



BRIEFING NOTE.

TO: David Way, Senior Planning Officer, School Infrastructure Assessments

FROM: Stuart Murray- Development Manager

TOPIC: Forster Primary School Project.

DATE: Wednesday 12th of August 2020

Introduction:

Taree Christian College wishes to construct a primary School with classes K to 6 on the site as attached and identified as Lot 1 DP1264355.

Project Summary & General Information:

General Description	Development and Construction of primary School within a Rural Landscape Zone
Project Sponsor:	Taree Christian College
LGA:	Midcoast Council
Locality:	Southern Parkway, FORSTER NSW 2428
Site Area:	Approximately 14,000 m ²
Zoning:	Great Lakes Local Environment Plan 2014, Zone RU2 Rural Landscape.
Adjoining Development:	An aged care facility, standard residential development and no Native vegetation in close proximity

Development Proposal Description:

The development is in support of a primary school of approximately 350 students.

The development proposal is the construction of a school and ancillary facilities inclusive but not limited to:

- Student class rooms for various uses.
- Staff facilities
- Administrative offices
- Assembly/ multi- purpose halls
- Sick bays

- Canteens
- Outdoor covered areas
- On site car- parking
- Waste management areas
- Manoeuvring areas for heavy vehicles such as rigid frame waste trucks
- Playing fields and grounds facilities
- Storage facility

Not all of the above will be implemented at once, rather the site will need to have areas for future expansion as student numbers increase and facilities will come on line. The Taree Christian College School Board will decide on the facilities to be implemented at the various stages but the areas for the expansion to cater for all facilities will be identified on the Master plan.

Off- site work will include road modifications within the road reserve to allow bus parking for student drop off and pick up on the Southern Parkway.

The drainage channel on the southern boundary will be designed in collaboration with Council to provide a bio-retention basins in unison with a “pit and pipe” solution and where this is placed in an area to be incorporated into the open space of the site.

Site Description:

With reference to the attached photograph over page the site is a highly modified landscape:

- Almost denuded of trees.
- Grasses are exotic planted over the ground for the purposes of erosion control.
- The site is mapped as a flood planning area but is believed to above the 1:100 year flood level as evidenced by the special use aged care facility to the North. This will be verified with the detail contour survey as part of the EIS documentation.
- Bushfire prone vegetation is located approximately 100 metres to the west. The land separating the subject site and the vegetation is open grassland.



Figure 1. Photograph of the site, North- West. Aged care facility in the background.

The land is an approximate triangular configuration and has an area of 1.4 hectares. Please refer to the attached Site Plan (Annexure 1). There are easements that affect the site. There is currently an open drainage line but discussions with council have led to a verbal agreement that this can be converted to a piped system of conveyance and disposal to the west after Council has designed and constructed its bio-retention basin.

The northern boundary is toward the aged care facility and has a sewer easement 3.0 metres wide. On the southern boundary is residential development.

The eastern frontage is to Southern Parkway, which is a wide road reserve. The southern boundary adjoins residential subdivision with existing residential dwellings, and the western boundary is a narrow point where the sewerage easement leaves the site and the drainage system flows into an existing drainage pond to the west of the retirement facility.

The site has access to power, telecommunications, stormwater augmentation, water and sewer.

Planning Documents:

The subject land is Zoned RU 2 under the Great Lakes LEP 2014, an extract of the zone from that EPI is provided below:

Zone RU2 Rural Landscape

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*

- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.
- To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agriculture; Airports; Airstrips; Animal boarding or training establishments; Aquaculture; Backpackers' accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Hazardous storage establishments; Helipads; Heliports; Home-based child care; Home businesses; Hotel or motel accommodation; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Marinas; Mooring pens; Moorings; Neighbourhood shops; Offensive storage establishments; Open cut mining; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Secondary dwellings; Sewerage systems; Signage; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited

Any development not specified in item 2 or 3

You will note that Education Establishments are permissible with Consent. (highlighted in yellow). In addition the proposed school is permissible under the SEPP (Educational Establishments & Child Care Facilities) 2017.

The following State Government documents (these accompany the Scope of Work) will be used to help inform the school design:

- Planning circular conditions applying to schools 2017- 2019
- Better School Design Verification Statement 2017
- Design Guide for Schools 2018
- EP& A Regulations- Schools 2017
- NSW Code of Practice for part 5 Activities for registered Non-Government Schools 2017.

In addition the Draft Forster Residential Strategy has identified this locality as a growth area and lands in close proximity have been identified for urban development. This document is expected to be adopted by Council in September this year.

Conclusion:

This site lends itself to development for a school because:

- Excellent access to road and servicing infrastructure
- Cleared and level site within an urban footprint
- Identified within the residential growth area of South Forster a per a draft strategy

- There are no other primary schools in the proximity to the growth area.

We believe we have a compelling case for the development of a non- government school on a site that is suitable and capable of development.

Yours Faithfully,

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Annexure 1- Location and Site Plan.



Figure 1. Location of proposed School in South Forster Growth Area.

