



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC 1755
ABN 25 034 494 656 | DX 9966 Norwest

25 February 2026

Director – Key Sites Assessment
Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam

Comments on SSD-53300464 – Opal Health Care Bella Vista – 26-30 Norbrik Drive, Bella Vista Lot 1 DP1217654

Council received a request for advice on the EIS on 11 February 2026 in relation to State Significant Development 53300464 for a residential care facility at 26-30 Norbrik Drive, Bella Vista.

The following comments are provided in relation to the EIS report and associated documentation.

Planning

The subject proposal seeks consent for a residential care facility at 26-30 Norbrik Drive, Bella Vista. Previous advice has been provided by Council staff on 15 August 2025 (refer Attachment 1). This advice remains relevant to the EIS submitted. In addition to this advice, the following comments are provided.

Consistency with the Concept Consent

Development Consent 992/2016/JP was approved by the Joint Regional Planning Panel for a Concept Development Application for a Seniors Housing Development site at the subject site under Division 4.4 of the Environmental Planning and Assessment Act 1979. Section 4.24 Status of concept development applications and consents requires that (2) *while any consent granted on the determination of a concept development application for a site remains in force, the determination of any further development application in respect of the site cannot be inconsistent with the consent for the concept proposals for the development of the site (the **concept consent**)*...(4) *Subsection (2) does not prevent the determination of a further development application for the site that is inconsistent with the concept consent if the consent authority determines the application by granting development consent subject to a condition requiring the modification or surrender of the concept consent.*

The subject Development Application must ensure that the development complies with the above provisions. It is noted that in addition to the prelodgement advice at Attachment 1, further advice was provided to the Department of Planning on 19 December 2025 responding to a query requesting clarification on whether the removal of flood planning conditions 31a and 31b under the Concept development consent 992/2016/JP/E is required. The following advice was provided:

Council staff have reviewed the necessity of Conditions 31a and 31b under Development Consent 992/2016/JP/E, in the context of Stage 3 of the approved Concept Master Plan. Conditions 31a and 31b are essential requirements for Stage 3 in the approved Concept Master Plan under development consent 992/2016/JP/E. Council staff do not support the removal or deferral of these conditions to a later Stage.

As the site is identified as a flood controlled lot, all development applications are required to demonstrate compliance with Clause 5.21 of The Hills LEP 2019. The Concept Master Plan under development consent 992/20016/JP/E and Stage 2 Development Application were able to demonstrate compliance with Clause 5.21 as the Applicant provided written confirmation of the calculation of the PMF levels for Buildings A and B to the satisfaction of Council's Waterways Team and demonstrated that the flows at the critical "pinch points" had been modelled to ultimately be accommodated back into the downstream creek between the existing residential properties located on Prestige Avenue. Notwithstanding, the proposed Stage 3 development includes seniors housing in the form of a residential aged care facility, which are classified as sensitive uses. To ensure compliance with Clause 5.21 of the LEP, the following key flood planning criteria must be demonstrated:

- No development occurring within floodways, flow paths, or high hazard areas up to the PMF*
- Habitable floor levels set at or above the PMF level*
- Non-habitable floor levels set at or above the 1% AEP level plus freeboard unless otherwise justified*
- No adverse impacts on flood levels or velocities to neighbouring properties, including effects from fencing and ground reshaping*
- Flood protection for car parking areas where 20 or more vehicles are at risk*
- Provision of reliable pedestrian and/or vehicle access to refuge above the PMF*
- Preparation of a Site Flood Emergency Response Plan consistent with the NSW SES Flood Safe Guide*

Without a site-specific Flood Impact Assessment supported by detailed flood modelling, these requirements—forming the basis of Condition 31a—cannot be demonstrated.

Condition 31b is intrinsically linked to Condition 31a, as the effectiveness of the proposed flood mitigation basins is dependent on the availability of flood storage during flood events. Accordingly, compliance with Condition 31a is reliant on the implementation of Condition 31b.

It is also noted that substantial buildings and associated structures are proposed as part of Stage 3, which are likely to obstruct existing flow paths and encroach upon flood storage areas (refer to screenshot below). These impacts must be addressed as part of Stage 3 and cannot reasonably be deferred to a later stage i.e. Stage 4.



Please note that the above comments are based on a brief desktop assessment using the latest flood inundation information available. A more detailed assessment should be undertaken as part of any formal Flood Impact Assessment submission.

The subject Development Application must be consistent with the provisions under the concept consent. Council's Waterways Team have provided further comments for the EIS and associated documentation/reports below.

Relevant Environmental Planning Instruments:

The Development Application must be assessed for compliance with relevant provisions under the following environmental planning instruments:

- SEPP (Housing) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Sustainable Buildings) 2022

- SEPP (Biodiversity and Conservation) 2021
- SEPP (Industry and Employment) 2021 (if signage is proposed)
- The Hills LEP 2019

Setbacks/Interface with southern boundary

The proposal is to comply with the setbacks approved under the Concept consent 992/2016/JP (and as amended). In particular, the interface between the R2 Low Density zone to the south must be carefully considered and ensure that all privacy impacts to southern residential properties are sufficiently mitigated.

