

Attachment 1 -

**Assessment of NSW Department of Education and Communities - Advisory
Notes for Developers and Consent Authority for Master Planning New
Education Facility Sites**

Item	Description	PRU Comment
Site Criteria		
Lot Size	New Primary School / Special Purpose School – 3.0 Hectares <i>Reason: optimum size to enable flexibility in eventual site layout and function. Note: co-locating school sites with Council playing fields may reduce surface area required.</i>	Complies – the DCP request provides >6ha of land for a Potential School Site
	New High School – 6.0 Hectares <i>Reason: optimum size to enable flexibility in eventual site layout and function. co-locating school sites with Council playing fields may reduce surface area required.</i>	Substantially complies – the DCP request provides >6ha of land for a Potential School Site. However, <6ha is provided within single ownership, which could result in ownership or land use conflict. The location of existing playing/sports fields within walking distance may reduce the site size required.
	Alteration and addition to existing schools - Consider the best available sized additional lot size	N/A
Shape of site	Shape of the site should be substantially rectangular. <i>Reason: optimum size to enable flexibility in eventual site layout and function and allow for recreational / sport free areas</i>	Substantially complies – the identified site is not 'regular'(i.e. traditionally rectangular), however is considered to be of a shape that allows flexibility in layout and function.
Buildability	The site should be physically and technically easy to build on. <i>Reason: to reduce design and construction difficulties and costs</i>	Complies – No known constraints are identified as present on the site which is considered to increase design and construction costs, aside from potential bushfire

		mitigation measures.
Topography	Not located on land that has a slope greater than 1 in 40 or requires substantial cut and fill. <i>Reason: to comply with AS 1428 Access to premises standards</i>	Substantially complies – The site predominately complies however some spot earthworks may be required depending on building citing and construction.
Landforms, geology & soils	Not located on land identified as being contaminated/waste filled, high soil erosion and/or stability concerns, mapped as high probability of Acid Sulphate Soils occurring. <i>Reason: protect Students and staff/personnel health, reduce construction and land remediation costs burden</i>	Complies – The site has been filled to above the flood level using 'clean' soil.
Ecology	Not located on land that supports: <ol style="list-style-type: none"> 1. Endangered Ecological Community, 2. Threatened or endangered flora and fauna, 3. Sensitive areas (wetlands, bushlands etc). <i>Reason: to reduce construction and operational costs burden and protect ecological significance.</i>	Complies – The site has not been identified as supporting EECs, threatened or endangered flora and fauna or other sensitive areas.
Indigenous Heritage	Not located on land identified as a declared Aboriginal Place, a site of cultural significance or subject to a Native Title claim. <i>Reason: to reduce construction and operational costs burden and protect places of Indigenous heritage significance.</i>	Complies – The site has not been identified as a declared Aboriginal Place, a site of cultural significance or subject to a Native Title claim.
European Heritage	Not located on land identified as an archaeological site, within a heritage and conservation area or has a Heritage Item. <i>Reason: to reduce construction costs burden and protect European heritage significance.</i>	Complies – The site has not been identified as an archaeological site, within a heritage and conservation area nor as a Heritage Item.
Student Safety	Site considers need to protect student population from: <ul style="list-style-type: none"> • Unwanted visual surveillance that increases risks of 	Complies – The locality comprises single and two storey detached dwellings, with a portion of multi-

	<p>paedophile behaviour (e.g. multistorey residential apartments overlooking school play grounds etc)</p> <ul style="list-style-type: none"> • Traffic and transport issues (Speed Zones, Bus Zones, Pedestrian Crossings) • Ability for appropriate fencing and security. 	<p>dwelling housing (no Residential Flat Buildings). No traffic, transport and fencing constraints have been identified.</p>
Services and drainage	<ul style="list-style-type: none"> • The site is fully serviced for roads, footpaths, traffic intersections, water, electricity, sewage, gas, telecommunications etc to appropriate capacity for education facility use, • The site is well drained to ensure waterlogging and consequent instability (slippages) would not appear to be an issue. <p><i>Reason: to reduce construction costs burden and ensure essential services are provided for.</i></p>	<p>Complies – Essential services are available to the site. As discussed previously, the site contains an existing drainage reserve, which services the conveyance of stormwater from the wider Seabreeze Estate. Beyond this corridor however, the site is constructed above the flood level with appropriate drainage.</p>
Location criteria		
Siting general	<p>Located relatively central to residential catchment area. <i>Reason: to encourage students to walk to school and to minimise the costs of school student transport.</i></p>	<p>Substantially Complies – The site is centrally located within the wider Pottsville urban footprint, both current and proposed. Several existing precincts such as Koala Beach, Pottsville North, the Village Centre and part of Pottsville Waters are located within the 1.6km distance prescribed. Despite its location advantages, it is questionable that the ‘bulk’ potential student population is located within this catchment. Nonetheless, on face value, much of the Tweed Coast possesses similar</p>
Siting distance	<p>As far as possible, a school should be within 1.6 kms road distance of the bulk of its likely drawing area. <i>Reason: to minimise the demand for bus transport</i></p>	

		characteristics (i.e. connected villages with relatively low population density), resulting in a sparse population catchment. Accordingly, within the overarching context, the site is considered to substantially comply.
Existing school proximity	Schools should not be located within close proximity of other existing schools. <i>Reason: to spatially distribute schools in an efficient manner</i>	Complies – the site is geared towards providing high school infrastructure, with existing high schools located >15km away.
Existing school capacity	Schools should be located nearer to other existing schools that have limited operating and expansion capacity. <i>Reason: to spatially distribute school capacity in an efficient manner and ease pressure of schools with limited capacity</i>	The existing Pottsville Primary School however is within 1.6km of the Potential School Site and as such may compromise the viability and effectiveness of existing school infrastructure. However, the subject Potential School Site is considered to be impacted by fewer constraints and is larger in size, enabling significant expansion opportunities if required.
Traffic, transport & access	The school site should be located and designed to meet the following criteria: <ul style="list-style-type: none"> • Not located on or near a major arterial road or freeway. • Located on or near a distributor or collector road to alleviate traffic congestion problems. • Not located on cul-de-sacs or roads without thoroughfare. • Provide three street frontages to enable hierarchical management of bus zone, kiss and drop, pedestrian corridors and school vehicle access. • The main street frontage 	Complies – subject to detailed school and site design, all of the traffic requirements are considered to be suitably met.

