



planning consultants

27 September 2022
Our Ref: 20695A.7AJC_RFI3

General Manager
Blue Mountains City Council
2 – 6 Civic Place
KATOOMBA NSW 2780

ATTN: Debbie Pinfold, Senior Development Assessment Planner

Dear Debbie

**RE: REQUEST FOR ADDITIONAL INFORMATION
DEVELOPMENT APPLICATION X/38/2022 (PAN-186073)
PROPOSED REMOVAL OF EXISTING DEMOUNTABLE CLASSROOMS AND
CONSTRUCTION OF TWO (2) STOREY CLASSROOM BUILDING
ST COLUMBA'S CATHOLIC COLLEGE 168 HAWKESBURY ROAD, SPRINGWOOD**

This letter has been prepared on behalf of the Catholic Education Diocese of Parramatta (CEDP) in response to Blue Mountains City Council's (Council) Request for Additional Information (RFI) letter dated 17 June 2022 in relation to Development Application (DA) X/38/2022 for the proposed removal of existing demountable classrooms and construction of a new two (2) storey classroom building at St Columba's Catholic College, 168 Hawkesbury Road, Springwood (the site).

Council's RFI letter identified the following matters to be addressed by the applicant:

- Impact on heritage listed buildings and setting;
- Additional heritage matters;
 - Due Diligence Assessment;
 - Conservation Management Plan;
 - Materials and finishes;
 - Sterile zone along northern wall of main building;
- Additional landscape matters:
 - Amended and detailed Arboricultural Impact Assessment;
 - Amended and detailed landscape plan and specification; and
 - Weed Management Plan.

The letter is accompanied by the following amended / updated documentation (**Table 1**).

Table 1: List of amended / updated documentation

Drawing / Document No	Drawing Name	Rev	Date
Architectural plans prepared by Alleanza Architecture			
DA06	Demolition Plan	B	19/08/2022
DA07	Site Plan	B	19/08/2022
DA08	Shadow Analysis	B	19/08/2022
DA09	Site Sections	B	19/08/2022
DA10	Ground Floor Plan	B	19/08/2022
DA11	First Floor Plan	B	19/08/2022
DA12	Roof Plan	B	19/08/2022
DA13	Proposed Elevations	B	19/08/2022
DA14	Proposed Sections – Sheet 1	B	19/08/2022
DA15	Proposed Sections – Sheet 2	B	19/08/2022
DA16	External Finishes	B	19/08/2022
DA17	Perspective views	B	19/08/2022
DA18	Height Analysis	B	19/08/2022
DA19	Site Coverage	B	19/08/2022
-	St Columba's Catholic College - Brick Selections	-	undated
Landscape plans prepared by Xeriscapes			
DA-L000	Cover Sheet	A	30/08/2022
DA-L001	Landscape Report	A	30/08/2022
DA-L101	Overall Landscape plan	A	30/08/2022
DA-L102	Detailed Landscape plan (1 of 2)	A	30/08/2022
DA-L103	Detailed Landscape plan (2 of 2)	A	30/08/2022
DA-L201	Precedent Images	A	30/08/2022
DA-L301	Indicative Plant Schedule	A	30/08/2022
Survey Plan prepared by G.J. Atkins & Associates Consulting Land Surveyors			
2207-1	Plan of Detail Survey & Contours	-	10/06/2022
Other amended / new documentation			
-	Arboricultural Impact Statement Report prepared by Mark Bury Consulting	-	01/08/2022
-	Arboricultural Impact Statement and Tree Protection Plan Report prepared by Mark Bury Consulting	-	27/07/2022

Table 1: List of amended / updated documentation

Drawing / Document No	Drawing Name	Rev	Date
J22/0334	Bush Fire Assessment Report prepared by Bushfire Consulting Services	4	31/08/2022
-	Revised Conservation Management Plan prepared by Cracknell & Lonergan Architects Pty Ltd	-	25/08/2022
-	Statement of Heritage Impact prepared by Cracknell & Lonergan Architects Pty Ltd	-	22/08/2022
-	Weed Management Plan prepared by D.A Landscape Plans	1.0	06/09/2022
20695A.cl4.6 HOB	Clause 4.6 Variation Request to the Height of Buildings Development Standard under Clause 4.3 of Blue Mountains LEP 2015	1	26/09/2022