Solar Access

The application is to ensure that reasonable levels of solar access is provided to the southern adjoining low density residential properties. It is recommended that at least 4 hours of solar access is provided to the private open space of adjoining properties between 9am – 3pm on 21 June.

Built Form and Visual Amenity

Appropriate amenity must be provided for the site and adjoining properties. The Department is to determine whether the plans/documentation demonstrates compliance with the Design Quality Principles under Chapter 4 SEPP (Housing) and the design criteria of the Apartment Design Guide. In particular, the development is to ensure the minimum criteria for residential amenity is met with respect to building separation, solar access, cross ventilation, apartment units and layout, balcony sizes, landscaping and communal open space areas.

Design Excellence

The development proposal must demonstrate that the bulk and scale, height, setbacks, landscaping and design of the development is compatible with the Circa Precinct and exhibits design excellence in accordance with Clause 7.7 of the Hills LEP 2019.

Waterways

Based on Council's Waterways review of Henry & Hymas' (1) Flood Impact and Risk Assessment and (2) Response to THSC Conditions 31a and 31b for 992/2016/JP/E Sec. 4.55, the proposed development has not addressed the two conditions based on the following:

- (1) Their flooding/drainage consultant has not undertaken a site-specific precinct-wide flood study that needs to include the wider catchment that drains into the AVEO site, not just the AVEO site. This new flood study is required for Stages 3 to 6 and the consultant should not use the previous hydraulic modelling undertaken by GHD in July 2020 as it is not fit for purpose for Stages 3 to 6.
- (2) Bathymetry of the existing wet basin is required prior to the issue of CC for Stages 3 to 6, particularly for Stage 3. This is to ensure sedimentation has not significantly reduced the storage

capacity of the wet basin. Their consultant should not confuse this wet basin with sediment and erosion control measures normally required by Council during construction.

Resource Recovery

The Waste Management Plan outlines that waste collection will be provided by Veolia due to current waste contracts, using a 9.8m long truck. Waste collection needs to be designed the 12.5m long Heavy Rigid Vehicle. All access and loading facilities for waste collection must be designed for the AS2890.2 for the 12.5m long Heavy Rigid Vehicle.

Land and Spatial - Property Numbering

The property address for this development (Building C) is to be 28 Norbrik Drive BELLA VISTA NSW 2153

Unit Numbering is to be as per stamped 'Numbering Plans' identifying unit numbers; and as follows:

<u>Level</u>	<u>Unit Numbers</u>
Ground	148 – 162
Level 1	163 – 192
Level 2	193 – 223
Level 3	224 – 253
Level 4	254 - 282

All unit numbering is required to follow-on from previous Building stage and under no circumstances can unit numbering be repeated or skipped throughout the development regardless of the building name or number.

Approved numbers, unless otherwise approved by Council in writing, are to be displayed clearly on all door entrances including stairwells, lift, and lobby entry doors.

Wayfinding signage is required for the internal communal areas including Gym, Treatment Rooms, Function/Training, Meeting, Hair Salon, Café, Dining/Lounge, Activities, etc. as well as external directional signage at driveway entry points, on buildings, stairwells, and lifts to ensure that all numbering signage throughout the complex is clear to assist emergency service providers locate a destination easily & quickly.

Mailboxes

Australia Post requires cluster mailboxes within a foyer to be as close to the footpath or road as possible.

Parking for Postal officer motorcycle/walk buggy is to be provided in a safe location and viewable from foyer mailboxes to ensure the security of mail located on the vehicle. An intercom or doorbell is to be provided for each unit for the delivery of parcels.

Locations of mailboxes are to be approved by Australia Post for mail delivery. Plans are to be provided to Sobhana Gangadharan at the Seven Hills Delivery Centre via email Sobhana.Gangadharan@auspost.com.au or phone 02 9674 4027. Australia Post approval is required to be provided to Council.

The number of mailboxes to be provided is to be equal to the number of units plus one (1) for the proprietors of the development and be as per Australia Post size requirements. The proprietor's additional mailbox is to be located within the cluster located at Building C – 28 Norbrik Drive BELLA VISTA NSW 2153.

Strata Developments

All approved developments that require subdivision under a Strata Plan, must submit a copy of the final strata plan to Council's Land Information Section before it is registered for the approval and allocation of final property and unit numbering. This applies regardless of whether the PCA is Council or not.

It is required that Lot numbers within the proposed strata plan are not duplicated and all run sequentially within the same level, commencing from the lowest level upwards to the highest level within the development.

Please call 9843 0555 or email a copy of the final strata plan before it is registered at Land Registry Services NSW to council@thehills.nsw.gov.au for the approval of final Property and Unit numbering with corresponding Lot Numbers now required to be included within the registered Strata Administration sheet.

Under no circumstances is the Strata Plan to be lodged with Land Registry Services NSW before Council has approved all final addressing.

