



COUNCIL ASSESSMENT REPORT
SOUTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSTH-510 – DA2025/1446
PROPOSAL	Educational establishment: including the construction of two new dormitory buildings and a multi-purpose pavilion. It also comprises modifications to the existing Halloran house and shed, upgrades to another existing shed to incorporate a bushfire refuge, and the creation of a new perimeter road to facilitate emergency egress and bushfire vehicle access. Additional components of the development include onsite effluent disposal and the provision of carparking.
ADDRESS	441 & 453 Culburra Road Wollumboola Lot 7 DP 1141006, Lot 1 DP 1017929 & Lot 2 DP 1017929
APPLICANT	Allen Price Pty Ltd
OWNER	Presbyterian Church (NSW) Property Trust
DA LODGEMENT DATE	28 April 2025
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 5 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as: Private infrastructure and community facilities over \$5 million
CIV	\$13,084,500.00 (including GST)
CLAUSE 4.6 REQUESTS	N/A
KEY SEPP/LEP	• State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Primary Production) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Shoalhaven Local Environmental Plan 2014 • Shoalhaven Development Control plan 2014
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	The application was publicly exhibited in accordance with the requirements of the Environmental Planning and Assessment Regulations 2021 from 31 May 2025 to 30 June 2025.

	A total of two (2) unique submissions, comprising one (1) submission from Crown Land and one (1) submission from Jerrinja Local Aboriginal Land Council. Crown Land advised no objection to the proposal subject to recommended conditions. Jerrinja Local Aboriginal Land Council raised concerns regarding the Aboriginal Cultural Heritage of the site. Refer to Section 4 of this report for further detail (external referrals).
DOCUMENTS SUBMITTED FOR CONSIDERATION	 Report - Aboriginal Cultural Heritage Assessment - Redacted - 453 Culburra Road  Report - Aboriginal Cultural Heritage Assessment - Unredacted - 453 Culburra Road  Report - Approved Acoustic Report - 453 Culburra Road WOLLUMBOOLA NSW 2  Amended Plans - External Set - 453 Culburra Road Culburra  DA25/1446 - 441 & 453 CULBURRA ROAD, WOLLUMBOOLA - MUSIC & DRAINS FI  REVISED Report - Integrated Water Cycle Management Strategy - Rev 2 - 453 Culburra Road  Plans - Amended Stormwater Concept Design - 453 Culburra Road WOLLUMBOOLA NSW 2540 - Lot 2  Plans - Amended Plan Set - 453 Culburra Road WOLLUMBOOLA NSW 2540 - Lot 2  Plans - TSC Reganville Emergency Procedures Evacuation Plan 250917 - 453 Culburra Road  Letter - 17.9.25 - Final RFI Response Letter - N25837 - 453 Culburra Road WOLLUMBOOLA NSW 2540  Letter regarding Aboriginal Assessment Report - 453 Culburra Road WOLLUMBOOLA NSW 2540  Report - Traffic Impact Assessment - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Statement of Environmental Effects - V1 Downloaded 08/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Arborists Report - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Schedule of Colours and Materials - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Integrated Water Cycle Management Strategy - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Flood Impact Assessment & Flood Certificate - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Access Report - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lot 2  Report - Bushfire Hazard Assessment - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Statement of Environmental Effects - V2 Downloaded 22/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Statement of Environmental Effects - V3 Downloaded 23/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Section J Report - V2 Downloaded 08/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Onsite Wastewater Assessment - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Flora and Fauna Report - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540

	 Report - Sustainable Building Report - 453 & 441 Culburra Road WOLLUMBOOLA  Report - Biodiversity Offset Scheme (BOSET) - Lot 7 - 453 & 441 Culburra Road WOLLUMBOOLA  Report - Biodiversity Offset Scheme (BOSET) - Lot 1 - 453 & 441 Culburra Road WOLLUMBOOLA  Report - Cost Estimate Report - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Building Specification Summary - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - NABERS Building 2 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Section J Report - V1 Downloaded 08/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - NABERS Building 1 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Report - Biodiversity Offset Scheme (BOSET) - Lot 2 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Plans - Landscape Plans - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lots 1 & 2  Plans - Site Plan - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lots 1 & 2  Plans - Notification Plans - V1 Downloaded 08/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Plans - Notification Plans - V2 Downloaded 22/04/2025 - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Plans - Architectural Plans - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Plans - Preliminary Engineering Plans - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Plans - Survey Plans - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lots 1 & 2  Plans - Stormwater Drainage Plans - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Letter - Owners Consent Letter - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - Confirmation - Payment of Application Fees - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - DA Fees Invoice - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lots 1 & 2  Forms - Development Application - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - Power of Attorney - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - Waste Management Plan - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - Owners Consent - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lots 1 & 2  Forms - Estimated Development Cost - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - Pre-Lodgement Application - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540  Forms - Contributions - 453 & 441 Culburra Road WOLLUMBOOLA NSW 2540 - Lots 1 & 2
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	N/A
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	YES
PREPARED BY	Emily May
DATE OF REPORT	2 March 2026

1. Executive Summary

The development application seeks approval for upgrades to The Scots College outdoor education campus at Wollumboola. The proposal includes new buildings, alterations to existing structures, access improvements, and infrastructure works necessary to support continued educational use of the site.

The development proposes additions to the educational establishment, including:

- Two new dormitory buildings
- A multi-purpose pavilion with seating for 90 people
- Modifications to Halloran house
- Alterations and additions to the southern shed, including a bushfire refuge and bike storage
- Demolition of the northern shed
- A new perimeter access road to provide for emergency egress and bushfire vehicle access
- Onsite effluent disposal and stormwater drainage upgrades
- Carparking provisions

The applicant will be required to surrender development consent RA13/1001 through a condition of consent.

The site is located on the northern side of Culburra Road, approximately 5 km west of Culburra township, and is bounded by the Crookhaven River to the north. Existing site features include Halloran House, sheds, a bell tower, and managed grassed areas forming the Asset Protection Zone (APZ). The land is generally flat (7–9 m AHD) with native vegetation concentrated around the perimeter.

The site is zoned C2 - Environmental Conservation and RU2 Rural Landscape pursuant to Clause 2.3 of the Shoalhaven LEP 2014. The portion of the site where the proposed works are to be located is within the RU2 Rural Landscape zoned area. The proposal satisfies the definition of educational establishment which is a prohibited use under Shoalhaven Local Environmental Plan 2014 Land Use Table in Clause 2.3. However, the proposed development is permitted in the RU2 Rural Landscape zone as prescribed under Part 3.4 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

The Bushfire Assessment prepared by Harris Environmental confirms that the existing APZ meets required standards and is to be maintained in perpetuity with extents of 53–67 m around the development area. No additional vegetation clearing is required. A portion of the APZ encroaches into the riparian buffer; this is permissible under the *Guidelines for riparian corridors on waterfront land* due to the retention of equivalent or greater riparian vegetation elsewhere on site.

A Traffic Impact Assessment indicates that the proposal will generate a minor increase in vehicle movements and will not adversely impact the surrounding road network. The development is not classified as traffic-generating under SEPP (Infrastructure and Transport) 2021 and does not require referral to Transport for NSW. Access and parking arrangements are considered adequate.

A Flood Assessment confirms that the proposed development areas are located outside identified flood-affected land. The proposal meets the relevant performance criteria and acceptable solutions under Chapter G9 of the Shoalhaven Development Control Plan.

The proposal includes removal of one dead tree, supported by the arborist report. Effluent disposal and stormwater management have been designed to address site constraints and are supported by technical documentation.

Concurrence requirements from agencies for the proposal and the application is integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The NSW Rural Fire Service were referred to pursuant section 100B - *Rural Fires Act 1997* for a bush fire safety authority for additions to an existing special fire protection purpose.

A referral to Endeavour Energy pursuant to *State Environmental Planning Policy (Transport and Infrastructure) 2021* ('Transport and Infrastructure SEPP'), Department of Planning and Environment (Water) pursuant to Part 6.5 of SEPP (Biodiversity & Conservation) 2021, and the Department of Primary Industries (Fisheries) pursuant to *State Environmental Planning Policy (Primary Production) 2021* ('Primary Production SEPP') were issued. No objections were received, with recommended conditions of consent being provided.

The application was placed on public exhibition from 31 May 2025 to 30 June 2025, with two (2) submissions being received, comprising one (1) submission from Crown Land and one (1) submission from Jerringa Local Aboriginal Land Council. Crown Land advised no objection to the proposal subject to recommended conditions. Jerringa Local Aboriginal Land Council raised concerns regarding the Aboriginal Cultural Heritage of the site. Refer to Section 4 of this report for further detail (external referrals).

The application is referred to the Southern Regional Planning Panel (the Panel) as the development is '*regionally significant development*', pursuant to Section 2.19(1) and Clause (5)(b) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposal is development for *educational establishment* with a CIV over \$5 million.

An assessment of the development has been undertaken of the following Acts and environmental planning instruments:

- *Environmental Planning and Assessment Act 1979*;
- *Environmental Planning and Assessment Regulation 2021*;
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Shoalhaven Local Environmental Plan 2014*;
- *Shoalhaven Development Control Plan 2014*

The proposed development has been assessed against the relevant matters for consideration pursuant to Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, including significant likely impacts, the suitability of the site for the development, and the public interest.

The significant likely impacts of the proposed development on the natural and built environment have been considered as well as the social and economic impact. The site is suitable for the proposed development and the development is in the public interest.

This report recommends that the application be approved subject to recommended conditions of consent.

2. Subject Site and Locality

Site Description

The subject site is located on the northern side of Culburra Road. The site is irregular in shape and has an area of approximately 11ha. The site is currently managed and maintained for educational activities for The Scots College. The site is surrounded by Crookhaven River to the north, a dwelling house to the east and managed grazing land to the east and west. To the south is Bannockburn campus of Scots College.



