

From the Upper Playground, views to the west include the Secondary School's western wing and sightlines to the north-western corner of the lower playground. Seating areas in the Upper Playground offer passive play opportunities as well as meeting and gathering spaces for the Multi-purpose Hall, located at ground level in the southern wing (left of frame). The open verandahs on Level 1 are visible on the southern wing (left) and western wings in the distance, screened by steel-framed, mesh-infilled panel, echoing the "Grasslands" facades of the external elevations.



Existing View Looking West from Within EOCCS Site to Keefers Glen



Proposed View Looking West from Within EOCCS Site to Keefers Glen

From the Upper Playground, views to the east include the Primary School's eastern and southern wings and sightlines to the north-eastern corner of the lower playground, PE Court and views to the bushlands in the north-east. Seating areas in the Upper Playground offer passive play opportunities as well as meeting and gathering spaces for the Multi-purpose Hall, located at ground level in the southern wing (right of frame). Glazing to the Level 1 library (right of frame) provide expansive views across the playground area, out to the northern boundary.



Existing View Looking East from Within EOCCS Site



Proposed View Looking East from Within EOCCS Site

From the north-eastern corner of the site, the increased setback of the eastern wing from the northern boundary opens up extended views across the lower playground towards the west, along the northern boundary. The PE Court, located in the foreground, is directly accessible from the lower ground foyer of the eastern wing, providing Primary School students with easy access to the eastern wing's Primary School facilities. The eastern wing foyer also offers a direct staff entry point from the eastern carpark. A significant avenue of trees (left of frame) will be retained, flanking the eastern entry driveway to the eastern carpark.



Existing View from North-East Corner of Site Looking West



Proposed View from North-East Corner (Eastern Carpark Driveway) Looking West/South-West

From the south-eastern corner of the site, viewed from within the St Peters Catholic College campus, the new EOCCS is sunken into the terrain following the natural slope towards the north. The south-east and eastern façade are equally treated as per the more public facing western façade, with the “Grasslands” façade extending across these faces, further reflecting the indigenous connection and story of the Tuggerah region to the broader School community, promoting engagement and inclusivity.



Existing View from South-East Corner (St Peters Catholic College Site)



Proposed View from South-East (View from St Peters Catholic College)

4.13 Visual Privacy

The design of the new EOCCS building has considered the visual privacy of the northern residential neighbours with the 3 storey, northern ends of the western and eastern wings setback from the boundary by 8.1m and 24m respectively. The north facing, open verandah ends of these wings on Ground and Level 1 have been compacted with consideration of direct sight lines into the neighboring properties.

At the Lower Ground level, the development proposes the existing northern boundary fence is to be retained with a second, independent fence line to be positioned within the EOCCS site, extending the full length of the northern boundary and setback a minimum of 1.5 metres from the existing boundary fence line. The area between these two fences is to be utilised as a landscaped buffer zone, which in conjunction with the secondary fence line, provides an acoustic and visual barrier both for the northern residences and equally for students in the playground area.

4.14 Acoustic Privacy

To be read in conjunction with the Noise and Vibration Impact Assessment prepared by Acoustic Logic.

The acoustic assessment has considered the proposed uses of external playground areas and potential noise sources including the PE court and Dance/Stage area.

As part of this assessment, the PE Court located at the north-eastern corner of the site was identified as potentially being the highest noise generating source, noting its proximity to the northern neighbour residences. However, it is noted that the use of the court would generally be during break times and school hours with no expected use outside of operational school hours or on weekends. For this reason, noise impact from the use of the PE court has been deemed to be reasonable.

Equally, it is noted that activities associated with the Dance/Stage Area will be undertaken during normal school hours, including use for imaginative play during recess hours and drama lessons. It is expected that music may be played during these sessions. The acoustic assessment has recommended a separate noise emission assessment be undertaken in the future, in the event the space is used outside of normal school hours or for community use.

An internal noise impact review has been undertaken based on assessment of typical internal activities and prediction of worst-case scenario noise levels at the surrounding properties and whether these noise emissions are likely to exceed background noise level by more than 5db(A). The acoustic assessment has concluded that the predictions identify that the noise emissions to the surrounding properties do not exceed the noise targets.

Controls and mitigation measures have been proposed with regards to any public address systems and School bells, maintenance activities, non-school uses and after-hours activities.