Section 7.12 Contributions

Council's Norwest Innovation Section 7.12 Contributions Plan (Plan) applies to the subject site. Under the Plan, contributions are calculated based on the applicable FSR and total cost of works.

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of up to 1:1

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of more than 1:1

Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
\$200,001 - \$1,000,000	1%
More than \$1,000,000	2.8%

Under The Hills Local Environmental Plan, a maximum FSR of 1:1 applies to the subject. Accordingly, the maximum percentage levy is 1%.

The application is supported by an Estimated Development Cost (11 February 2026) which has been prepared for the purposes of determining EDC in accordance with Section 6 of the Regulation. The EDC is not acceptable for the purpose of calculating Section 7.12 contributions as required under Section 208 of the Regulation.

To ensure an accurate calculation of the applicable contributions can be undertaken, it is requested that the Applicant submit a Cost Summary Report using Council's Excel Section 7.12 Cost Summary Report Template (and in accordance with the Regulation), which can be accessed via the following link.

<https://www.thehills.nsw.gov.au/Building/Planning-Guidelines/Development-Contributions>

Section 208 (4) of the Regulation stipulates that the following items are not to be included within the calculation of development costs for the purposes of calculating contributions:

- (4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—
- (a) the cost of the land on which the development will be carried out,
 - (b) the costs of repairs to a building or works on the land that will be kept in connection with the development,
 - (c) the costs associated with marketing or financing the development, including interest on loans,
 - (d) the costs associated with legal work carried out, or to be carried out, in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance for the development,
 - (g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
 - (h) the costs of commercial stock inventory,
 - (i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
 - (j) the costs of enabling access by people with disability to the development,
 - (k) the costs of energy and water efficiency measures associated with the development,
 - (l) the costs of development that is provided as affordable housing,
 - (m) the costs of development that is the adaptive reuse of a heritage item.

In accordance with the Plan and Section 208 (3) of the Regulation, the Cost Summary Report must be prepared by a registered Quantity Surveyor.

Contribution Levy Reduction

The Environmental Impact Statement (EIS) is requesting a 75% reduction of the payable contribution levy. Justification provided by the applicant is that the development generates minimal to no demand for the additional infrastructure identified in the Contributions Plan and includes a range of amenities within the development.

Certain development may be exempt from a Section 7.12 levy as mandated under a Section 7.17 Ministerial Direction, Section 208 of the Regulation, or as otherwise specified within the relevant Section 7.12 Plan. It is noted that the application is not eligible for an exemption or contribution reduction under any of the foregoing.

The applicable Contributions Plan funds the delivery of passive open space facilities, traffic and transport facilities (road and intersection upgrades) and active transport facilities (footpaths and cycleways), all of which are expected to be used by residents, staff and visitors of the development. While the development includes amenities for private use, it is not self-sufficient and redevelopment of the site as anticipated under the Plan will ultimately generate demand for additional infrastructure.

An exemption or reduction of the Section 7.12 contribution is not considered warranted and would be contrary to the user-pays principle as articulated in the Department's Section 7.12 Contributions Practice Notes and Section 7.12 of the Act. Additionally, it would be inequitable for other developments within the precinct that have contributed their fair share. Ultimately, a contribution reduction would result in an infrastructure funding shortfall under the Contributions Plan.

The Plan already accounts for varying levels of demand across the precinct which is linked to the maximum FSR of the land. Under this approach, the development is already subject to a reduced contribution rate of 1% as opposed to the maximum of 2.8%. Furthermore, under the Act there does not need to be a direct connection between the development and infrastructure delivered under the Plan (nexus), despite the clear demand generated by the DA as outlined above.

Therefore, insufficient justification has been provided to warrant a reduction in a Section 7.12 contribution levy.

The following standard wording is provided for a contributions condition. The relevant 1% levy should be determined in accordance with a revised Cost Summary Report prepared by a Quantity Surveyor and in accordance with Council's Section 7.12 Plan.

1. **Section 7.12 Contribution – Norwest Innovation**

Before the issuing of a Construction Certificate, a contribution of \$ <INSERT \$ AMOUNT> must be paid to Council. This amount may be indexed at the time of payment.

The contributions levy has been calculated in accordance with the tables below:

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of up to 1:1	
Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
More than \$200,000	1%

Land which is subject to a Floor Space Ratio Standard under The Hills Local Environmental Plan of more than 1:1	
Proposed cost of the development	Maximum percentage of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5 %
\$200,000 - \$1,000,000	1%
More than \$1,000,000	2.8%
Prior to payment, it is advised to phone or email Council to confirm the amount. Payments will be accepted via Debit or Credit Card. Cash payments will not be accepted. This condition has been imposed in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Norwest Innovation Section 7.12 Contributions Plan.	
Condition reason: To contribute towards public infrastructure for the area.	

Environmental Health

The acoustic report is suitable and satisfactory and its findings are supported except the recommendations for the Men's Shed are inadequate. This is a particularly noisy area, situated adjacent to Old Windsor Road.