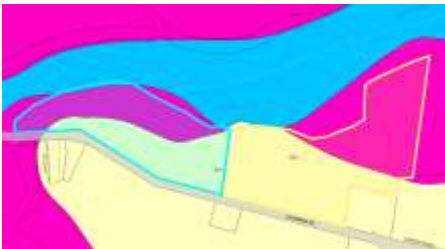
Figure 1: Aerial imagery of subject site

Summary of Site and Constraints

GIS Map Layer		
	Lot Area	Approx. 11 ha
	Zone	Part C2 Environmental Conservation Part RU2 Rural Landscape

		
	<i>Does the property adjoin Council, Crown, National Parks or other public reserve?</i> <i>Note: Consideration should be given to if the development requires or implies access from the adjoining land.</i>	Yes - Potential impact to Crown land. Referral to Crown Lands required.
Topographic Layer	<i>Has appropriate survey information been provided?</i>	Yes
	<i>Fall direction of land</i>	Fall of land away from street
	<i>Slope of land >20%?</i>	No
Site Inspection	<i>Works within proximity to electricity infrastructure?</i>	Yes - Referral to Endeavour Energy required. Development within 5m of an exposed overhead electricity power line
	<i>Is the development adjacent to a classified road?</i>	Yes - Referral to TfNSW not required.
	<i>Is the development adjacent to a rail corridor?</i>	No
Eastern Gas High Pressure Pipeline (Jemena)	<i>Site within proximity to the eastern gas high pressure pipeline?</i> <i>within the licence area of a pipeline for gas, or for petroleum or other liquid fuels, licensed under the Pipelines Act 1967, or</i> <i>within 20m of the centreline (measured radially) of a relevant pipeline, or</i> <i>within 20m of land the subject of an easement for a relevant pipeline.</i>	No
Utility Network	<i>Access to reticulated sewer?</i>	No
	<i>Does the proposal require a new connection to a pressure sewer main (i.e. a new dwelling connection)?</i>	No

Environmental Layers	☒ Sewer Pressure Mains > — Rising Main - - Surcharge Main - - Low Pressure Sewer Main — Under Construction	
	Building over sewer policy applicable? <i>Note: Zones of influence can differ based on soil type (e.g., sandy soils vs clay soils). If unsure discuss with Shoalhaven Water.</i>	No
	Access to reticulated water?	Yes
	Does the proposal impact on any critical water or sewer infrastructure (e.g. REMS, water, sewer layers)?	No
	Does the proposal increase dwelling density and demand on water or sewer services (e.g. secondary dwelling, dual occupancy, multi dwelling housing, subdivision)?	Yes - Referral to Shoalhaven Water required.
	Aboriginal Cultural Heritage 4.2 Objectives The objectives are to: - Consider the effect of the proposal on the heritage significance of any Aboriginal object or site known or reasonably likely to be located at the site. <i>Note: Clause 5.1(b) of Shoalhaven Local Environment Plan 2014 outlines the criteria requirements for carrying out development in an Aboriginal place of heritage significance.</i> 4.3 Assessment considerations Aboriginal sites may exist on a parcel of land in the Shoalhaven even though they have not been recorded in AHIMS. For this reason, you should exercise due diligence under the NPW Act and you should consider submitting an aboriginal heritage assessment if your application is affected by any of the following: - Recorded Aboriginal objects or places in AHIMS; or - within 200m of a waterbody; or - within a sand dune system; or - on a ridge top, ridge line or headland; or - within 200m below or above a LSP bank; or - within 20m of or in a cave, rock shelter, or a cave mouth. <i>Note: You should also consider contacting the local Aboriginal Land Council for additional information relating to Aboriginal cultural heritage of your site.</i>	Subject site is adjacent to the Crookhaven River, as per Section 4.2 of Chapter 2 of Shoalhaven DCP, due diligence should be exercised under the NPW Act. Extract from Chapter 2 is copied below:
	Bush Fire	Yes
	Coastal Hazard Lines (applies to location of proposed development)	No
	Coastal Hazard Area	No
	Potentially Contaminated Land	No
	Flood <i>Note: There are several catchments that have not have flood studies conducted. Sites outside of the flood study area may still be subject to flooding. Refer to advisory note on p.3 of Chapter G9 of Shoalhaven DCP 2014.</i>	Below FPA (Existing) or FPA (2050) - Referral to Floodplain Management required.

	☒ Flood Data ☒  Flood Studies	
	<i>Development on waterfront land (i.e. within 40m of a watercourse)</i> <i>Note: A Controlled Activity Approval (CAA) may be required for works within 40m of a watercourse. The Waterfront land e-tool can be used to determine if a CAA is required.</i>	Yes - Controlled Activity Approval is required. Referral to Natural Resource Access Regulator (NRAR) required.
Planning Layers	<i>Development Control Plan - Area Specific Chapters</i>	No
	<i>Draft Exhibited Planning Proposal</i>	No
	<i>Shoalhaven LEP (Jerberra Estate) 2014</i>	No
	<i>Acid Sulfate Soils</i>	Class 1, 2 & 5 
	<i>Buffers</i>	No
	<i>Terrestrial Biodiversity</i>	Yes
	<i>Local Clauses</i>	No
	<i>Coastal Risk Planning</i>	No
	<i>Heritage</i>	No
	<i>Scenic Protection</i>	No
	<i>Riparian Land and Watercourses</i> <i>Note: Clause 7.6 applies to all land identified as "Riparian Land", "Watercourse", and all land within 50m of the top bank of a "Watercourse".</i>	Yes - Watercourse Category 1, 2 or 3
	<i>Sydney Drinking Water Catchment area (e.g. NorBE)</i> <i>Note: NorBE Assessments submitted to Council can be viewed from the "Lodged" tab in the NorBE online assessment tool shown below.</i>	No

BV Map		
	<i>SEPP (Resilience and Hazards) 2021 – Chapter 2 Coastal Management</i>	Yes • Coastal wetlands • Proximity Area for Coastal Wetlands • Coastal use area 
	<u>Marine Park Estate</u>	No
	<i>Biodiversity Values Map</i>	Yes 

3. The Proposal and Background

The development proposes alterations to additions to the site to be used as an educational establishment to accommodate 80 students and 23 staff during school terms. The alterations and additions include:

- Two new dormitory buildings
- A multi-purpose pavilion with seating for 90 people
- Modifications Halloran house
- Alterations and additions to the southern shed, including a bushfire refuge and bike storage
- Demolition of the northern shed
- A new perimeter access road to provide for emergency egress and bushfire vehicle access

- Onsite effluent disposal and stormwater drainage upgrades
- Carparking



Figure 2: Site Plan



Figure 3: Site works plan



Figure 4: 3D Rendered Images of the proposed works

Post-Lodgement Information

Reference number	Milestone	Date
1	Application submitted	08/04/2025
2	Additional Information was requested	17/04/2025
3	Additional Information was requested	17/04/2025
4	Additional Information was provided	22/04/2025
5	Additional Information was provided	22/04/2025
6	Additional Information was requested	23/04/2025
7	Additional Information was provided	23/04/2025
8	Application lodged	28/04/2025
9	Planning Panel initiated	13/05/2025
10	Additional Information was requested	15/08/2025
11	Additional Information was provided	18/09/2025
12	Additional Information was requested	20/10/2025
13	Additional Information was provided	16/12/2025

Site History and Previous Approvals

TrimApplication	Date Lodged	Portal No	Application Type	Proposal	Decision	Status	Determined
 DA2025/1446	28/04/2025	PAN-526001	Infrastructure development	Educational Establishment ♦ 2 new dormitory buildings, multi-purpose pavilion, alterations and additions to Halloran house and shed, upgrades to an existing shed including a bushfire refuge, carparking, on-site sewerage management, on-site water treatment, perimeter road to provide for emergency access and bushfire vehicle access and landscaping works.	UnderAss	Current	
 DA2024/2355		PAN-496617	Infrastructure development	Educational Establishment & Supporting Ancillary Facilities	Return	Past	09/01/2025

Darts - since 1st July 2005

Application	Appl. Date	Application Type	Proposal	Status	Completed	
 RA13/1001	29/08/2013	Regional Development	Miscellaneous - Educational Establishment Stage 1 - School Building including dormitory accommodation	Approved	08/04/2014	Show Properties
 OC07/1294	14/03/2007	Final Occupation Certificate	New Dwelling (Rural)	Approved	01/03/2007	Show Properties
 DS05/3029	15/07/2005	Section 96 Amendment	New Dwelling (Rural) Section 96 to raise ground level	Approved	10/08/2005	Show Properties

Plain Sailing - since 2nd September 1996

Application	Appl. Date	Proposal	Status	Status Date
 DS05-1275	25/05/2005	Section 96 Amendment	Approved (O)	25/05/2005
 DA03-2558	14/04/2004	New Dwelling (Rural)	Approved (T)	06/04/2004
 DA03-2558	27/06/2003	New Dwelling (Rural)	Approved (T)	09/12/2003
 DR03-1785	27/06/2003	Septic Tank Application	Approved (P)	09/12/2003

4. Consultation and Referrals

Internal Referrals	
Referral	Comments
Development Engineer	Overall Comments: <u>Earthworks:</u> - The development requires earthworks – (approx. 1m of cut and fill) – to be conditioned. - Sediment and erosion conditions have been proposed during construction – to be conditioned. <u>Stormwater Plans:</u> - The proposal appears to be generally compliant with DCP G2, subject to the following modifications to be conditioned: - Swale drains are to have a trapezoidal profile - Maximum slope batters are to be 1:4, not 8:1 as shown on the plans

	○ The headwall discharging onto the 1.5m wide turfed swale at the north-east corner of the site will need to demonstrate compliant scour protections, depending on the longitudinal grade of the swale. ○ Further stormwater calculations / DRAINS modelling would be required to fully substantiate the design. • OSD has been provided for the development, calculations provided in the applicant's IWCMS appears generally acceptable. • This development is classified as Large Scale and as per DCP G2, will require an IWCMS report and associated water quality controls. The applicant has proposed a bio-retention basin for the site and has provided MUSIC modelling, demonstrating compliance against Council's required pollutant reduction targets – this will be generally acceptable. <u>Traffic Impacts:</u> • The applicant has submitted a Traffic Impact Assessment in support of the proposal. In this, it is demonstrated that the proposal will generate a minor increase in traffic that will not detrimentally impact upon the broader road network. Furthermore, the applicant has undertaken a turning warrants assessment in accordance with Austroads Guide to Traffic Management Part 6 and has determined the site would meet the warrants for a BAR and AUL(s), which has been incorporated into the design. This will be generally acceptable – it will be conditioned that this matter be referred to the Shoalhaven Traffic Committee for endorsement of the intersection treatment design. <u>Access and Manoeuvrability within the site:</u> • As per s5.1 of G21, the development (best classified as an “Educational Establishment – High School”) will require the following number of parking spaces: ○ 1 space per 8 students, minimum; and ○ Pick up/drop off zone of minimum length to be sufficient to allow 1 space per 35 students; and ○ Bus zone of minimum length sufficient to allow 1 bus space per 200 students. • However, as noted in the applicant's Traffic Impact Assessment, this school would be classified as a residential school, requiring longer term stays – as such, the parking requirements would differ slightly in practice. • The proposed capacity for the school is 80 full time students, with a number of staff for different purposes and functions (specifically noting 4 residential staff living onsite). As such, using the above controls from DCP G21 as reference, the proposal should account for 10 parking
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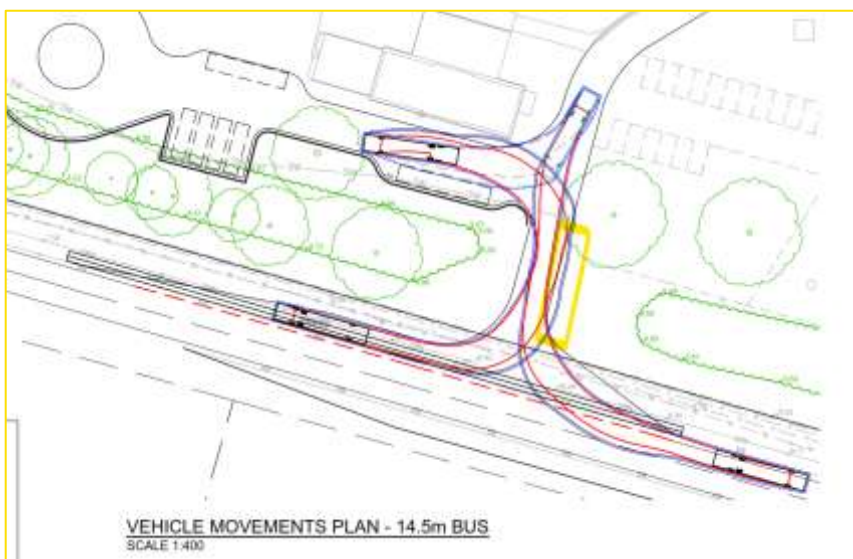
spaces (minimum), a pickup/drop off zone capable of servicing 2 spaces and one bus zone.