Consideration has been given during the design process for the accommodation of appropriate mechanical plant and equipment. Designated, outdoor plant areas have been located with the main area located in the south-eastern corner of the site, furthest away from the residential properties to the north and utilising the building itself as an acoustic shield. This location is also a significant distance away from habitable buildings to the south on the St Peters Catholic College site.

A secondary, minor plant area has been located on the northern end of the eastern wing (if required).

It is proposed that all outdoor plant areas are to be contained within a secure, acoustic screened enclosure to minimise any noise outbreak.

4.15 Wind Impacts

Development of the design for the new EOCCS has been in consultation with a structural engineer and will conform with the requirements of the relevant structural wind action codes. The siting, layout and built form of the new buildings on the site is not expected to generate any adverse wind conditions in the surrounding context.

4.16 External Materials and Finishes

External material selection for the new EOCCS has been influenced by the need for low-maintenance, robust materials appropriate to the School environment. Selected materials are typically pre-finished or integrally coloured or finished to ensure that the School's maintenance regime is minimized over time. Materials have also been selected for their appropriateness to a contemporary building expression.

Colours for the nominated external materials have been considered in the articulation of the building facades and architectural expression. Colours are integral to the materials or pre-finished making them low maintenance. The palette has been driven by two (2) main factors:

- Colours selected are neutral and muted tones, with consideration for the wellbeing of students and promoting a positive, peaceful, calming environment. Primary colours which can cause overstimulation for students with autism have been avoided for this reason.
- The colour palette has been designed in response to and inspired by the Designing for Country principles as noted in Section 4.20 of this report.

The palette of materials selected for the new facilities includes face brickwork, pre-finished cladding panels, translucent glazing panels, pre-finished metal screening and aluminium framed windows and doors. Materials have also been selected with consideration of design in bushfire prone areas.





4.17 Sustainability

To be read in conjunction with the ESD Report prepared by Northrop.

A range of sustainable measures have been considered and integrated into the design throughout the design development phase for the new EOCCS building.

The building is designed to maximise the provision of natural ventilation and controlled solar ingress to the teaching and staff spaces throughout. This has particularly been balanced with consideration of creating a positive and calming environment for students who may be impacted by strong lighting causing overstimulation.

The open nature of the playground facing, screened COLA areas on both Ground and Level 1 promote good cross-ventilation opportunities throughout the building through the introduction of openable, high level awning windows to both the external, outward facing glazing and internal, playground facing glazing to all learning and staff areas.

The new School facilities have been designed to comply with the sustainability requirements of Section J of the National Construction Code (NCC). Consideration has been made in the design process for energy requirements which include building fabric, glazing, building sealing, air-conditioning and ventilation systems, lighting and power, hot water supply and access for maintenance and facilities for monitoring. A photovoltaic system on the main roof structure is proposed to further enhance the onsite renewable energy opportunities of the development. The School will also include provision for electric vehicle (EV) charging infrastructure.

In conformance with the above requirements, measures to be integrated include appropriate thermal insulation incorporated into the external building envelope, utilising a mixed mode HVAC mechanical system to account for opportunities to use the openable windows and cross-ventilation, maximized use of energy efficient light fittings and maximized use of water efficient fixtures.

Consideration has been made with regards to selection of materials for the full life of the development and opportunities to maximise locally sourced products, materials with low environmental impact and potential for recycling and re-purposing.

4.18 Open Spaces and Edges

The planning arrangement of the EOCCS building achieves open recreational and landscaped spaces and landscaped edges across the site. The building has been positioned to maximise the outdoor space opportunities within the site. Internal playground area and student accessible outdoor spaces have been prioritized, whilst the design has considered the landscaping and open spaces around the outer fringes and their relationship to each boundary, neighbouring properties and public domain.

The internal playground has been split into Upper and Lower Playground areas, with both passive and active areas across both levels. The arrival experience leads students, staff and visitors through the entry foyer at Ground level and immediately out into the open Upper Playground area. This arrival point provides views towards the north and north-east, and over the Lower Playground area whilst providing a meeting and gathering area directly accessible off the Multi-Purpose Hall for large scale school events and activities.

Covered Outdoor Learning Areas (COLAs) provide access to both the western Secondary Wing GLA's and eastern Primary Wing GLA's at Ground level and opportunities for outdoor learning environments directly accessible from each GLA.

At ground level, active play areas include swings, climbing equipment and trampolines with synthetic turf on softfall to high activity zones to reduce the risk of injury for students.