1.0 Proposed Amendments

Pursuant to clause 55(2) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulations), the proposed development has been amended as follows:

- Increased separation distance between the proposed two (2) storey classroom building and the main building (former seminary) which has been increased by 5.98m from 11.27m to 17.25m;
- Retention of two (2) *Syncarpia glomulifera* (Turpentine) (Trees 7 and 8) between the proposed two (2) storey classroom building and the main building resulting in a reduction in the number of trees that are proposed to be removed from 12 trees to 10 trees;
- Amendments to the landscape design to suit the new two (2) storey classroom building location including incorporation of a 500mm wide sterile zone along the northern wall of the main building;
- Encroachment of the Asset Protection Zone (APZ) into the part of the site zoned C2 Environmental Conservation (the C2 zone) under the *Blue Mountains Local Environmental Plan 2015* (the LEP);
- Minor amendments to the finished floor levels and maximum height of the new two (2) storey classroom building to reflect its new location; and
- Minor increase in site coverage (by 41m²) due to the requirement to provide air-conditioning enclosures for the proposed two (2) storey classroom building.

No other amendments are proposed to the design or layout of the new two (2) storey classroom building.

2.0 Request for information – 17 June 2022

Table 2 provides a response to each of the issues raised in Council's RFI dated 17 June 2022.

Table 2 Response to Request for Additional Information

Issue	Response
1. Key concern – impact on heritage listed buildings and setting	In response to Council's feedback the proposed two (2) storey classroom building has been set back further from the main building (former seminary). This increases the heritage curtilage to the main building (former seminary) and provides an opportunity to retain the two (2) <i>Syncarpia glomulifera</i> (Turpentine) trees located between the main building and the new classroom building.

Table 2 Response to Request for Additional Information

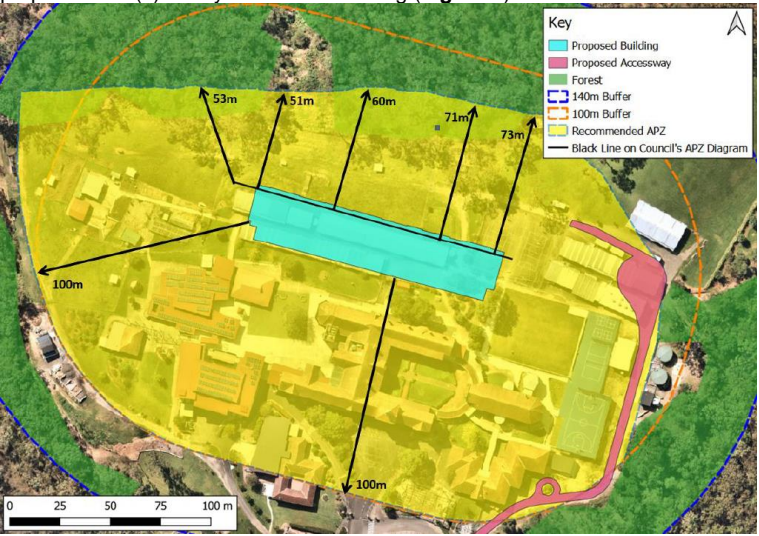
Issue	Response
	<p>The Statement of Heritage Impact (SOHI) (prepared by Cracknell & Longeran Architects) has been updated to reflect the proposed amendments to the location of the two (2) storey classroom building.</p> <p>An updated Bush Fire Assessment Report has been prepared by Bushfire Consulting Services that assesses the impact of the new classroom building, in its amended location against the relevant provisions of Section 100B of the Rural Fires Act 1997 (RF Act), Chapter 6 of <i>Planning for Bush Fire Protection 2019</i> (PFBP 2019) and AS 3959 (2018) <i>Construction of Buildings in Bushfire Prone Areas</i>.</p> <p>Consistent with Council's RFI letter dated 17 June 2022, the following Asset Protection Zones (APZs) are proposed to the north, south-west and south of the proposed two (2) storey classroom building (Figure 1).</p>  <p>Figure 1 Asset Protection Zone diagram (Bush Fire Consulting Services)</p> <p>The northern, eastern and western elevations of the building are to be constructed to Bushfire Attack Level (BAL) 40 and the southern elevation to BAL 29.</p> <p>The updated Bush Fire Assessment Report concludes that the proposed two (2) storey classroom building complies with the objectives and performance requirements of BFBP 2019 subject to the implementation of the recommendations outlined in the Bush Fire Assessment Report.</p>
2. Additional heritage matters	
2.1 Due Diligence Assessment	<p>The following response to Council's feedback is provided in the SOHI prepared by Cracknell & Longeran Architects:</p> <p><i>An Aboriginal Heritage Due Diligence assessment in accordance with the Office of Environment and Heritage guidelines 'Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW' was undertaken within the study area comprising the landholdings, situated between Springwood and Winmalee north of the Hawkesbury Road in the lower Blue Mountains and includes the St Columba's campus site, the St Thomas Aquinas Primary School and the St Thomas Aquinas Church. The archaeological investigation was carried out by suitably qualified experts and their qualifications are outlined in Table 1.1 of a report Aboriginal Heritage Management Strategy Final Report of St Columba's Springwood, prepared in July 2013 by Godden Mackay Logan Pty Ltd. Please see Appendix D for the report.</i></p> <p><i>Permission was granted by the applicant, the Diocese of Parramatta to include the reports in this SHI that were prepared by Godden</i></p>