- The proposal has provided for the following:

1. 2x Bus Zones (appropriate for 12.5m and 14.5m buses) have been proposed for adequate pick up and drop off facilities within the site (no kerb-side drop off zones).
2. 4x smaller shuttle bus zones are provided. These were assessed as appropriate for up to a 25 seater bus (Mitsubishi Fuso Rosa or equivalent).
3. 24x Parking bays compliant with AS2890.1 and 2x Parking bays compliant with AS2890.6 are provided. With 23 total staff (noting 25% rostered off at any one time) this is considered sufficient for staff parking.
4. Additional grass overflow carpark with sufficient space for 20 additional vehicles during any special events.

This provides a total of 6x bus parking bays of varying size and 46 parking bays (inclusive of 2x accessible spaces). Based on the proposed use this is considered to be appropriate for the development.

- Based on the above, this would be generally acceptable.
- Proposed dimensions for parking spaces are compliant with AS2890.1 and AS2890.6 respectively.
- Swept paths have been provided for relevant design vehicles – it is noted that the swept path for a 14.5m long bus shows a vehicle envelope exceeding the 6m width of the access road – it will be conditioned that the access road from Culburra Road be widened to ensure that the full vehicle envelope is contained within the road (highlighted below).



Access points and site distance:

- As per the applicant's Traffic Impact Assessment – the sight distance audit demonstrates compliance with SISD and MGSD requirements in accordance with Austroads Guide to Road Design Part 4 – this will be generally acceptable.

S138 Approval Requirements:

This will be conditioned

	No objection subject to recommended conditions
Floodplain Management	Overall comments: The Plans - TSC Reganville Emergency Procedures Evacuation Plan D250917 (D25/414258) has been reviewed as part of this referral. As part of the initial internal referral, the applicant was requested to provide an Emergency Management Plan addressing emergency management plan during a significant flood event up to the Probable Maximum Flood (PMF). In response, the applicant submitted the <i>TSC Reganville Emergency Procedures Evacuation Plan (250917)</i>. Upon review, the plan outlines two scenarios: • Situation A – Stay on Campus: The applicant has identified refuge areas located above the 2050 PMF level of 6.1 m AHD, with sufficient capacity for students, staff, and residents. Roles and procedures for the Chief Warden and Floor Wardens have also been detailed. • Situation B – Evacuate: The plan includes a structured evacuation process, with designated roles for the Incident Coordinator, Chief Warden, Driver, and Support Staff responsible for final inspections. The Bureau of Meteorology (BoM) provides flood warnings for the Lower Shoalhaven River Catchment, allowing adequate time for evacuation via the flood-free Culburra Road. Please refer to the Development Engineer regarding WSUD and OSD for comments and potential condition of consent. The proposed development complies with DCP Chapter G9 and clause 5.21 and 5.22 of the Shoalhaven Local Environmental Plan 2014. It is recommended that the Emergency Procedures Evacuation Plan forms part of a potential determination. No flood related conditions of consent required.
Shoalhaven Water	No objection subject to recommended conditions.
Environmental Health Officer	<u>First referral overall comments:</u> Food/Mech Ventilation: Recommended Food/Mech Ventilation conditions for Building 2 (kitchen + dry store) and Halloran House kitchen have been added to referral D25/215819 – 30/05/2025 Noise: As the current DA refers to a pavilion with a stage it's recommended that an acoustic report be submitted addressing this additional construction and the potential noise impact its use could have upon nearby residential receivers. Onsite Wastewater Management The application proposes onsite management of wastewater through a commercially sized sewage treatment plant, sand

	mounds and subsurface irrigation. The application has been supported by a Soil and Site Assessment for Onsite Wastewater Disposal prepared by Harris Consulting dated November 18 2024 Reference 6905WW (the Report). Environmental Health notes that a previous proposal for the site included connection of the property to the nearby sewage treatment plant. The Report confirms this previous proposal and advises that this will be the reserve option should the onsite wastewater system not meet the required performance standards. Environmental Health recommends that connection to the municipal sewage treatment facility is the safest and preferred option for wastewater treatment from a premises of this size where it is feasible, particularly due to the proximity of the site to oyster harvest areas. The feasibility of this connection should be fully explored by the proponent, taking into account the long term costs and risks associated with both onsite management and a sewer connection. I have reviewed the submitted Report and can make the following comments – • The Report has used suitably conservative calculations to forecast the expected wastewater loading from the proposed facility. • The Report has considered the impact of wet weather on the effluent management area but has not considered the impacts of surge loading on the wastewater treatment plant. • The Report has characterised the soil as moderately structured medium clay. There are additional soil tests required prior to finalisation of the effluent management area design. • The Report has addressed the requirements of the SEPP (Primary Production) 2021, which includes requirements for the protection of oyster harvest areas. The Report proposes a number of additional requirements and conditions to ensure the system will not impact the oyster harvest areas. The application has been referred to NSW DPI and it is noted that they have no objection to the proposal and have made some general recommendations, including that the installation is rated as high risk and . • The report has sited the proposed effluent management area in a location that is compliant with the requirements of Shoalhaven DCP G8. • A range of monitoring requirements have been proposed, which will need to be included as conditions of approval. These will also be carried through to any approval to operate issued under s68 of the Local Government Act. An operation management plan will be required for the system that includes the monitoring requirements included in the report.
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	• There is an error in the report in the mound sizing calculation sheet. This has been discussed with the consultant, who has advised that the sizing in the report is correct but the incorrect calculation sheet was included. An amended report is expected with additional soil tests and the correct mound sizing calculation sheet. Environmental Health can advise that the Report has demonstrated there is sufficient land for an onsite wastewater system. Further site-specific details and design are required before a s68 approval to install can be issued. <u>Second referral overall comments:</u> Thank you for referring this application for further comment. For the purposes of these comments, I have reviewed the Response to Request for Information Letter from Allen Price Ref N25837 dated 17/9/2025. This letter responds to the request for an acoustic report. No other new information relevant to environmental health was identified. Please let me know if there is additional information that needs to be reviewed. The letter has identified that: • The nearest potentially affected receptors, noting that the nearest receptor is a property owned by the proponent. • The proposed pavilion is reserved for use for outdoor classes and chapel gatherings, with no provision for speakers or amplified music. • Due to the distance to the potential receivers the letter advises their opinion that a formal acoustic assessment is not warranted. I have reviewed the submitted plans and considered the applicant's response and can provide the following comments – • Schools can be a noisy environment, with noise sources including bells, PA systems, children playing, vehicle movements, building plant. The location of this development within the quiet rural landscape has the potential to cause intrusive noise and potentially offensive noise to neighbouring properties. • The distances are significant to the neighbouring properties, however Environmental Health is not satisfied that sufficient evidence has been provided to support the claim that an acoustic assessment is not warranted. Noise can travel long distances in the rural landscape where there are very low background noise levels. • An acoustic report provides the proponent with relevant design criteria to ensure that the development is constructed to manage noise without impact on the surrounding properties. • If the development is determined without an acoustic report, Council is the appropriate regulatory authority to investigate and regulate noise from the property. It is preferable to
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	design with noise impacts managed rather than to use regulatory tools at a later date to require mitigation. Environmental Health recommends that the applicant be required to support their proposal with an acoustic assessment to ensure that any required acoustic treatments are incorporated into the design of the premises. The standard offensive noise condition is recommended should the application be determined as an approval.
Biodiversity	<u>Overall Comments:</u> General Comments The development application for 453 Culburra Road, Wollumboola, NSW 2540 (Lot 1 and 2/-/DP1017929 and Lot 7/-/DP1141006) was submitted on 28th April 2025, requiring assessment under the <i>Biodiversity Conservation Act 2016</i>. The Proposal The subject property has a combined area of approximately 10.6 ha and zoned RU2 – Rural Landscape and C2 – Environmental Conservation (GIS layer – Shoalhaven Local Environment Plan, 2014). The site, currently managed and maintained as an outdoor area for educational activities by The Scots College, features an existing house, sheds, and a bell tower. Additionally, the maintained grassland serves as associated bushfire asset protection zones. A development application has been submitted to Council for the construction of two new dormitories and a pavilion, the conversion of the existing red shed into an ancillary library and bushfire refuge, alterations to the existing house, and associated car parking, internal roads, and services, including onsite effluent and stormwater management. The subject site is classified as bushfire-prone land. Bushfire consultants have verified that the Asset Protection Zone (APZ) is already established, and no vegetation clearing is necessary for its maintenance. Review of the submitted reports The applicant has submitted to Council as part of their development application: • <i>Flora and Fauna Assessment Report</i> prepared by Narla dated November 2024 (D25/185608). • <i>Bushfire Hazard Assessment</i> prepared by Harris Environmental Consulting dated 28 November 2024 (D25/185614). • <i>Statement of Environmental Effects V3</i> prepared by Allen Price Land and Development Consultants dated 22 April 2025 (D25/185612). • <i>Architectural Plans</i> prepared by Baxter & Jacobson Architects dated 3 April 2025 (D25/185591).