A sweeping, concrete ramp and walkway descends through the rolling natural turf hill to the Lower Playground area and additional activity areas including a bike track, dance/stage area for imaginative play and drama lessons and a PE court to the north-eastern corner of the site. The expanse of open grassed area at this level allows for running and playing for hypermobile students in a safe, controlled environment.

Direct lift access to the Lower Playground area is provided via independent, designated lifts for both Secondary and Primary students, with Lift 1 on the west for Secondary students and Lift 3 on the east for Primary students providing access to and from Lower Ground, Ground and Level 1.

Around the perimeter of the site, landscaped garden beds provide visual and acoustic buffers to the western frontage along Keefers Glen, to the northern boundary and neighbouring residences, and to the southern boundary with St Peters Catholic College.

4.19 Public Domain

The western frontage to Keefers Glen provides the primary point of connectivity with the public domain, forming the main vehicular and pedestrian entry into the new School.

With consideration of improving the public amenity and pedestrian access along Keefers Glen, the design proposes the construction of a new pedestrian footpath on the eastern side of Keefers Glen extending from the south western corner of the EOCCS site up to the northern intersection of Keefers Glen and Brickendon Avenue.

Accessed directly off the new public footpath, is the main pedestrian entry and gated access into the new School, entering beneath the main entry Porte Cochere and decorative entry screen. Building signage affixed to the decorative screen will be the main School identification signage presenting to the Keefers Glen frontage.

The new boundary fence line to the School has been intentionally setback and stepped along the western frontage to provide opportunity for increased landscaping in the public domain. The western frontage is dominated by a new, accessible, landscaped Arrival/Meeting Garden, providing a gathering and reflective space for students, parents and visitors to the School whilst also providing a public garden area for the neighbourhood, affording opportunities for the broader community to connect and engage with the EOCCS community.

On approach from the north and south, the northern entry driveway is identifiable as the main vehicular entry with a decorative, curved feature wall with School signage greeting students, parents and visitors. The western carpark has been setback from the site boundary by 2 metres, allowing for a landscaped buffer to the neighbouring properties, screening both the carpark and the building.

Building and School identification signage on the northern vehicular entry wall and Porte Cochere entry screen are to be undertaken in accordance with the EP&A Act Exempt Development requirements and therefore do not form part of the SSDA submission.



View of new public Arrival/Meeting Garden to Keefers Glen

4.20 Landscape Design

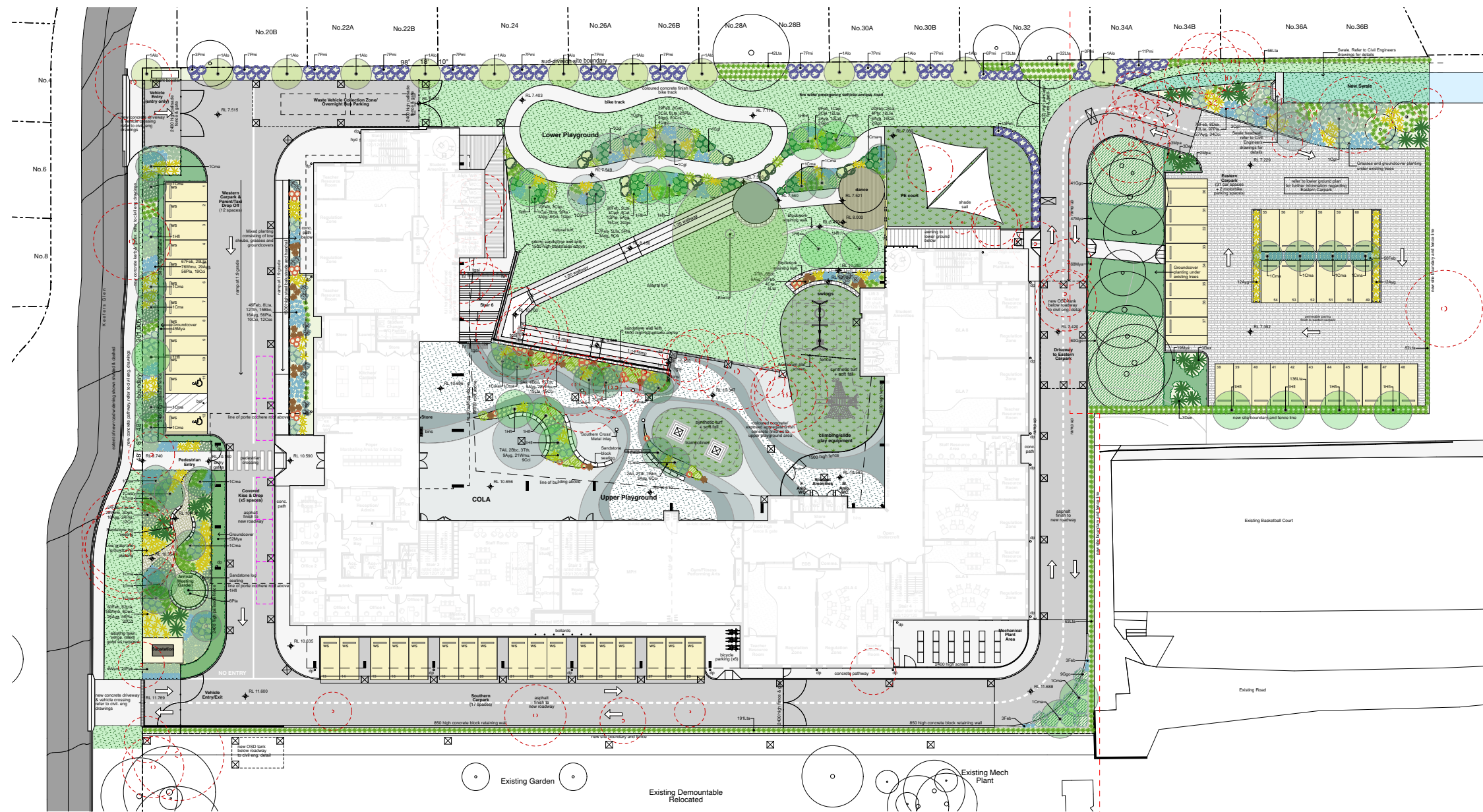
To be read in conjunction with the Landscape design report and drawings prepared by Inview Design.