The layout of the building will protect neighbouring buildings to the south from most noisy activities of the development and also provide some traffic noise attenuation for some of the houses along Sharleen Court Bella Vista.

The men's shed is located near neighbouring residents and could be a source of noise nuisance. It is recommended that a further acoustic assessment be undertaken of the shed at the construction certificate stage to ensure noise attenuation consideration provided to the construction materials, glazing and insulation.

There should be a condition requiring: That the use of power tools be limited to 8am to 8pm on any day.

Due to the short exhibition period, not all comments have been received from Council's Engineering, and Landscaping sections. Any comments received after the date of this letter will be forwarded under separate cover.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'C. Dugan', with a large, sweeping flourish at the end.

CYNTHIA DUGAN
PRINCIPAL COORDINATOR - DEVELOPMENT ASSESSMENT

ATTACHMENT 1: PREVIOUS PRELODGEEMENT ADVICE

ATTACHMENT 2: PROPERTY NUMBERING PLANS



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7064, Norwest 2153
ABN 25 034 494 656 | DX 9966 Norwest

DEVELOPMENT ASSESSMENT

PRE-LODGE MENT MEETING NOTES

15 August 2025 - 10/2026/PRE/

APPLICANT: Willowtree Planning
PROPERTY: Lot 1 DP 1217654, 26-30 Norbrik Drive, BELLA VISTA
ZONING: Zone SP4 Enterprise
SITE AREA: 59,440.00m²
SUBJECT: State Significant Development for Built Form Pertaining to a Residential Aged Care Facility within Concept Approval (992/2016/JP)
OFFICERS IN ATTENDANCE: Cynthia Dugan (Principal Coordinator Development Assessment)
James Pace (Senior Town Planner)
Rashad Abboud (Senior Development Engineer)
Eric Ruiz (Principal Coordinator – Stormwater and Waterways)
Rashida Bhuiyan (Stormwater System Engineer)
Brendon Savell (Landscape Assessment Officer)
Susanne McLellam (Senior Environmental Health Officer)

PROPOSAL:

- The development is a State Significant Development (SSD) for the detailed built form for a Residential Aged Care Facility (RACF) for Building C as per the concept masterplan approval 992/2016/JP.
- The development includes:
 - Site preparation works.
 - The construction of a 135 bed RACF including:
 - Up to 15 beds for high care residents and memory care wing.
 - Basement for back of house areas and car parking.
 - A central social hub with a café, outdoor area, and children's playground.
 - A function room and shared resident spaces.
 - Shared balconies and garden areas.
 - A men's shed.
 - Resident kitchens and laundry facilities.
 - The installation of new infrastructure services including electrical services, hydraulic services, and fire services.
 - The provisions of car parking for approximately 40 cars.
 - Associated landscaping.
- The development largely aligns with the concept masterplan approval with minor variations such as:
 - A minor increase in GFA from 9,029m² to 9,034m².
 - Relocation of fire stairs.

www.thehills.nsw.gov.au | 9843 0555

- Revised internal layouts.
- Revised layout of terraces and balconies.
- No change is proposed to the height approved under the concept masterplan.
- No change is proposed to the approved number of resident rooms under the concept masterplan.

PLANNING:

- As required under Clause 4.24(2) of the Environmental Planning and Assessment Act 1979, the proposed development cannot be inconsistent with the consent for the concept proposal approved under DA 992/2016/JP and its subsequent modifications (most recently 992/2016/JP/E approved in August 2024).
- The conditions of consent from the concept proposal approval under DA 992/2016/JP and its subsequent modifications must be complied with. This includes but is not limited to the following:
 - The concept proposal approved Building C with a maximum height of RL 89.3. The roof plant will exceed this maximum height. The Department of Planning will need to consider if this is consistent with the concept masterplan approval including potential additional solar access impacts to properties to the south.
 - The maximum GFA has increased by 5m². The Department of Planning, Housing and Infrastructure (DPHI) will need to consider if this is consistent with the concept masterplan approval.
 - The landscaping is to be consistent with the landscaping in the concept masterplan approval.
 - Condition 31a requires the provision of a Site-Specific Flood Study for Stages 3-6. The development is for Stage 3 and will require the Flood Study to be conducted and submitted to Council's Waterways team for review, approval, and sign-off.
 - Condition 31b requires a Basin Storage Capacity and Detention Study for Stages 3-6. The development is for Stage 3 and will require this to be prepared and provided to Council's Waterways Team for review.
 - Condition 33 requires an additional noise assessment *"during the detailed development stages to confirm specific noise mitigation measures that are required"*. This must be provided with the DA.
 - Condition 11 requires Building C to *"incorporate highlight windows to south facing windows and oblique louvres to balconies to protect the amenity of adjoining residential properties"*. The plans must demonstrate compliance.
 - Condition 40 requires a construction waste management plan to be provided for Stages 2-6.
- The Development is to comply with all provisions under Part 5 Housing for seniors and people with a disability. In particular, the development standards under Division 3, design requirements under Division 5, design principles for seniors housing under in Schedule 8 and non-discretionary development standards for residential care facilities under Division 7 are to be complied with.
- Under Council resolution, the consent of the Norwest Association is required for all development

within the Norwest Business Park, however the DPHI should advise if this is required for a State Significant Development.