Table 2 Response to Request for Additional Information

Issue	Response
	<p><i>Mackay Logan Pty Ltd and the report St Columba's Springwood- Aboriginal Heritage Management Guidelines, please see Appendix E for the report ,outlines a series of management guidelines provide the issues relating to the care of identified Aboriginal sites and cultural, social and scientific value embodied within the Aboriginal heritage in the area. It is noted that the information provided in the reports ' is restricted to the managers and users of St Columba's landholding and not be provided to the wider public or those who do not require specific knowledge of the location of Aboriginal sites contained within the St Columba's landholdings'- (Source: St Columba's Springwood- Aboriginal Heritage Management Guidelines.</i></p> <p><i>An updated AHIM database search using the NSW OEH Aboriginal Heritage Information Management System (AHIMS) was conducted by Cracknell & Loneran Architects dated 2021.</i></p>
2.2 Conservation Management Plan	The Conservation Management Plan has been revised by Cracknell & Loneran to address Council's feedback.
2.3 Materials and finishes	A brick selection study has been prepared by Alleanza Architects including photographs of samples of the proposed brick colours against the existing sandstone of the Main Building (former Seminary).
2.4 Sterile zone along northern wall of main building	A 500mm wide sterile zone along the northern wall of the Main Building (former Seminary Building) has been documented in the Architectural and Landscape drawings.
3. Additional landscaping matters	
3.1 Amended and detailed Arboricultural Impact Assessment	The Arboricultural Impact Assessment (AIA) report prepared by Mark Bury Consulting to address Part I2.1.6 of the Blue Mountains Development Control Plan 2015 (the DCP). A supplementary AIA report has been prepared by Mark Bury Consulting to address Trees 7 and 8 including the implementation of relevant tree protection measures to ensure that the trees can be retained during the demolition and construction works.
3.2 Amended and detailed landscape plan and specification	Amended landscape plans have been prepared by Xeriscapes to reflect the amended location of the two (2) storey classroom building.
3.3 Weed management strategy	A Weed Management Plan has been prepared by D.A Landscape Plans to address the requirements of Part I2.1.5 of the DCP and the requirements of the <i>Biosecurity Act 2015</i> .

Please don't hesitate to contact the undersigned if you have any queries or require further information.

Yours faithfully
DFP PLANNING PTY LTD


AMY CROPLEY
URBAN DESIGNER / PRINCIPAL PLANNER

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Reviewed: 