The landscape design has been developed in unison with the architectural design to enhance and strengthen the journey and experience through the site, commencing with the public Arrival/Meeting Garden through the main entry foyer and into the central outdoor playground area at the heart of the School.

The flowing, patterned concrete design of the Upper Playground area draws students, staff and visitors from the embrace of the built form around the playground and out into the open spaces. The journey through the playground follows the natural contours of the site with a focus on student mobility and accessibility whilst providing inclusive and immersive play spaces.

As always, student safety has been a key driver with plant specifications carefully selected to be non-toxic, free from choking hazards and non-climbable. Indigenous plant species have predominantly been selected to strengthen connection to and in respect to the Darkinjung Country heritage and site context whilst ensuring compliance with bushfire requirements.

Inspired by discussions and shared knowledge with local indigenous stakeholders and in response to the sensory needs of the EOCCS students, the landscape design seeks to provide an all-encompassing journey of the senses and connection to the natural environment through varying textures and colour in both the soft and hard landscaping selections. Colour selections for hard landscaping surfaces on the horizontal planes compliment the colour palette of the architecture whilst the soft landscaping is in harmony against the vertical backdrop of the natural tones of the building façade.



Proposed Landscape Plan (prepared by Inview Design)

4.21 Designing with Country

To be read in conjunction with the Connecting with Country Report prepared by Artefact.