- Development contributions will apply to the development under Section 7.12 and the Housing and Productivity Contribution.

ENGINEERING:

- Survey Plan/General:
 - A detailed Survey Plan providing 0.5m contours, spot levels, stormwater easements, and drainage structures is required with the DA. Survey details must be extended outside the development sites. The survey levels must be based on Australian Height Datum (AHD) prepared by a registered surveyor.
 - The whole development will need to be designed in accordance with Council's Design Guidelines for Subdivision/Developments Dated September 2011, and relevant provisions of THDCP 2012 with respect to civil, stormwater, traffic, and access.
 - Refer to the restrictions on the title and satisfy these requirements.
 - Refer to the existing and proposed easements and show these easements on the stormwater and site plans.
- Stormwater:
 - A Stormwater Plan must be prepared and submitted with the DA to demonstrate how the stormwater is managed from the site to the lawful/legal point of discharge as per section 4.4.
 - Ensure that the design is consistent with the existing restrictions on the title and the approved stormwater strategy under the parent consent/masterplan DA/992/2016/JP (as amended especially Modification E).
 - Catchment plans will also need to be provided.
- Traffic:
 - Details are to be provided for the expected longest vehicle type that will access the driveway/basement (e.g. MRV/HRV/fire truck).
 - Carpark layout, driveways, and aisles are to be designed according to the relevant Australian Standards (AS/NZS 2890.1:2004, AS 2890.2-2002 and AS/NZS 2890.6:2009). All dimensions are to be clearly labelled on the plans. The plans should also clearly identify if parking spaces are dedicated to visitors or staff. All dimensions are to be detailed on the plans including the parking spaces relevant to the user classification.
 - A Cross-Section Plan of all ramps will need to be provided on the plans. The cross section must detail the gradient and the rate of grade change and be compliant with the relevant Australian Standards.
 - Swept turning paths must be provided to demonstrate the required manoeuvring for the longest vehicles to enter and leave the site in a forward direction.
 - The driveway width must be designed to allow for the expected longest vehicle and a B99 car to pass each other simultaneously (i.e. maintaining two-way traffic flow).

- The driveway must be a minimum of 6m wide for the first 6m into the site, measured from the boundary.
- A turning bay will need to be provided within the basement parking.
- Civil Plans:
 - Depending on the internal private road or internal driveway and the extent of the earthwork/cut and fill, a Civil Plan will/might be required.
- Groundwater Requirements:
 - A Geotechnical Report will need to assess the groundwater and shall report the extraction/removal volume from the development per year during construction phase and ongoing operation/post development. If the extraction/removal volume from the development per year during construction phase and ongoing operation is found to be less than 3ML per year for the whole site, then exemptions might be granted. If the extraction/removal volume from the development per year during construction phase and ongoing operation is found to be more than 3ML per year for the whole development, then either any basement will need to be tanked or amend the application and provide concurrence from NRAR regarding the basement design.

FLOODING:

- The AVEO Norwest development sits at the bottom of the 37-hectare Norbrik Drive catchment and is expected to experience overland flooding during intense rain events when the street drainage system becomes incapacitated. Stage 3 of the AVEO Norwest development, which sits between Old Windsor Road and Stages 1 and 2, is an overland flow path. Constructing Building C across this flow path will alter the movement of the overland flows coming through Norbrik Drive and Stage 1.
- A flood study of the Norbrik Drive catchment is to be undertaken for Stage 3 of the AVEO Norwest development. The flood study will involve the development of two modelling scenarios, namely, pre-development and post-development flood models. The overland flows and their movement upstream, within and through the Stage 3 site will determine the flood-related constraints that need to be considered in the design of Building C and the surrounding landscaped areas. The flood modelling is to be undertaken in accordance with Council's *Flood Modelling and Stormwater Design Guideline*.
- The flood study is to include flooding events up to the Probable Maximum Flood (PMF) and will inform the determination of or addressing the following:
 - The development will not result in the increase in flood levels and flow velocities in the neighbouring properties due to alterations to flood conveyance, including the effect of fences and ground reshaping.
 - Flood mapping, including flood inundation extents, hazard mapping and flood planning areas are established.
 - No development will occur in or over a floodway area, a flow path or a high hazard area.
 - Ground Floor finished floor levels (FFL) of Building C are set at least at or above the flood

planning levels that apply to sensitive facilities. Council notes the higher value between the PMF level and the 1% AEP (formerly 1-in-100-year) flooding level plus 0.5m freeboard is to be adopted as the flood planning level for the Ground Floor areas.