	• <i>Site Plan</i> prepared by Baxter & Jacobson Architects dated 3 April 2025 (D25/185594). • <i>Landscape Plans</i> prepared by Urban Landscape Projects dated 28 March 2025 (D25/185595). • <i>Arboriculture Impact Assessment Report</i> prepared by Roger Uebe dated 19 November 2025 (D25/185619). • <i>Biodiversity Values Map and Threshold Report (BOSET Map)</i> prepared by the applicant dated 27 November 2025 (D25/185605, D25/185596, D25/185596). Bushfire Report Harris Environmental Consulting (HEC) has verified that the Asset Protection Zone (APZ) is already established, and no vegetation clearing is necessary for its maintenance. HEC has advised that consideration should be given to establishing an 88B easement on Lot 7 DP 1141006 to ensure the 32 meters of the existing APZ required for the proposed development is maintained in perpetuity. Bushfire Consultant, Harris Environmental Consulting (HEC), has prescribed Asset Protection Zones (APZ)s from the commencement of works and maintained in perpetuity for the following: • 67 m on the west; • 62 m on the north west; • 67 m on the north east; • 53 m on the east • To the boundary on the north and south; HEC have mapped the vegetation on the site and the adjoining lot as managed Grassland and 'Southern Lowland Wet Sclerophyll Forest'. The APZ will be managed as an Inner Protection Area (IPA), with minimal vegetation. Litter fuels within the IPA should be kept below 1 cm in height and remain discontinuous. Practically, the IPA typically encompasses the building's curtilage, featuring mown lawns and well-maintained gardens. Area of native vegetation to be cleared or modified A maximum of 0.06 ha of native vegetation will be impacted by the proposal. Review of provided Flora & Fauna Assessment The applicant has submitted a Flora and Fauna Report prepared by Narla Environmental dated November 2024. Narla Environmental defines the study area as Lot 1 and 2/-/DP1017929 and Lot 7/-/DP1141006. Narla Environmental note the Subject Property is adjacent to the Crookhaven River and is dominated by mangrove vegetation on the northeastern side. The south-western side has been subject to agricultural grazing activities and is bordered by remnant vegetation.
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	Narla Environmental describe the Subject Land as South Coast Lowland Shrub-Grass Forest; and Exotic-dominated Vegetation. No endangered ecological communities were present in the study area. Narla Environmental conducted fauna surveys in conjunction with flora surveys on 3rd October 2024 using the random meander technique. No threatened fauna or flora species were identified during field surveys. Targeted surveys were undertaken. Narla Environmental found a single hollow bearing tree (HBT) with three (3) small hollow bearing limbs. Several She-oak (<i>Allocasuarina littoralis</i>) specimens were also recorded within the Subject Site. Narla Environmental conducted a S 7.3 Test of Significance (BC Act 2016) on those threatened species considered likely to occur within the study area including Eastern Coastal Free-tailed Bat (<i>Micronomus norfolkensis</i>), Eastern False Pipistrelle (<i>Falsistrellus tasmaniensis</i>), Southern Myotis (<i>Myotis macropus</i>), Squirrel Glider (<i>Petaurus norfolkensis</i>) and Turquoise Parrot (<i>Neophema pulchella</i>). Narla Environmental conclude that the proposal is unlikely to significantly impact the above species pursuant to s7.3 due to: • Proposed impact is relatively small (0.06ha at a maximum). • The species are highly mobile and forage widely • The habitat to be removed will not isolate or fragment any habitat for the species • Potential foraging habitat for these species will remain throughout the locality Council concurs with Narla Environmental's conservative approach by assessing the maximum potential vegetation removal associated with the approval of this proposal. Narla Environmental make several recommendations (Section 6 of the Flora and Fauna Assessment), to mitigate the impacts of the proposal. These recommendations have been incorporated into the conditions of consent below. Review of the application against the Biodiversity Offsets Scheme under the Biodiversity Conservation Act 2016 Evaluation of the proposal against Triggers into the Biodiversity Offset Scheme: 1. The Biodiversity Values Map does not affect any land on the property. No prescribed impacts will affect land identified by the Biodiversity Values Map. It is noted the Subject Property contains areas identified on the Biodiversity Values Map; however, the Subject Site does not intersect these areas. 2. The area threshold for clearing of native vegetation will not be exceeded (1 ha). 3. No threatened species or endangered ecological communities will be significantly impacted by the proposal. Entry into the Biodiversity Offset Scheme has therefore not been triggered. A Biodiversity Development Assessment Report
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	(BDAR) using the Biodiversity Assessment Method (BAM) by an accredited assessor is not required. Site inspection notes The site was inspected on Monday 23rd June following a review of the provided plans, Fauna and Flora Assessment and Council's planning and environmental data. The inspection involved a review of the potential dwelling locations, access ways, APZs and property boundaries. The inspection involved a general search for signs of threatened species and supporting habitat components such as hollow-bearing trees. No nocturnal or specialised targeted surveys were undertaken. Photographs of the site were taken. Narla Environmental undertook targeted surveys for potentially occurring threatened flora and fauna during the NDCCEEW-endorsed survey period, which coincided with the site assessment. Although the methodologies, timing, and specific species targeted were not explicitly detailed, Council concurs with Narla Environmental's characterisation and assessment of the subject site. Recommended conditions provided.
Building Surveyor	<u>Overall Comments:</u> I have considered the Statement of Environmental Effects (SoEE) prepared by Allen Price dated 22/04/2025, plans prepared by Baxter and Jacobson Architects (Issue 5), bushfire report prepared by Harris Environmental Consulting dated 28/11/2024 and accessibility report prepared by Essential Access dated 29/11/2024. I have completed a brief BCA review. New buildings can comply with the BCA and will be subjected to a detailed assessment under the CC application. The following comments are made: <u>Dormitory 1</u> – The primary classification of this building under the BCA is Class 3 (dormitories). The building has a rise in storey of two and will need to comply with Type B construction in the BCA. Area 7 on the ground floor is proposed to be an accessible dormitory. However, no laundry facilities are accessible in this building. All laundry facilities are provided on the first floor which are inaccessible. This will need to be addressed at CC stage. Access for people with a disability is required to the doorway of each sole occupancy unit (e.g. dormitory room) on the ground floor and to and within any common area. It appears that access can be provided. The building requires one accessible sole occupancy unit, and it is proposed. <u>Dormitory 2</u> – The ground floor appears to propose Class 6 (kitchen/ dining), Class 5 (offices), and Class 3 (staff accommodation). The first floor proposes Class 3 (dormitories). The building will need to comply with Type B construction in the BCA.

	The BCA states that a “Class 3 building” must have an accessible sole occupancy unit (dormitory room). There is no accessible dormitory room proposed in Dormitory 2 and will not comply. The Access Report also identified this non-compliance and requested the provision of an accessible sole occupancy unit. A potential Performance Solution under the BCA has also been raised in the Access Report. This can be addressed at CC stage. <u>Pavilion</u> – This building has been considered by the bushfire and access consultants as a Class 10 structure (e.g. Class 10b). As a result, no bushfire construction or access for people with a disability requirement have been identified and discussed. The BCA does not require access for people with a disability or bushfire construction if the proposed pavilion is Class 10. The certifier will need to consider the use of the building to accurately determine the BCA classification during the CC assessment. Although it is an open structure, it is proposing seating for 90 people and a stage. This space is noted in the SoEE as being multi-purpose and I could envisage it being used for a range of purposes, such as school assemblies to seminars/ concerts etc. On this basis, in my opinion, it is more appropriate to consider it as an assembly building (Class 9b). This would change the need for bushfire protection measures to this building and the need for access for people with a disability. The BCA requires access to and within all areas normally used by occupants if the proposed pavilion is considered Class 9b. Dormitories 1, 2 and the upper section of the Pavilion share a level concrete outdoor/ recreation area/ Active Zone on the landscape plans. It appears that there is the potential for a continuous accessible path of travel for people with a disability to the top of the stairways. However, the proposal does not allow access to the stage, with stairs proposed to the floor/ base of the tiered seating, and steps to the stage surface which is 600 mm higher. Regardless of the class of this building, it is clearly designed to accommodate the student population (i.e. 90 seats proposed and 80 students from SoEE). The BCA requirements are the <i>minimum</i> standards that must be met. In my opinion, access for people with a disability must be provided to the seating and to the stage to ensure all persons can access those areas, comply with the objectives of the Disability Discrimination Act and limit potential for a complaint under that legislation. Although accessibility must be considered at CC stage, in this instance, it appears justified to propose a condition to be included in any development consent requiring accessibility. <u>Halloran House additions</u> – The proposed additions include a new entry (incorporating an access platform lift), new terrace and new conservatory. No concerns are raised. <u>‘Red’ Shed</u> – The existing shed (Class 10a) will be converted to a staff room, a technology classroom, and a library/ bushfire refuge. The proposed building will have a primary classification of Class 9b under the BCA. It appears that the existing shed may have
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	been approved under DA02/1772. I cannot access any plans electronically, but it appears that the DA declined a request to vary the building line and the location of the 'red shed' appears to have a nexus to that request. It is proposed to construct a partition wall inside the external and some internal walls of the existing building to provide insulation etc. This might address Section J Performance Requirements, but this building has not been included in the Section J report by Powerhaus Engineering that accompanied the DA. Although the shed could be a relatively new construction, there may still be a need to have some upgrading work to its 'envelope' to ensure that it is suitable for the change of building use. For example, it is proposed to use the existing concrete slab. There is no requirement to have a vapour barrier/ membrane under a slab for a detached Class 10a, but it is a requirement for the proposed building classification/s. The DA plans are lacking details, and it is appropriate for any upgrading to be considered during the CC assessment. The proposal does not appear to fit within the criteria in Clause 64 of the EP&A Regulation. Clause 19 of the EP&A (DC&FS) Regulation states that a certifier must not issue a CC for building work unless the building will comply with the relevant requirements of the BCA. This does have an upgrading component to it, but to ensure that this is undertaken, particularly for health and amenity, it is proposed to include references to upgrading in the CC condition. Please do not hesitate to contact me if you wish to discuss alternatives. <u>Accessibility</u> – Overall, the Access Report indicates that the proposed Dormitories and Red shed buildings can comply with the BCA subject to details at CC stage. <u>Fire safety measures</u> – Fire safety measures will be required to be installed in some of the proposed buildings (e.g. Dormitory 1 and 2). A Fire Safety Schedule must be issued at the time of the CC. <u>Retaining walls</u> – Retaining walls are proposed, with fill exceeding 600 mm in height. Conditions have been recommended for inclusion in any development consent to address the matters discussed in these comments. Recommended conditions provided.
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External Referrals	
Referral	Comments
Crown Lands	No objection subject to recommended conditions
Department of Primary Industries (Fisheries)	No objection to the proposed development.