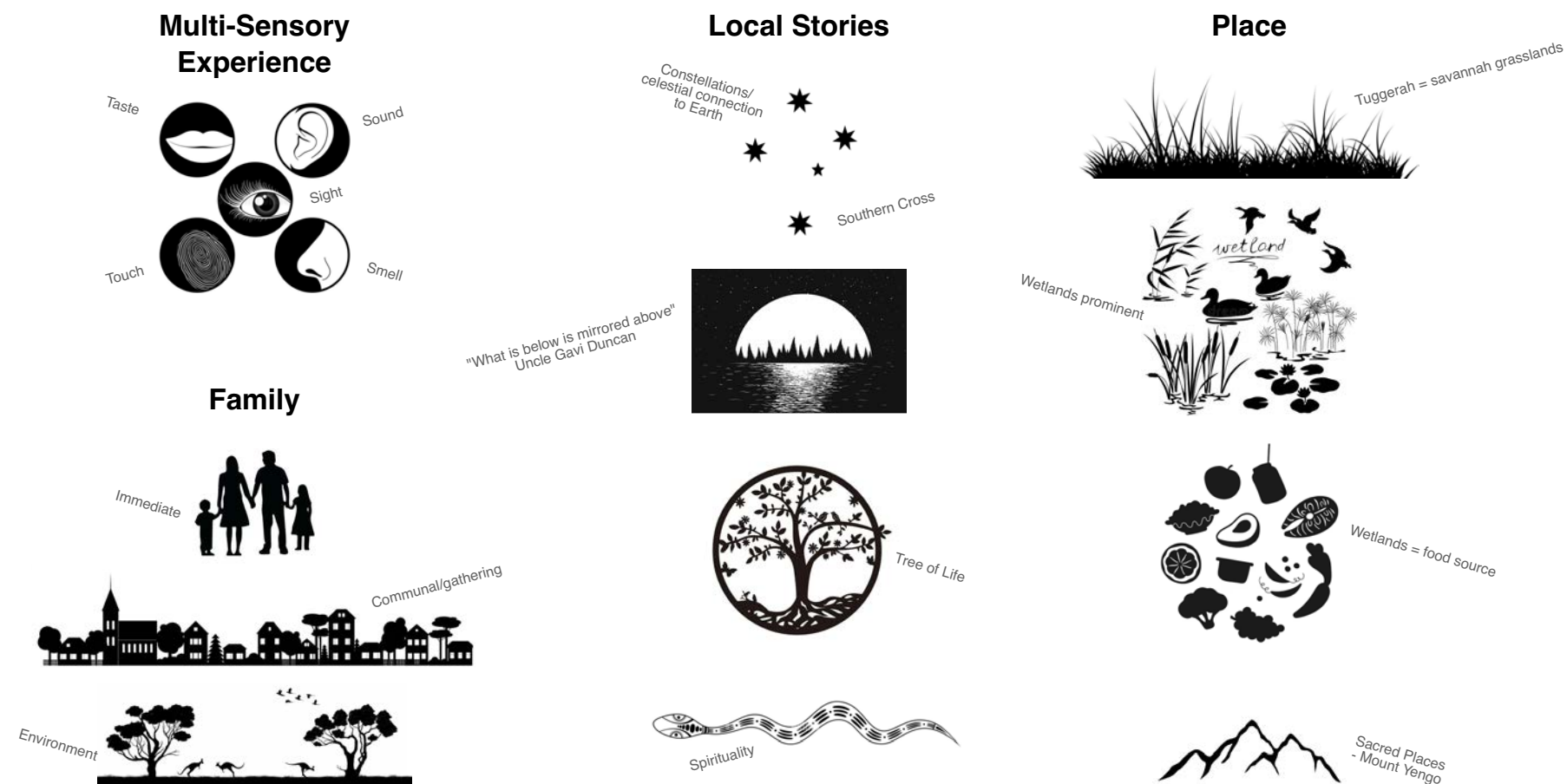
The project team has been extremely fortunate to be afforded the opportunity to engage directly with local, indigenous stakeholders including the Darkinjung Local Aboriginal Council (DLALC) and local artist and knowledge holder Uncle Gavi Duncan. Meetings with Uncle Gavi and shared stories have inspired and grounded principles in Connecting with Country which have driven and guided the architectural response specifically in respect to the local Darkinjung Country.

During these meetings, the following key principles were identified:

- The significance of embracing a multi-sensory experience to optimise the connection with Country
- The importance of connection to family on multiple levels – from your immediate family to connection with your community family and finally connection to the environment and your natural family
- Indigenous stories including:
 - o The meaning of the constellations and celestial connection to Earth – “What is below is mirrored above” (*Uncle Gavi Duncan*)
 - o The Southern Cross
 - o The Tree of Life
 - o Spirituality
- Place – direct connections relating to Darkinjung Country including:
 - o Tuggerah – the Indigenous translation meaning “savannah grasslands” which is in reference to the grasses that have grown along the local river systems and which the local Indigenous woman used to weave baskets
 - o The proximity of the wetlands located immediately to the north-east of the EOCCS site
 - o The significance of the wetlands to the indigenous community as a food source
 - o Local, sacred sites including Mount Yengo

Of the above items, the following were identified as key drivers and inspiration for the architectural response:

Meaning of Place - Tuggerah – “Savannah Grasslands” Acknowledgment of Family Acknowledgement of What Country Gives Us Acknowledgement of How Country Can Support the Students Through Sensory Engagement with the World