- Proposed pathways, accessible areas and landscaped spaces within the subject site will be safe for the senior residents especially where overland flows are expected to occur.
- The flood model needs to accurately represent the existing characteristics and features of the catchment including roads and buildings, the stormwater drainage infrastructure and overland flow paths. The flood study is to consider all existing basins and detention systems within the Norbrik Drive catchment including the existing wet basin and the supplementary detention tank that form part of Stage 1 of the AVEO Norwest development.
- As a sensitivity assessment, the flood model is to simulate a 100% blockage of both the overflow weir that links the wet basin and the supplementary detention tank and the high-flow weirs at the outlet of the supplementary tank during the 1% AEP flood and PMF events. The flood model is to demonstrate, when there is total failure of the weirs, how the flows escaping or bypassing the detention system will move through the AVEO Norwest development.
- The applicant is to submit a Site Flood Emergency Response Plan (SFERP) for Stage 3 which considers the following:
 - The SFERP should relate to the land use and site conditions in conjunction with flood behaviour up to PMF expected to be experienced at the site.
 - The SFERP should provide a discussion on a response plan when the entire ground floor of Building C is inundated because of total failure of the detention system.
 - The plan should consider the following specific actions:
 - Preparing for a flood.
 - Responding when a flood is likely.
 - Responding during a flood.
 - Recovery after a flood.
 - Where shelter-in-place is considered as an emergency response option, the plan should include a discussion on how other emergencies (e.g., fire and medical emergencies) will be addressed when they occur at the same time as the extreme flood events.
- Sedimentation depth measurements at four locations at the deep end of the wet basin, next to the weir openings are to be provided to Council's Waterways team for review prior to the issue of a Construction Certificate for Stage 3. Where sediment buildup is greater than 200mm, an asset rehabilitation plan to bring the basin back to its original condition must be submitted to Council's Waterways Team. The frequency of future sedimentation depth measurements will be determined based on the outcome of the above initial survey.
- The consultant who will be engaged by the applicant to undertake the flood modelling for Stage 3 is to contact Council's Waterways Team before commencing the flood study. This is to ensure the consultant has a good understanding of Council's guidelines and expectations regarding the pre- and post-development flood models that will be subject to review by the Waterways Team.

LANDSCAPING:

- An Arboricultural Impact Assessment Report that addresses trees on site and on neighbouring sites in the vicinity of the site boundaries must be provided with the DA. The Arborist is to provide recommendations to reduce impacts on this existing vegetation. A suitably qualified Australian Qualification Framework Level 5 Arborist is to prepare this report in accordance with Australian Standard 4970-2009 'Protection of Trees of Development Sites' (refer to Control 3.2 of The Hills DCP 2012 Part C Section 3 – Landscaping). Options must be reviewed to retain as many trees as possible especially significant trees on site and within the road verge. The report must contain the following information:
 - Identify all existing trees (within the areas of proposed works) onsite and on neighbouring sites in the vicinity of the site boundaries including species, condition, height, and spread.
 - Identify whether trees are to be removed or retained.
 - Detailed of how those trees to be retained will be protected during construction.
- Fully detailed Landscape Plans (to scale) must be provided with the DA for the landscaping of the site. This must be prepared by a suitably qualified landscape architect or horticulturalist providing high quality landscaping and indicate the following:
 - Trees to be retained and removed.
 - Surface finishes, levels, and retaining wall heights.
 - Indicate the line of basement underneath.
 - A detailed Planting Plan indicating species location on plan and in a planting schedule including names, size, and quantities.
 - Use a mix of trees, shrubs, and groundcovers. Allow for extensive tree planting where possible. The use of predominantly native plant species. The use of plant species selected from Cumberland Plain Woodland Species is preferred.
 - Restrict turf to useable outdoor spaces.
 - Allow for well-landscaped areas to street frontages and pedestrian/vehicular entries. Provide landscaping beside driveways.
 - Provide privacy between public and private areas with landscape screening and separation.
 - All fencing details are to be provided including location, heights, and type of fencing.
 - For all planting on slab and planter boxes, allow the following minimum soil depths:
 - 1.2m for large trees or 800mm for small trees.
 - 650mm for shrubs.
 - 300-450mm for groundcovers.
 - 200mm for turf.

Note: This is the soil depth alone and not the overall depth of the planter.

A Soil Depth Plan is a useful way to illustrate proposed depths.
- The location of stormwater infrastructure is to be coordinated with the landscape designs to reduce conflicts with existing and proposed plantings.

