a logic of growth and development that can align to the school's aspirations as they grow over time.

The masterplan, like all good design, aims to complement the education and social philosophy, rather than determine it. At a masterplan scale, the framework provides a logic that can foster the interrelationships between schools, cohorts and community.

It has been identified, through campus observations and stakeholder consultations that community inclusion, campus cohesion, campus identity, and activation and density are of paramount importance. These ideals have helped shape the masterplan to align to the school's aspirations.

Community Connection:

Since the bushfires devastated Braelee and the surrounding region, the college has become an important tool to connect with community along their regeneration process. The college community has played an important part in supporting the community. It is therefore the college's objective to build on this and increase engagement with the community to increase prospects for the students; the masterplan therefore includes the establishment of facilities that aid in the development of vocational education, Sport and Recreation, Music, and Community Hub that aim to initiate programs and establish relationships with the community.

The Community Hub will serve as an initial point of contact with the community and families of students. The Community Hub, also serving as administration for the college, will be focused around communication and building relationships between the families and college staff; a drop-in facility that facilitates support and discussion.

Vocational facilities, Sports and Recreation, and music facilities will facilitate a more active role that the college will engage with the community. Bringing in specialists, support, and trade advisors from the region's community will strengthen the community relationship and facilitate growth of the students as they seek to round out their education. The Sport and Recreation Gymnasium will facilitate a diverse range of recreational activities for community use and the improvements to the Cultural Centre will encourage community involvement outside of school hours whilst cross-pollinating specialist in the community with the student cohort.



St Peter's Anglican College
JULY 2022

Masterplan - Project Brief - Masterplan - Design Intent

1. Context, Built form and Landscape:

Our proposal for the campus is acutely aware of the importance of the appropriate setting for all new buildings. Proposed buildings not only respond to neighbouring existing structures but also to the various topographical conditions on site.

Campus cohesion is a vital consideration of this report. The existing north/south circulation pathway will be strengthened by interconnecting a secondary spine through the campus; in turn connecting the senior and junior school through the strengthening of the secondary geometry. This secondary spine will connect student pathways from the bus drop-off zone along a 'vocational axis' linking the community hub, through the junior school, campus hub, and into the senior school. This spine aims to connect the school and define formal and informal gathering points between the build zones. The angled nature of geometry affords the campus to be experienced through a series of intimate courtyards. These courtyards allow for gathering points for external learning, cohort gatherings, or individual development.

3. Accessible and Inclusive:

The proposal aims to seamlessly transition into the existing surrounds, while also providing further amenity for both able and differently able users. Emphasis is on creating a welcoming experience, that is both inclusive and stimulating.

Clear wayfinding is achieved by playing with the two axes, consciously and subconsciously suggesting direction and purpose.

2. Sustainable, Efficient and Durable:

All proposed buildings are designed with a mindset of efficiency, sustainability and durability, while at the same time focussing on the user experience. Materiality cues are collected from all over campus: bricks, metals, but also how a building is experienced through a play of transparent and solid materials. A campus's identity can be read through scale and materiality. The proposed masterplan will provide a framework for materiality and scale that is complementary to the existing vernacular. The existing learning areas will establish the structure of the main learning areas moving forward, but the re-interpretation of how they interact with the external landscape will be reimagined to provide increased opportunity to external learning zones, gathering areas, and strength the campus identity.

The proposed masterplan builds on the existing passive strategies of natural light, natural light and solar orientation with more physical and social consideration. Along with passive sustainable objectives, the masterplan proposes to reduce carbon footprint through the material and building footprint decisions, water retention and storage.

4. Health and Safety:

Our proposal is building on the strong health and safety foundation of the existing campus. New and updated amenities, clear proximity to amenities, safe wayfinding and easy access, all support to create a welcoming and safe environment. Main view corridors, clear orientation of main play areas, passive security and supervision, pedestrian safety, campus lighting and avoidance of concealed nooks, all contribute to achieve the highest health and amenity standards.

Masterplan - Design Intent & Design Quality Principles

5. Amenity:

Through the inclusion of the secondary spine and increased density along this spine, the void between the junior and senior school is reduced. A geometric response has been adopted to increase density, thus increases the activation along the circulation spines and the intimate courtyards between.

Activation along both spines will reference the geometry and provide an active urban outcome. Placement of the Community Hub and Sports and Recreation to the front of the campus will strengthen the activation that the VET Campus Hub injects to the centre of the campus.

The emphasis on density and activation builds on the principle of amenity. An engaging and pleasant user experience is achieved for students, teachers, and visitors.

6. Whole of Life, Flexible and Adaptive:

The proposed additions to the campus complement the existing buildings and the various uses of these buildings. While purposeful, the buildings are also adaptive for a multitude of future utilizations.

Our proposed buildings will be built to perform, both from an environmental as well as from a user experience perspective.

7. Aesthetics:

Aesthetically, the proposal responds to cues from the existing conditions present on campus. However, we aim to reimagine the existing forms, materials and conditions in a contemporary way. We are paying homage to the history and natural evolution of the campus while providing a new and exciting user experience.