	<p>should not be located opposite a T-Intersection, to reduce the potential for risks to student safety.</p> <ul style="list-style-type: none"> Easily accessible from a range of transport modes that include: walking, public transport, private vehicle and bike riding. <p><i>Reason: Ensure student security and promote transit orientated development and healthy living communities</i></p>	
Bushfire	<p>Not located within or adjacent to land mapped as Bush Fire Prone or on a site that requires an Asset Protection Zone (APZ). <i>Reason: ensure students and staff/personnel fire and life safety, community use of schools for evacuation space during State Emergency, increase in building costs, APZ construction and maintenance requirements.</i></p>	<p>Does not comply – The northern portion of the site is identified as bushfire prone on the NSW Rural Fire Service Bushfire Prone Land Map 2012.</p>
Hydrology flooding & water quality	<p>Not located within or immediately adjacent to land mapped as being within 1 in 100 year flood levels. <i>Reason: ensure students and staff/personnel life safety, community use of schools for evacuation space during State Emergency, increase in building costs, Flood Planning evacuation requirements.</i></p>	<p>Substantially complies – The subject site is identified as being above 1 in 100 year flood levels. However, surrounding land predominately comprises road and drainage reserves and channels, that are subject to 1 in 100 year flood events.</p>
Socio-economic	<p>That site is suitable to result in social inclusive outcomes (e.g. publicly accessible at suitable times, election days, community markets etc) and as a temporary refuge, emergency shelter and/or meeting points in times of emergencies such as natural disasters. <i>Reason: provide communal focus points for villages and towns and emergency evacuation space during times of natural disasters or emergencies.</i></p>	<p>Substantially Complies – aside from the potential flooding of adjoining land, no constraints are identified as present that restrict compliance with this criteria.</p>

<p>Urban Design</p>	<p>The school site should be designed to meet the following criteria:</p> <ul style="list-style-type: none"> • Desirable to be adjacent to a community playing field • Allows for security and privacy through visibility and appropriate surrounding development • Is not overly overshadowed by surrounding development • Considers future form and structure of centres, towns and future development to anchor community uses, spaces and services in the one location and obtain urban synergies. <p><i>Reason: Ensure student and staff/personnel security and promote quality urban communities. To enable effective separation and hierarchy of bus, vehicular and pedestrian traffic.</i></p>	<p>Substantially complies – the Potential School Site does not immediately adjoin community playing fields, however is located within walking distance to playing fields, as well as areas of passive open space. Surrounding development does not adversely overshadow the site, nor appear to pose potential security or privacy conflicts. The establishment of a school within close proximity of the Seabreeze ‘Town Centre’ and wider Pottsville Village Centre is considered to obtain positive urban synergies and anchor a variety of community uses within close proximity.</p>
<p>Air Quality</p>	<p>Site will not give rise to significant issues associated with dust, smoke, odours or the like. <i>Reason: protect student and staff/personnel health</i></p>	<p>Substantially complies – existing agricultural pursuits are located to the immediate north of the adjoining Cudgera Creek, however with a substantial buffer between uses (approximately greater than 100m) no significant air quality issues are considered present.</p>
<p>Land use</p>	<p>Not located within or immediately adjacent to:</p> <ol style="list-style-type: none"> 1. In close proximity to special uses such as: airports, correction centre, electricity substations, mobile phone towers, contaminated lands, sewage treatment plants, sewage systems, electrical transmission lines, waste disposal facility, waste, treatment or resource 	<p>Complies – none of the prescribed uses are located within close proximity of the Potential School Site.</p>

	<p>management facilities, waste or resource transfer station, water recycling facility, water supply system, wind farms and the like (preferable to be 500m to 2km away).</p> <p>2. Inappropriate retail and commercial development such as: bottle shops, brothels, home occupation (sex services), methadone clinics, pubs, registered clubs, restricted premises, sex service premises or the like</p> <p>3. Development with potential undesirable impacts or risks such as: heavy industry, airport flight paths, bulky goods premises, crematorium, depots, freight transport facility, hazardous or offensive development, hostel, hotel or motel accommodation, intensive agriculture, mining and extraction industries, tourist and visitor accommodation, vehicle repair workshops or the like.</p> <p><i>Reason: Ensure student and staff/personnel security and health are protected and maintained. Ensure no rezoning.</i></p>	
Visual aesthetics	<p>Located so that unpleasant visual land uses (e.g. industrial land uses, offensive or hazardous development) are not within short or medium range views. <i>Reason: Provide pleasant and aesthetically orientated learning spaces</i></p>	<p>Complies – none of the prescribed uses are located within close proximity of the Potential School Site.</p>
Noise and vibration	<p>Site is not located nearby or immediately adjacent to high noise or vibration generating development such as airport flight paths, freeways, rail tunnels or the like. <i>Reason: Ensure student and staff/personnel teacher health are protected and maintained</i></p>	<p>Complies – none of the prescribed uses are located within close proximity of the Potential School Site.</p>