ENVIRONMENTAL HEALTH:

- Acoustics – Good acoustic design should use the building as a barrier to attenuate noise. An Acoustic Report is required to be submitted with the DA and is to assess the acoustic impact of the following, but not limited to:
 - Acoustic impact of the use of the building to the remaining buildings on the site and surrounding residential receivers.
 - Potential noise from internal traffic, cafes, gym, 'men's shed' (specify the use and any equipment used e.g. power tools, who will have access, etc), playground, outdoor dining/terrace activities, use of breakout landscape spaces/BBQ areas. Include the hours of operation of all above activities.
 - Mechanical plant location, noise levels and any attenuation required.
 - Protection of internal noise levels from traffic on Windsor Road to meet the criteria of 35dB(A) in any bedroom in the building and 40dB(A) anywhere else (other than a garage, kitchen, bathroom and hallway).
 - Details of any attenuation required and included on architectural plans.The Acoustic Report is to be prepared by a suitably qualified consultant.
- Construction – A Construction Management Plan is required to determine the potential impact of construction on the surrounding community. The Construction Management Plan should include, but is not limited to, the impact of works to be undertaken on the site, specifically dust control, general noise, and construction noise.
- Contamination – A Site Contamination Assessment is required to be submitted with the DA. If previous site assessments have covered this area, a statement will need to be submitted verifying that nothing has changed since those conclusions and that the site is suitable for the proposed use.
- Food Premises – Construction of the café and commercial kitchens will need to comply with AS4674-2004. Architectural plans submitted with the DA are to show all details for commercial kitchens proposed within the building. Any café open to the public will need to be registered with and regulated by Council. The supply of food from residential kitchens to only private patients/residents falls under the NSW Food Authority for regulation.

RESOURCE RECOVERY:

- A Construction Waste Management Plan is required.
- Private waste collection for development is still applicable and to be continued.
- All waste conditions are still applicable from the approved development.

The Development Application is to indicate if dewatering is required for basement excavation. Any dewatering will require a Water Supply Works Approval from Water NSW under Section 90(2) of the Water Management Act 2000. Where the groundwater is to be used for irrigation, a Water Use Approval will be required under Section 89 of the Water Management Act 2000. If these approvals are required, the development will be considered integrated development under Section 4.46 of the

Environmental Planning and Assessment Act 1979.

Applicants are advised to make early contact with all service providers to ensure that the development/site can be serviced and appropriate arrangements made with the relevant authority

With respect to the provision of telecommunication infrastructure, the applicant is required to investigate whether the subject site falls within the National Broadband Network's fibred area/ make an online application via the NBN website: www.nbnco.com.au

Prelodgement fee of \$2,800 has been paid (receipt number 7912889).

FURTHER MEETING REQUIRED:

NO, as the Department of Planning, Housing and Infrastructure is the consent authority of State Significant Development Applications.

Finally, it should be acknowledged that the above advice is preliminary only and is based on the information provided to date and limited research into the site history and constraints. Any application submitted would be subject to a more thorough assessment that could potentially add to or amend the above advice. This advice does not bind Council to a decision should an application be received.

State Significant Development Applications are to be lodged with the Department of Planning, Housing and Infrastructure.

PRELODGE



PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT
(15/09/2025)

Author's address: Department of Psychology, University of Oxford, 11-13, South Parks Road, Oxford, OX1 3PS, UK E-mail: adam.carr@psy.ox.ac.uk	Author's address: Department of Psychology, University of Oxford, 11-13, South Parks Road, Oxford, OX1 3PS, UK E-mail: adam.carr@psy.ox.ac.uk	Author's address: Department of Psychology, University of Oxford, 11-13, South Parks Road, Oxford, OX1 3PS, UK E-mail: adam.carr@psy.ox.ac.uk
---	---	---

**These addresses should be used for all correspondence
Legal property transactions and shown on final registered
Deposited Plan/Strata Plan as required**



ROOM NUMBER SUMMARY*	
GROUND LEVEL	115
LEVEL 01	50
LEVEL 02	51
LEVEL 03	50
LEVEL 04	29
Grand total	195



FLOOR PLAN - GROUND FLOOR

JACKSON TEECE

Editorial Board Chair Prof. Dr. J. J. van Oort RP Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: j.j.van.oort@uva.nl Members Prof. Dr. M. J. van der Kooij Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.vanderkooij@uva.nl Prof. Dr. M. J. P. M. van't Hof-Grootenboer Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.p.m.vant.hof@uva.nl Prof. Dr. M. J. P. M. van't Hof-Grootenboer Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.p.m.vant.hof@uva.nl Prof. Dr. M. J. P. M. van't Hof-Grootenboer Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.p.m.vant.hof@uva.nl	Editorial Board Chair Prof. Dr. J. J. van Oort RP Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: j.j.van.oort@uva.nl Members Prof. Dr. M. J. van der Kooij Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.vanderkooij@uva.nl Prof. Dr. M. J. P. M. van't Hof-Grootenboer Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.p.m.vant.hof@uva.nl Prof. Dr. M. J. P. M. van't Hof-Grootenboer Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.p.m.vant.hof@uva.nl Prof. Dr. M. J. P. M. van't Hof-Grootenboer Department of Psychology University of Amsterdam 1018 CA Amsterdam, The Netherlands E-mail: m.j.p.m.vant.hof@uva.nl
--	--

THE HILLS SHIRE COUNCIL
APPROVED PROPERTY NUMBERING
DEVELOPMENT APPLICATION
SSD-53300464

These addresses should be used for all correspondence
Legal property transactions and shown on final registered
Deposited Plan/Strata Plan as required