Department of Planning and Environment (Water)	General Terms of Approval Issued.
Endeavour Energy	No objection subject to recommended conditions
Local Aboriginal Land Council	Correspondence was received from Jerrinja Local Aboriginal Land Council during the notification period for the DA on 30 June 2025:  JERRINJA Local Aboriginal Land Council PO Box 167 Culburra Beach NSW 2540 Shoalhaven City Council Via email: council@shoalhaven.nsw.gov.au Cc All Councillors Monday 30th June 2025 Re: DA25/1446 Culburra Rd, Wollumboola I am writing on behalf of Jerrinja Local Aboriginal Land Council as the statutorily established, Aboriginal community controlled body responsible for the protection of Aboriginal cultural heritage within our boundaries. I am writing to raise our concerns with the above development application. While not an outright objection to the proposed development, the concern that we have at this stage is that the DA is not accompanied by an Aboriginal Cultural Heritage Assessment. It is unthinkable that Council would even consider a development of this scale in such a significant part of the Jerrinja cultural landscape without one. We reserve the right to form our opinion on the development once an assessment of its impact on Aboriginal cultural heritage and our land and in particular seascape (given river frontage) until the proponent has been compelled to commission the necessary assessment. I would also like to raise our concern that we were not notified of this DA and instead found out about it secondhand via the CCB. We ordinarily receive notice of DAs which have a potential impact on Aboriginal cultural heritage in our boundary, and it is difficult to understand how this development could possibly be deemed to not. Yours sincerely,  Alfred Wellington Chief Executive Officer Council provided the following response to the submission: <i>I understand it relates to the Development Application (DA) for Scots College, Culburra Road, Wollumboola (DA2025/1446). We acknowledge your concern about the absence of an Aboriginal Cultural Heritage Assessment from the DA documentation submitted by the applicant and have accepted your correspondence as a submission for the purposes of the Application.</i> <i>The subject site (Lot 1 & 2 DP 1017929 and Lot 7 DP 1141006) is not currently mapped as an area of Aboriginal cultural heritage. However, it is noted that the site adjoins the Crookhaven River, which is identified as an area of Aboriginal Cultural Heritage. In light of this, a search of the Aboriginal Heritage Information Management System (AHIMS) was conducted as part of the preliminary assessment. This search identified no recorded Aboriginal sites or declared Aboriginal places within or near the location at a buffer distance of 50m. That said, we recognise the limitations of AHIMS data, which may vary in accuracy and completeness.</i>

	<i>At present, the application remains under preliminary assessment, with several internal and external referrals still pending. Once all referrals are received, a formal request for additional information will be issued to the applicant. This will include a requirement for a Due Diligence Aboriginal Cultural Assessment. Upon receipt of the assessment, a referral will be made to the Jerrinja Local Aboriginal Land Council to provide an opportunity for further comment on the proposal.</i> A request for information was issued to the applicant on 15 August 2025 that identified that a Due Diligence Assessment was required to continue to process the DA. On 16 December 2025 the Applicant submitted an Aboriginal Cultural Heritage Assessment Report. A referral was issued to the Local Aboriginal Land Council. While a formal response was not received, Urbis who commissioned the Aboriginal Heritage Assessment Report, consulted with the Local Land Council as part of the aboriginal heritage assessment of the site.
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5. Other Approvals

Integrated Development	
Agency	Recommendation
NSW Rural Fire Service	General Terms of Approval / Concurrence issued.

6. Statutory Considerations

Environmental Planning and Assessment Act 1979

Section 4.14 Consultation and development consent – certain bush fire prone land

<i>s100B (Integrated development) referral to NSW RFS</i>
General Terms of Approval and a Bush Fire Safety Authority have been issued by NSW RFS. Recommended conditions of consent will require compliance with the GTAs.

Local Government Act 1993

Do the proposed works require approval under Section 68 of the Local Government Act 1993?	Yes - see s68 type nominated below.
☒ Water supply, sewerage and/or stormwater works ☒ Operation of a system of sewage management (i.e. on-site sewage management system) ☐ Installation of a manufactured home	

- ☐ Installation of a domestic oil or solid fuel heating appliance, other than a portable appliance (i.e. a fire place)?

7. Statement of Compliance/Assessment

The following provides an assessment of the submitted application against the matters for consideration under [Section 4.15](#) of the Environmental Planning and Assessment Act 1979.

(a) Any planning instrument, draft instrument, DCP and regulations that apply to the land

(i) Environmental planning instrument

This report assesses the proposed development/use against relevant State, Regional and Local Environmental Planning Instruments and policies in accordance with Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979*. The following planning instruments and controls apply to the proposed development:

Environmental Planning Instrument
Shoalhaven Local Environmental Plan 2014
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Primary Production) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala habitat protection 2020

Question	Yes		No	
1. Is the land zoned RU1, RU2 or RU3? <i>Note: 'Chapter 3 applies to RU1, RU2 and RU3 (or equivalent) zoned land. Chapter 4 applies to all other zones.'</i>	☒	Proceed to Question 2	☐	N/A - Chapter 4 Koala habitat protection 2021 applies.
2. Does the subject site have a site area >1ha or does the site form part of a landholding >1ha in area?	☒	Proceed to Question 3	☐	Assessment under SEPP not required.
3. Is the land 'potential koala habitat'? <i>Note: 'potential koala habitat' are areas of native vegetation where trees of the types listed in Schedule 1 of the SEPP (feed tree species) constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.</i>	☐	Proceed to Question 4	☒	Proposal satisfactory under SEPP.

Chapter 4 Koala habitat protection 2021

Question	Yes		No	
1. Is the land zoned RU1, RU2 or RU3? <i>Note: 'Chapter 3 applies to RU1, RU2 and RU3 (or equivalent) zoned land. Chapter 4 applies to all other zones.'</i>	☒	N/A - Chapter 3 Koala habitat protection 2020 applies.	☐	Proceed to Question 2
2. Is there an approved koala plan of management for the subject land?	☐	Complete assessment under "Approved Koala Plan of Management for Land".	☐	Proceed to Question 3
3. Does the subject site have a site area >1ha or does the site form part of a landholding >1ha in area?	☐	Complete assessment under "No Approved Koala Plan of Management for Land".	☐	Complete assessment under "Other Land".

State Environmental Planning Policy (Primary Production) 2021**Chapter 2 Primary production and rural development**

Part 2.5 Sustainable aquaculture	
<u>Division 4 - Consideration of effects of proposed development on oyster aquaculture</u>	
Will the proposed development likely have an adverse effect on oyster aquaculture development or a priority oyster aquaculture area? <i>Note: The Healthy Estuaries for Healthy Oysters - Guidelines for development near waterways provides a guide for what types of development may impact on oyster aquaculture.</i> <i>Note: GIS mapping of aquaculture leases and priority oyster aquaculture areas is available on the Fisheries Spatial Data Portal.</i>	Yes - Referral to Secretary of Primary Industries and Regional Development required

<i>Will the proposed development have an acceptable impact on oyster aquaculture development or any priority oyster aquaculture area?</i>	Extract of comments received from NSW Department of Primary Industries: The proponent must consider any adverse effect that the development may have on, or ways in which the development may impede or be incompatible with oyster aquaculture or, development of a Priority Oyster Aquaculture Area (POAA). The development site is located in close proximity to the Crookhaven River. The proponent must also consider any adverse effect that the development may have on, or ways in which the development may impede or be incompatible with food safety requirements administered by the NSW Food Authority for oyster aquaculture development or nearby POAA. The NSW Food Authority administers the NSW Shellfish Program and can be contacted at: food.nswsp@dpi.nsw.gov.au. Key criteria NSW DPIRD requires to be enforced are:- • Appropriate setbacks from waterways; • Avoidance of pump-out systems; • Appropriate dispersal areas; • Soil type is suitable to accommodate loading; • Design components will result in mean pollutant loads meeting required levels; and • Regular inspection program. The proponents have indicated that they wish to erect new building, alterations to existing structures, and associated car parking, internal road and services including onsite effluent and stormwater management. NSW DPIRD has liaised with the NSW Food Authority regarding this referral, who has assessed the development application and has no objection to the proposed development. Additional measures suggested by DPIRD include; • All onsite sewage management systems must be registered with the relevant local council • Having septic tanks de-sludged every three to five years to prevent sludge build up, which may block the pipes and absorption trenches. • Having grease traps cleaned out regularly; • Keeping a record of pumping, inspections and other maintenance • Being aware of the location and layout of the system and land application area; • Prevent compaction of the effluent disposal areas and exclude livestock and machinery access; • Ensuring household products are suitable for use in an on-site system; • Ensuring biodegradable liquid detergents are used (those with low phosphorus and low sodium); and • Regularly maintaining the disposal area (long grass and weeds reduce the evapo-transpiration efficiency). Due to the proximity of the proposed OSM5 to sensitive receiving waters it is recommended that this system is placed as a high risk and inspected on at least an annual basis. If you require any further information please contact me on 0474 558 030.  Sincerely, Ryan Jefferson Policy Officer, Aquaculture ryan.jefferson@dpi.nsw.gov.au
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State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal management

The subject land is mapped as proximity area for coastal wetlands, coastal use area and coastal environment area under the SEPP.

It is considered that the proposed development does not unduly impact upon the coastal environment. The proposed development is acceptable with regard to SEPP.

Chapter 4 Remediation of land

Question	Yes	No
1. Does the proposal result in a new land use being a residential, educational, recreational, hospital, childcare or other use that may result in exposure to contaminated land?	☐ Proceed to Question 2	☒ Assessment under SEPP and DCP not required.

Question	Yes		No	
2. Are there any previous investigations about contamination on the land?	☐	Detailed investigation required.	☐	Proceed to Question 3
3. Was the site previously used or is the site currently used for an activity listed in Table 1 of the Managing Land Contamination Planning Guidelines?	☐	Detailed investigation required.	☐	Proceed to Question 4
4. Are there any land use restrictions on the land relating to possible contamination (e.g. notices issued by EPA or other regulatory authority)?	☐	Detailed investigation required.	☐	Proceed to Question 5
5. Did the site inspection suggest that the site may have been associated with any activities listed in Table 1 of the Managing Land Contamination Planning Guidelines or were any potential sources of contamination observed on site?	☐	Detailed investigation required.	☐	Proceed to Question 6
6. Are there any identified sources of contamination on land immediately adjoining the subject site which could affect the subject land?	☐	Detailed investigation required.	☐	Proceed to Question 7
7. Does Council have sufficient information to be satisfied that the proposed land use will not expose contaminants that might be present in soil or groundwater?	☐	Proposal satisfactory with regard to SEPP and DCP requirements	☐	Detailed investigation required.

State Environmental Planning Policy (Sustainable Buildings) 2022

The accompanying Ecologically Sustainable Design (ESD) Report prepared by Powerhaus accompanies this application and addresses the relevant requirements of the SEPP. The report concludes that strong ESD outcomes will be incorporated into the proposal. Based on this assessment, Council is satisfied that the embodied emissions associated with the development have been appropriately quantified.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Considerations	Comments
<u>Division 5 - Electricity transmission or distribution networks</u>	
<i>Part 2.3 Division 5 Subdivision 2 – Development likely to affect an electricity transmission or distribution network</i>	
<i>Does the proposed development involve work within proximity to electricity infrastructure?</i>	The proposal involves work within proximity to electricity infrastructure. The application

	was referred to Endeavour Energy for comment with no objection being raised subject to advice. Referral comments have been taken into consideration.
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Division 17 Roads & Traffic

The development site has a frontage to a classified road. Council is satisfied that access to the site is safe and appropriate. The proposed development is not considered to adversely affect the safety, efficiency or ongoing operation of the classified road.

The proposed development has been appropriately designed and located so as to minimise and/or ameliorate potential impacts from traffic noise or vehicle emissions arising from the adjacent classified road.

Chapter 3 Educational Establishments and Child Care Facilities

3.36 Schools – development permitted with consent

Clause 3.36 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 establishes the statutory framework for development associated with schools. The proposed development has been assessed against each component of this clause as follows:

(1) Development for the purpose of a school on land in a prescribed zone

The proposed development is for the purpose of a school and is located on land zoned to permit school use under the SEPP's prescribed zones. The proposed works are located in the RU2 zoned portion of land on the subject site. Accordingly, the proposal is permissible with development consent under Clause 3.36(1).

