



Pre-Development Application

Date Submitted: 22/07/2024

Project Name: Queenwood Sporting Facilities
Case ID: PDA-73493207

Proponent Details

Project Owner Info

Title	Miss
First Name	Belinda
Last name	Moore
Role/Position	Deputy Principal
Phone	0289687777
Email	belinda.moore@queenwood.nsw.edu.au
Address	49 Mandolong Road Mosman , New South Wales, 2088 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	QUEENWOOD SCHOOL FOR GIRLS LTD
ABN	83000532696

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Rachael	Helsham
Phone	Email	Role/Position
0450848862	rhelsham@urbis.com.au	

Address

AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Queenwood Sporting Facilities
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD28,813,828.00
Indicative Operation Jobs	20
Indicative Construction Jobs	101
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Delivery of a new sport and recreation facility associated with the existing school.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Queenwood Sporting Facility
Site Address (Street number and name)	1100 Oxford Falls Road, Oxford Falls
Site Co-ordinates - Latitude	-33.74064927476066
Site Co-ordinates - Longitude	151.246

Local Government Area

Local Government	District Name	Region Name	Primary Region
Northern Beaches	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 1100 in Deposited Plan 814628

Site Area

What is the total site area for your development?

Site Area sqm

21,400

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 15 - Educational establishments

Type of Project

New schools

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Refer to Table 5 in the Scoping Report

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RU4 Primary Production Small Lots, RU2 Rural Landscape

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Commonwealth Environment Protection and Biodiversity Conservation Act 1999
Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021
Biodiversity Conservation Act 2016
Rural Fires Act 1997
Protection of the Environment Operations Act 1997
Water Management Act 2000
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
Warringah Local Environmental Plan 2011

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

N/A

Would the project vary any development standard?

Unsure

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	1100 Oxford Falls Road - EDC Summary
File Name	1100 Oxford Falls Road - Architectural Plans
File Name	1100 Oxford Falls Road - Scoping report