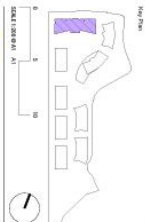


1 FLOOR PLAN - LEVEL 03

Address/Property		Lot No.	Area
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
53	53	53	53
54	54	54	54
55	55	55	55
56	56	56	56
57	57	57	57
58	58	58	58
59	59	59	59
60	60	60	60
61	61	61	61
62	62	62	62
63	63	63	63
64	64	64	64
65	65	65	65
66	66	66	66
67	67	67	67
68	68	68	68
69	69	69	69
70	70	70	70
71	71	71	71
72	72	72	72
73	73	73	73
74	74	74	74
75	75	75	75
76	76	76	76
77	77	77	77
78	78	78	78
79	79	79	79
80	80	80	80
81	81	81	81
82	82	82	82
83	83	83	83
84	84	84	84
85	85	85	85
86	86	86	86
87	87	87	87
88	88	88	88
89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

ROOM NUMBER SUMMARY

Level	Room No.	Area
LEVEL 01	10	10
LEVEL 02	20	20
LEVEL 03	30	30
LEVEL 04	40	40
LEVEL 05	50	50
LEVEL 06	60	60
LEVEL 07	70	70
LEVEL 08	80	80
LEVEL 09	90	90
LEVEL 10	100	100
LEVEL 11	110	110
LEVEL 12	120	120
LEVEL 13	130	130
LEVEL 14	140	140
LEVEL 15	150	150
LEVEL 16	160	160
LEVEL 17	170	170
LEVEL 18	180	180
LEVEL 19	190	190
LEVEL 20	200	200
LEVEL 21	210	210
LEVEL 22	220	220
LEVEL 23	230	230
LEVEL 24	240	240
LEVEL 25	250	250
LEVEL 26	260	260
LEVEL 27	270	270
LEVEL 28	280	280
LEVEL 29	290	290
LEVEL 30	300	300
LEVEL 31	310	310
LEVEL 32	320	320
LEVEL 33	330	330
LEVEL 34	340	340
LEVEL 35	350	350
LEVEL 36	360	360
LEVEL 37	370	370
LEVEL 38	380	380
LEVEL 39	390	390
LEVEL 40	400	400
LEVEL 41	410	410
LEVEL 42	420	420
LEVEL 43	430	430
LEVEL 44	440	440
LEVEL 45	450	450
LEVEL 46	460	460
LEVEL 47	470	470
LEVEL 48	480	480
LEVEL 49	490	490
LEVEL 50	500	500
LEVEL 51	510	510
LEVEL 52	520	520
LEVEL 53	530	530
LEVEL 54	540	540
LEVEL 55	550	550
LEVEL 56	560	560
LEVEL 57	570	570
LEVEL 58	580	580
LEVEL 59	590	590
LEVEL 60	600	600
LEVEL 61	610	610
LEVEL 62	620	620
LEVEL 63	630	630
LEVEL 64	640	640
LEVEL 65	650	650
LEVEL 66	660	660
LEVEL 67	670	670
LEVEL 68	680	680
LEVEL 69	690	690
LEVEL 70	700	700
LEVEL 71	710	710
LEVEL 72	720	720
LEVEL 73	730	730
LEVEL 74	740	740
LEVEL 75	750	750
LEVEL 76	760	760
LEVEL 77	770	770
LEVEL 78	780	780
LEVEL 79	790	790
LEVEL 80	800	800
LEVEL 81	810	810
LEVEL 82	820	820
LEVEL 83	830	830
LEVEL 84	840	840
LEVEL 85	850	850
LEVEL 86	860	860
LEVEL 87	870	870
LEVEL 88	880	880
LEVEL 89	890	890
LEVEL 90	900	900
LEVEL 91	910	910
LEVEL 92	920	920
LEVEL 93	930	930
LEVEL 94	940	940
LEVEL 95	950	950
LEVEL 96	960	960
LEVEL 97	970	970
LEVEL 98	980	980
LEVEL 99	990	990
LEVEL 100	1000	1000



Opal HealthCare

Opal Healthcare

Opal HealthCare
28-30 Northpark Drive, Bella Vista NSW 2153

FLOOR PLAN - LEVEL 3

Drawn By	Checked By	Approved By
DA	DA	DA
6/6/2022	DP/11	DP/11
20220228	A	DA-113
P13		

JACKSON TEECE

JACKSON TEECE
100-102 Northpark Drive, Bella Vista NSW 2153
02 9633 1000
www.jacksonteece.com.au

**These addresses should be used for all correspondence
Legal property transactions and shown on final registered
Deposited Plan/Strata Plan as required**

ROOM NUMBER SUMMARY

GROUND LEVEL	15
LEVEL 01	30
LEVEL 02	34
LEVEL 03	30
LEVEL 04	29
Grand total	135



Opal HealthCare

26-30 Norbrik Drive, Bella Vista NSW 2153

FLOOR PLAN - LEVEL 4

Scale @ A1	Project Status

Project No.	Classifier	Drawing Number	Revision
2022028	A	DA-114	P17

JACKSON TEECE

[illegible]