St Peter's Anglican College
JULY 2022

Masterplan - Project Brief - Masterplan - Design Intent &



The masterplan will aim to provide a formal layout of the school program set along a set of strong circulation rules. Pockets of interest will form spaces between the program and provide common areas of curiosity and intrigue. Providing flexible spaces, both externally and internally will provide for numerous opportunities for activities and educational programs to be located throughout the campus. The campus layout aims to be welcoming with an identifiable entry and legible wayfinding strategy. The campus will welcome student, parents and all members of the community; thus a presentable and accessible layout has been adopted for the college to meet these objectives.

The masterplan framework is underpinned by the above aspirations and is further validated by the below additional inputs.

- A Heritage Assessment has been completed with the proposed design allowing for the clearance to heritage features defined.
- A Bushfire assessment for the campus has been undertaken. The campus' bushfire strategy, along with the school's role in the community has informed the masterplan's outcome.
- BDAR assessment has been undertaken and assessed. Biodiversity has informed the placement scale of the massing within the masterplan.

- A traffic assessment has been undertaken for the site. The traffic movements and parking assessment has informed the vehicular and pedestrian outcome presented in the Masterplan. Through ongoing discussions with Eurobodalla Shire Council and the Traffic Engineer, this masterplan will continue to be developed in line with the safe transfer of vehicles and pedestrians.
- Town Planning review and input has been summarised and will continue through communication with Eurobodalla Shire Council.
- A Landscape Architectural Masterplan Design has been a principle driver of the current masterplan with key inputs such as native vegetation regeneration and education principles relating to regeneration of forestry.
- A Tree Assessment has been completed for the site and will continue to be reviewed as the health of each tree progresses along the regeneration process.

The masterplan presented responds to and reflects the above inputs.

		NSW RURAL FIRE SERVICE
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Eurobodalla Shire Council
 PO Box 99
 MORUYA NSW 2537

Your reference: (CNR-44274) DA0078/23
 Our reference: DA20220817010049-Original-1

ATTENTION: Catherine Watkins

Date: Wednesday 26 October 2022

Dear Sir/Madam,

Integrated Development Application
 s100B – SFPP – School
 61 TRAIN STREET BROULEE 2537, 1//DP1037342

I refer to your correspondence dated 22/08/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

General Conditions

1. The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.

- The bush fire assessment prepared by Harris Environmental Consulting, Ref 5310BF
- The plans provided in chapter 7 of the above referenced report.

Asset Protection Zones

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

2. From the commencement of building works and in perpetuity, the property around new buildings described in the above referenced report as P5, P7 and P10 must be maintained as an inner protection area to the following distances and aspects in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- north for a minimum distance of 47 metres;
- east for a minimum distance of 38 metres;
- south for a minimum distance of 65 metres; and,
- west for a minimum distance of 65 metres.

1

Postal address NSW Rural Fire Service Locked Bag 17 GRANVILLE NSW 2142	Street address NSW Rural Fire Service 4 Munnings Road SYDNEY OLYMPIC PARK NSW 2127	T (02) 8741 5555 F (02) 8741 5550 www.rfs.nsw.gov.au
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3. From the commencement of building works and in perpetuity, the property around new buildings described in the above referenced report as P6 must be maintained as an inner protection area to the following distances and aspects in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- north for a minimum distance of 21 metres;
- east for a minimum distance of 16 metres;
- south for a minimum distance of 65 metres; and,
- west for a minimum distance of 65 metres.

Construction Standards

The intent of measure is to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

4. Construction of new buildings identified as P5, P7 and P10 must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

5. Construction of alterations and additions to the building identified as P6 must comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Access - Internal Roads

The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.

6. All proposed new internal roads should be designed and constructed in accordance with the relevant requirements detailed in Table 6.8b of *Planning for Bush Fire Protection 2019*.

Water and Utility Services

The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

7. The provision of all new and the modification of any existing water, electricity and gas must comply with Table 6.8c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment

The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

8. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

Emergency and Evacuation Planning Assessment

The intent of measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

9. Prepare/update the St Peters Anglican College Bush Fire Emergency Management and Evacuation Plan consistent with Table 6.8d of *Planning for Bush Fire Protection 2019*.

General Advice - Consent Authority to Note

Establishment of asset protection zones associated with the alterations/additions to the building identified as P6 may require the clearing of vegetation. This bush fire safety authority does not authorise the clearing of any vegetation, nor does it include an assessment of potential ecological impacts of clearing vegetation for the purpose of establishing asset protection zones. Approvals necessary for the clearing of vegetation should be obtained prior to the establishment of any asset protection zones.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Michael Gray
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP - School

61 TRAIN STREET BROULEE 2537, 1//DP1037342

RFS Reference: DA20220817010049-Original-1

Your Reference: (CHR-44274) DA0078/23

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the Rural Fires Act 1997.

Michael Gray

Manager Planning & Environment Services
Built & Natural Environment

Wednesday 26 October 2022