(2) Development within the boundaries of an existing approved school

The works fall within the boundaries of an existing, approved school site. Clause 3.36(2) therefore confirms that development for purposes listed in Clause 3.40(1) (e.g., teaching facilities, administration buildings, halls, canteens, and other school infrastructure) may be approved with consent. The proposed development is consistent with the types of works identified in Clause 3.40(1).

(3) Development within an approved school even if not in a prescribed zone

Clause 3.36(3) allows school-related development within existing school boundaries to proceed with consent. This provision ensures that established school sites retain development flexibility irrespective of surrounding zoning. The proposed development is permitted in the RU2 Rural Landscape zone as prescribed under Part 3.4 of the *SEPP (Transport and Infrastructure) 2021*. Nonetheless, the proposal also satisfies this clause as although the site is part zoned C2 – Environmental Conservation land (which is not listed as a prescribed zone), the proposed works occur within the defined school campus as previously approved under RA13/1001.

(5) Use of School facilities for community purposes

The school may be used for a broader suite of physical, social, cultural and intellectual community activities, subject to consent. The proposed development enhances the school's capacity to function as a community asset, consistent with Clause 3.36(5).

(6) Matters to be considered by the consent authority

(a) Design quality (schedule 8)

The proposal has been designed in accordance with the design quality principles in Schedule 8, including contextual integration, sustainable built form, and improved public domain interface.

Architectural plans submitted to support the application demonstrate compliance with these principles required by Clause 3.36(6)(a)

(b) Share community use of facilities

The development has been planned to enable ongoing community access, particularly supporting shared use of recreational facilities. The proposed therefore satisfies Clause 3.36(6)(b), maximising community benefit from the school's built assets.

(7) Override of other EPI design excellence provisions

Clause 3.36(7) confirms that, where Schedule 8 design quality principles apply, other Environmental Planning Instruments requiring design excellence do not apply. As a result, no additional design excellence controls from other instruments are triggered.

(8) Competitive design process not required (<\$50 million)

The estimated development cost is below \$50 million, and therefore the proposal is not required to undergo a competitive design process under Clause 3.36(8).

(9) Development control plans have no effect

Clause 3.36(9) invalidates any DCP controls applying to school development of this type. As such, the relevant DCP provisions do not constrain the assessment or design of the proposal.

(10) Centre-based child care within a school

Not applicable.

The proposed development is considered to satisfy Clause 3.36 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The works are permissible with consent, located within an existing school premises, demonstrate strong design quality, and enable ongoing community benefit. No DCP controls restrict the proposal, and no competitive design process is required.

Shoalhaven Local Environmental Plan Local Environmental Plan 2014

Land Zoning

The land is zoned Part RU2- Rural Landscape and Part C2 – Environmental Conservation under the *Shoalhaven Local Environmental Plan 2014*.



Figure 5: Land Zoning Map

Characterisation and Permissibility

The proposal is best characterised as Educational Establishment under *Shoalhaven Local Environmental Plan 2014*. The proposal is prohibited within the abovementioned zones. However, the proposed development is permitted in the RU2 Rural Landscape zone as prescribed under Part 3.4 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. The proposed works are contained wholly within the RU2 zoned portion of the subject land.

Applicable Clauses

Clause	Comments	Complies/Consistent
Part 1 Preliminary		
Part 2 Permitted or prohibited development		
2.7	Demolition is permitted but only with development consent.	Complies
Part 4 Principal development standards		
4.3	There is no height limit set by the Height of Buildings Map and therefore the height of any building on the land must not exceed a maximum height of 11 metres as per sub-clause (2A). The proposed development has the following peak heights: • 9.49m (New Building 1), • 9.56m (New Building 2), • 5.415m (Maximum height of Halloran House addition)	Complies

	• 6.2m (New Pavilion), • 4.5m (Maximum height of Red Shed addition) The proposed development does not exceed the building height limit.	
Part 5 Miscellaneous provisions		
5.10	The development application has been supported by an Aboriginal Cultural Heritage Assessment Report, which makes the following recommendation: <i>As the proposed works are likely to impact Aboriginal objects, it is recommended that further archaeological investigation be undertaken prior to their commencement. The further archaeological investigation should include an archaeological survey of the subject area and a subsurface Aboriginal archaeological test excavation. The survey and test excavation should be targeted to the areas of impact of the proposed works. The survey and test excavation should be undertaken by appropriately qualified archaeologists with the participation of nominated RAPs. The ACHA should be updated to presents the findings of the survey and test excavation, provide a reassessment of the significance of the subject area and set out further management recommendations to mitigate harm to any identified Aboriginal objects. To avoid any unnecessary impact to Aboriginal objects, it is recommended that further investigation be undertaken after approval of DA2025/1446.</i> The recommendations made in the Aboriginal Cultural Heritage Assessment Report will be included as a condition of consent to ensure the protection of objects of potential significance during works.	Complies
5.21	The subject site is mapped as below the flood planning level and Council has considered the development's impact on flood behaviour and the design and use of the development in its current situation, and also with regard to projected and potential climate change and coastal erosion processes. The application was referred to Council's Natural Resources and Floodplain Section, and no objection was raised subject to recommended conditions of consent. Council is satisfied that the proposed development is compatible with the flood hazard of the land and will not significantly adversely affect flood behaviour. The proposal will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourse. The proposal will not affect the safe occupation or evacuation of the land. The proposal is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. The proposed development is viewed as satisfactory with regard to the considerations set out in clause 5.21.	Complies
Part 7 Additional local provision		
7.1	The subject site is mapped as containing Class 1, 2 and 5 Acid Sulfate Soils; however, the proposed works are located entirely within the Class 5 portion of the land.	Complies

	Clause 7.1 requires assessment for Class 5 land only where the works occur within 500 m of adjacent Class 1–4 land that is below 5 m AHD and where the works are likely to lower the watertable below 1 m AHD on that adjacent land. The development area is situated between approximately 6.5 m and 9.5 m AHD, and the proposed building works do not involve deep excavation or dewatering. Accordingly, the development does not meet the triggers for Class 5 land and therefore a preliminary Acid Sulfate Soil Assessment is not required	
7.2	Consideration has been given to the matters outlined in clause 7.2 and it is considered that the proposed earthworks are suitable and can be managed appropriately.	Complies
7.5	Part of the property is mapped as "biodiversity-significant vegetation" and "biodiversity-habitat corridor". The proposed development does not involve the removal of any significant vegetation and would not have a significant negative impact on terrestrial biodiversity.	Complies
7.6	The development site is located on land identified as "Watercourse Category 1". It is considered that the proposed development will not likely have an adverse impact on the watercourse stability or water quality, aquatic and riparian species, habits and ecosystems, or the passage of fish and other aquatic organisms within or along the watercourse. The proposed development will not preclude the future rehabilitation of the watercourse and its riparian areas. The proposal will not likely increase water extraction from the watercourse. The proposed development has been appropriately designed to minimise impact on the watercourse and the proposal is viewed as satisfactory with regard to the considerations set out in clause 7.6.	Complies
7.9	The proposed development will not penetrate the Limitation or Operations Surface.	Complies
7.11	Reticulated electricity is available to the site. Potable water will be appropriately provided to the development via rainwater tanks. Effluent will be appropriately managed on site. There is suitable vehicle access to the site.	Complies
7.20	The proposal is considered satisfactory with regard to the considerations set out in clause 7.20.	Complies

ii) Draft Environmental Planning Instrument

The proposal is not inconsistent with any [draft environmental planning instruments](#).

iii) Any Development Control Plan

[Shoalhaven Development Control Plan 2014](#)

Chapter 2 General and Environmental Considerations	
Potentially Contaminated Land	The subject site is not identified as potentially contaminated land
European Heritage	The subject site is not identified as containing any items of historical significance and is not located within a Conservation Area.
Aboriginal Cultural Heritage	The site is considered to have a moderate level of social and cultural significance to the local Aboriginal Community because its location adjacent to the Crookhaven River and proximity to known aboriginal sites, including a burial place. The works proposed under this DA involve ground disturbance in an area that has a high likelihood of containing Aboriginal objects. To manage and minimise the impact on any aboriginal objects, the recommendations outlined in the submitted Aboriginal Cultural Heritage Assessment Report, will be included as conditions in the notice of determination.
Crime Prevention Through Environmental Design	The proposed development is not considered to create a risk or increase risk of crime within the locale. The proposed development does not trigger a formal crime risk assessment or referral to NSW Police Local Area Command.

Generic DCP Chapter	
<u>G1:</u> Site Analysis, Sustainable Design and Building Materials	
<i>Has the application been supported by a suitable site / site analysis plan?</i>	Yes
<i>Have appropriate details of colours and materials been submitted with the application?</i>	Yes
<u>G2:</u> Sustainable Stormwater Management and Erosion/Sediment Control	
<i>Has the application been supported with appropriate erosion and sediment control details?</i>	Yes
<i>Has the application been supported appropriate stormwater drainage details?</i>	Yes – refer to development engineer referral in Section 4 of this report.
<u>G3:</u> Landscaping Design Guidelines	
<i>Is existing/proposed landscaping appropriate?</i>	Yes

<i>Note: The planting of weed species listed in the South East Regional Strategic Weed Management Plan 2023 – 2027 is not supported.</i>	
<i>Does the proposal impact on any street trees?</i>	No
<u>G4:</u> Tree and Vegetation Management	
<i>Have any trees proposed to be removed been clearly shown on the site plan (where required)?</i>	Yes
<u>G5:</u> Biodiversity Impact Assessment	
<i>Is the proposal satisfactory with regard to biodiversity impacts?</i>	Yes – see Biodiversity Project Officer Comments in Section 4 of this report.
<u>G7:</u> Waste Minimisation and Management Controls	
<i>Has the application been supported by an appropriate waste minimisation and management plan?</i>	Yes
<u>G8:</u> Onsite Sewage Management	
<i>Has the application been supported by an appropriate on-site sewage management report (where required)?</i>	Yes – see Environmental Health Officer referral comments in Section 4 of this report.
<u>G9:</u> Development on Flood Prone Land	
<i>Is the proposal satisfactory with regard to flood hazards?</i>	Yes - See referral comments the Floodplain Management Team in Section 4 of this report.
<u>G21:</u> Car Parking and Traffic	
The proposed development is satisfactory with regard to car parking and traffic considerations. Please see internal referral – Development Engineer in Section 4 of this report.	
<u>G26:</u> Acid Sulphate Soils and Geotechnical (Site Stability) Guidelines	
<i>Is the development suitable with regard to acid sulfate soils?</i>	Yes

<i>Does the application suitably address issues with regard to erection of any buildings or structures on land with a slope >20% or on land with stability problems?</i>	N/A
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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

There are no planning agreements applying to this application.

iv) Environmental Planning and Assessment Regulation 2021

<u>Clause 62</u>	<i>Does the application result in a change of use of an existing building but does not propose any building works?</i>	No
<u>Clause 64</u> Partial Upgrade	<i>Does the application involve alterations or additions to an existing building?</i>	Yes - It is considered appropriate to require a partial upgrade to the building. Conditions to be imposed accordingly.
<u>Clause 64</u> Total Upgrade	<i>Does the application involve building works and result in conversion of a building or part of a building from non-habitable to a habitable use?</i>	No

The proposal ensures compliance with the applicable requirements within the Regulations subject to recommended conditions of consent.

Any coastal zone management plan

The proposed development is consistent with the applicable [coastal zone management plans / coastal management programs](#).

Other Shoalhaven Council Policies

N/A

State and Local Infrastructure Contributions

State Contributions	
<i>Does the proposed development trigger the Housing and Productivity Contribution (HPC)?</i> <i>Note: If the development triggers an HPC, then a corresponding Contribution (CON) case is created as a related case in the Portal. The calculation needs to be reviewed and confirmed in the Portal.</i> <i>Note: HPC is implemented via Ministerial planning orders. Different Orders apply for development lodged before 1/7/2024. See the <u>NSW Government webpage</u> for further information.</i> <i>Note: The <u>Housing and Productivity Contributions Guide to the Ministerial Planning Order</u> provides examples and guidance for calculating HPC.</i>	No

Central Coast, Illawarra Shoalhaven and Lower Hunter		
Development class	Amount	Unit
Residential subdivision	\$8,000	new dwelling lot
Medium or high-density residential development	\$6,000	new dwelling
Manufactured home estate	\$6,000	new dwelling site
Commercial development	\$30	square metre of new GFA
Industrial development	\$15	square metre of new GFA

Note: The Ministerial planning orders provide excluded lots and credits in some instances. When calculating HPC ensure that these are considered.

Local Contributions	
Is the development site an “ old subdivision property ” identified in Shoalhaven Contributions Plan 2019?	No
Is the proposed development considered to increase the demand for community facilities in accordance with the Shoalhaven Contributions Plan 2019 ?	Yes - s7.11 contributions are applicable.
Where s7.11 contributions are raised for residential development, have they been capped (where required) as per the Ministerial Direction ?	N/A

	Capped Rate (per dwelling/lot)
Infill residential development (Section 6 of Direction)	\$20,000.00
Greenfield residential development (Schedule 2 of Direction) Note: The Direction Amendment dated 7/12/2021 incorporates the Moss Vale Road North and South Urban Release Areas (i.e. Badagarang) into Schedule 2. A \$30,000.00 cap is applicable to these URAs..	\$30,000.00
Land where there is no cap (Schedule 1 of Direction)	No Cap

Note: Section 6 of the [Environmental Planning and Assessment \(Local Infrastructure\) Direction 2012](#) (most recent consolidated version of Direction is available [here](#) – noting that this does not consolidate subsequent or future amendments to the Direction) sets the capped rate for residential development.

Note: Where s7.11s are capped, the ‘Apportion Cap’ rate must be updated to the correct amount and selected.

	
<i>Is the proposed development considered to increase the demand for on water and sewer services (i.e. s64 Contributions)</i>	May apply - Shoalhaven Water Development Application Notice yet to be issued.

Local Infrastructure Contribution Calculation

The development is most aptly characterised as a 'Commercial Office' development for the purpose of calculating contributions under the Plan.

Local Contribution Calculation relies on the square metre of Gross Floor Area.

Additional Gross Floor Area proposed:

- Building 1 – 781m²
- Building 2 – 853m²
- Staff room red shed – 204m²
- New conservatory Halloran House – 77m²

Total: 1,915m²

Note: Areas calculated to inform GFA are shown in **Appendix A**.

DevTypeID: 2
Development Type: Non-Residential
Development Sub Type:
Total ET: 19.15
Management ET: 9.57

Item Description	Existing	Proposed
Commercial Office (Gross Floor Area m2)	0	1915

Calculation Financial Year: 2025 Rates

Stage: 1

20000

Apportion Cap

Project	Description	Benefit Area	Contribution Amt	Cap Adjustment	Qty	Contribution Total	ADD
02AREC5004	Planning Area 2 - Recreation facilities upgrade various locations	01 - ET	645.01	0.00	0.00	0.00	×
CWAREC5005	Shoalhaven Community and Recreational Precinct SCaRP Cambewarra Road Bomaderry	02 - ET	2318.75	0.00	0.00	0.00	×
CWCFAC5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	02 - ET	1752.47	0.00	0.00	0.00	×
CWCFAC5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	01 - ET	1536.92	0.00	0.00	0.00	×
CWCFAC5007	Shoalhaven Regional Gallery	01 - ET	84.38	0.00	0.00	0.00	×
CWFIRE2001	Citywide Fire & Emergency services	01 - ET	165.78	0.00	9.57	1586.51	×
CWFIRE2002	Shoalhaven Fire Control Centre	01 - ET	242.53	0.00	9.57	2321.01	×
CWMGMT3001	Contributions Management & Administration	01 - ET	689.40	-298.65	1.00	390.75	×
Label			\$7,435.24	-\$298.65		\$4,298.27	

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

Head of Consideration	Comment
Natural Environment	The proposed development will not have a significant adverse impact on the natural environment.
Built Environment	The proposed development will not have a significant adverse impact on the built environment.
Social Impacts	The proposed development will not have a negative social impact in the locality.
Economic Impacts	The proposed development will not have a negative economic impact in the locality.

(c) Suitability of the site for the development

The site is suitable for the proposed development.

- The development is permissible with Council consent within the zone.
- The proposal supports the local zoning objectives.
- The proposal is consistent with the objectives and requirements of the *Shoalhaven Local Environmental Plan 2014*.
- The proposal is consistent with the objectives and requirements of the *Shoalhaven Development Control Plan 2014*.
- The intended use is compatible with surrounding/adjoining land uses

(d) Submissions made in accordance with the Act or the regulations

A total of two (2) unique submissions, comprising one (1) submission from Crown Land and one (1) submission from Jerrinja Local Aboriginal Land Council. Crown Land advised no objection to the proposal subject to recommended conditions. Jerrinja Local Aboriginal Land Council raised concerns regarding the Aboriginal Cultural Heritage of the site. The concerns have been addressed by way of email correspondence, an Aboriginal Cultural Heritage Assessment provided by the applicant, and by a formal referral (refer to section 4 of this report).

(e) The Public Interest

The public interest has been taken into consideration, including assessment of the application with consideration of relevant policies and process. The proposal is considered to be in the public interest.

Delegations

The Guidelines for use of Delegated Authority have been reviewed and the assessing officer does not have the Delegated Authority to determine the Development Application.

Given the development is for an educational establishment with an estimated cost of works greater than 5 million, the application must be determined by the **Southern Regional Planning Panel**.

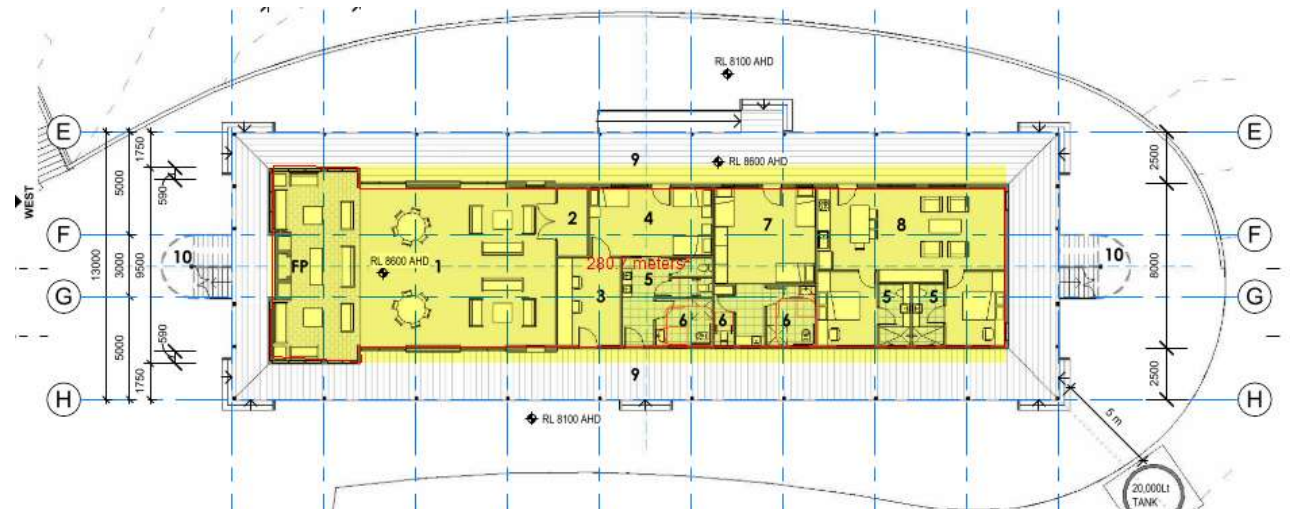
Recommendation

This application has been assessed having regard for Section 4.15 (Matters for consideration) under the *Environmental Planning and Assessment Act 1979*. The proposed intensification of the subject site to accommodate 80 students and 23 staff is not considered to result in any significant impacts on the site or its surrounding area. As such, it is recommended that the application be approved subject to the draft conditions of consent attached to this report at Attachment A for the following reasons:

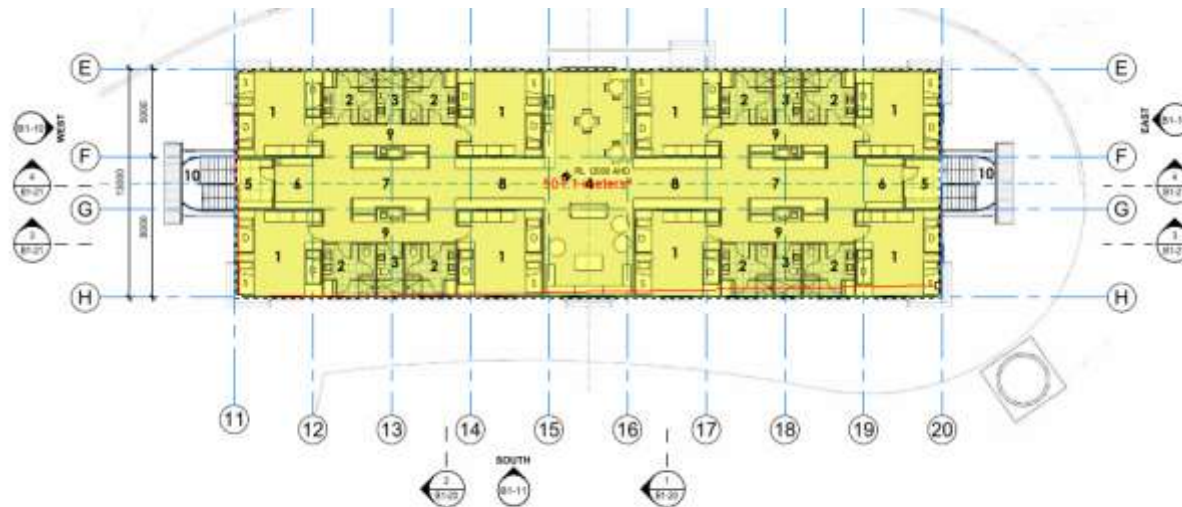
Reasons for Grant of Consent	
1)	The proposed development is consistent with the objects of the Environmental Planning and Assessment Act 1979.
2)	The proposed development complies with the development standards and is consistent with the aims, objectives and provisions of the applicable environmental planning instruments.
3)	The proposed development complies with the performance criteria and is consistent with the aims, objectives and provisions of Shoalhaven Development Control Plan 2014.
4)	The proposed development is consistent with the aims, objectives and provisions of relevant Council policies.
5)	The likely impacts of the proposed development are considered acceptable.
6)	The site is suitable for the proposed development.
7)	Any submissions received during the public notification period have been considered and issues and concerns raised by the community in submissions have been addressed in the assessment.
8)	The proposed development does not conflict with the public interest.

Appendix A – GFA Calculations by Planner in Trapeze for Local Contribution Calculations

Building 1:



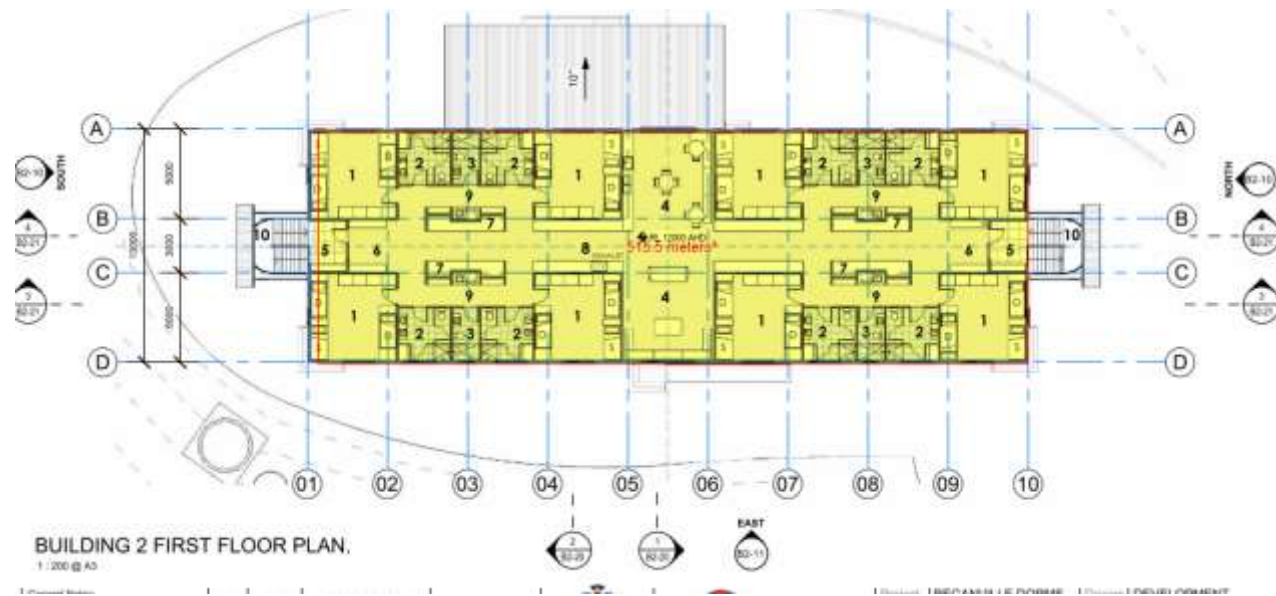
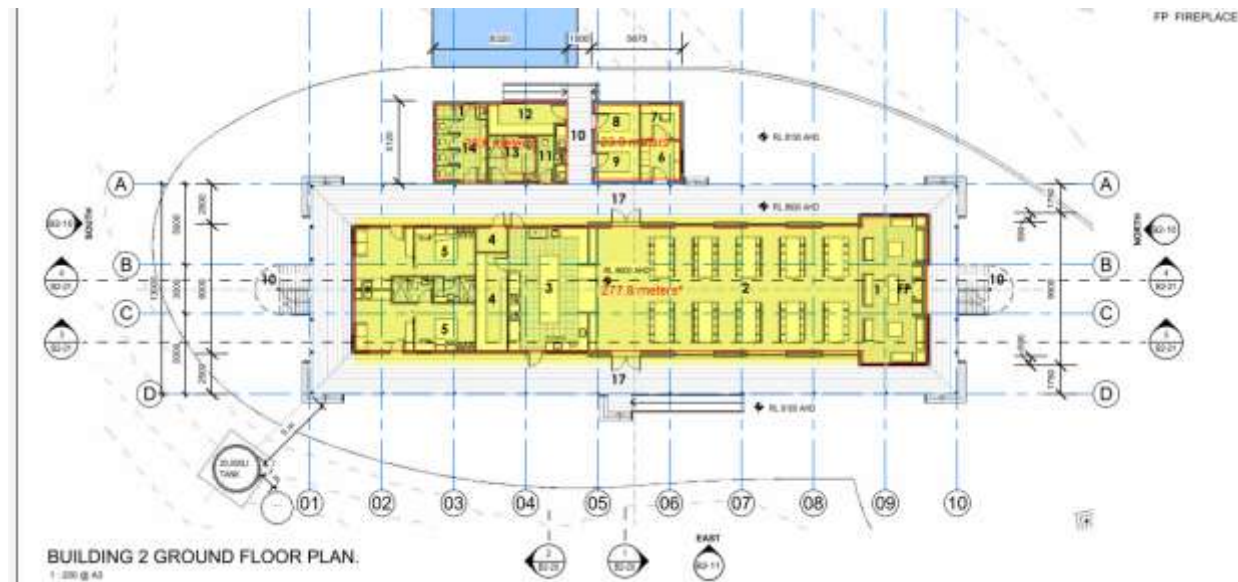
Section 4.15 Assessment Report



BUILDING 1 FIRST FLOOR PLAN.
1-2000-00-001

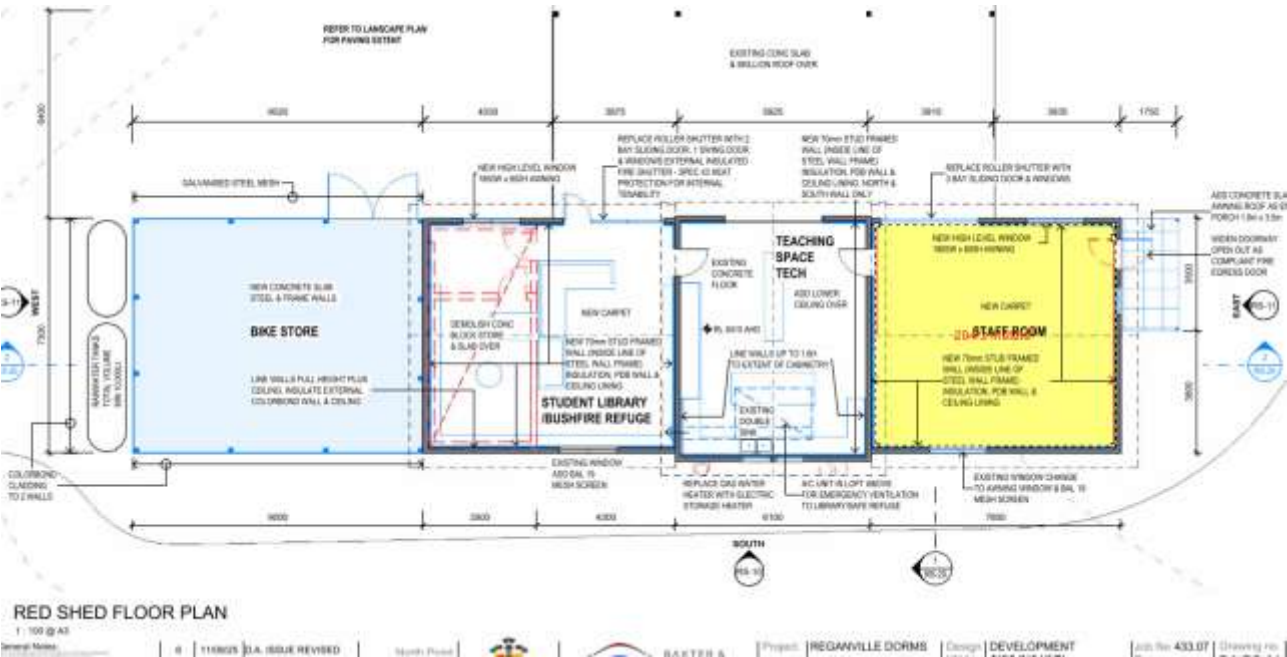
Building 2:

Section 4.15 Assessment Report



Section 4.15 Assessment Report

Staff room Red Shed:



Conservatory addition Halloran House:

HALLORAN HOUSE GROUND FLOOR PLAN

1:100 @ A3

The plan shows a house with the following features and dimensions:

- Overall Dimensions:**
 - North-South: 5000 (top section), 6720 (middle section), 2145 (bottom section).
 - East-West: 4770 (left section), 3400 (middle section), 5470 (right section), 1780 (bottom section).
 - Total East-West: 8415.
- Rooms and Areas:**
 - NEW TERRACE LAWN:** Located at the top left, adjacent to a **NEW WINDOW**.
 - NEW CONSERVATORY:** Yellow-shaded area at the top right, measuring 7.5 meters, with a **RL 9910 AHD** and **NEW DOOR**.
 - LIVING:** Central room with a fireplace (FP), **NEW WINDOW DOOR**, and **NEW JOINERY & WALL INFILL**.
 - KITCHEN:** Located to the right of the living area, featuring a **NEW DOOR** and **NEW WINDOW**.
 - WC:** Bathroom located between the kitchen and the entry.
 - NEW ENTRY:** Entrance area with a **NEW ACCESSIBLE PLATFORM LIFT 1130 x 1400mm** and **NEW DOOR**.
 - NEW PAVING:** Area at the bottom of the plan.
- Structural and Other Annotations:**
 - NEW STAIR:** Located near the conservatory and the entry.
 - NEW DOOR:** Multiple locations throughout the plan.
 - NEW WINDOW:** Several locations, including one in the conservatory and one in the living area.
 - NEW JOINERY & WALL INFILL:** Located in the living area.
 - NEW ACCESSIBLE PLATFORM LIFT 1130 x 1400mm:** Located in the new entry area.
 - NEW PAVING:** Located at the bottom of the plan.
 - Orientation:** North arrow pointing up, with **WEST** and **EAST** labels.
 - Level Markers:** **RL 9910 AHD** is marked in the conservatory and living area.