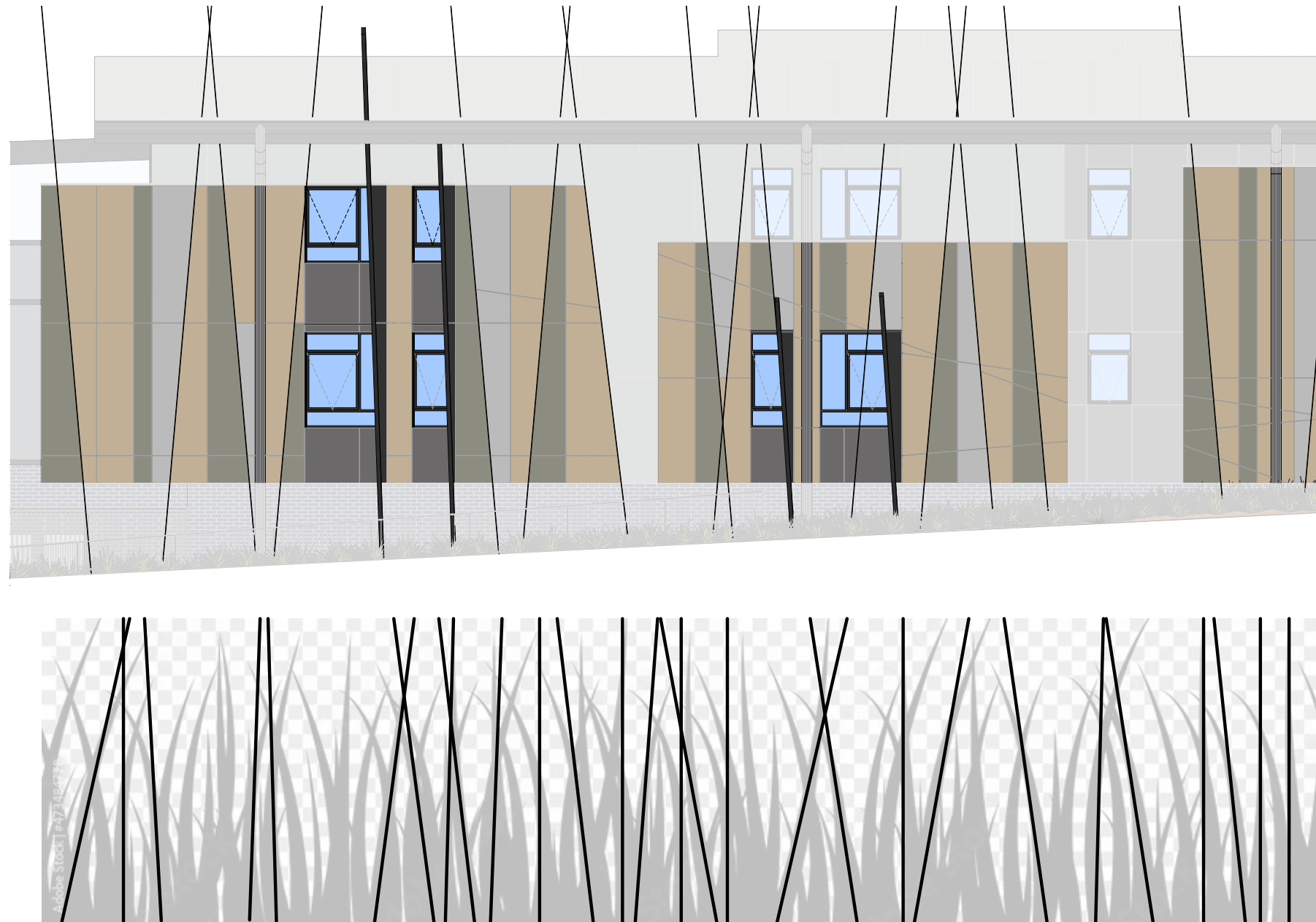
The Grasslands Concept

The architectural design has taken the Indigenous meaning of Tuggerah - “savannah grasslands” - and developed the below concept to inform the façade design as a connection to the natural heritage of the EOCCS site. The random nature of the grassland image below has been translated and represented in the architectural form through shifting, splayed, vertical cuts through the façade, evoking the movement and shapes generated by the grasses and coloured to depict the grasses earthy tones.

This grassland design is then set against a backdrop of dark blue/grey representing the waterways and river system along which the grasses grow.

The patterned grassland façade is incorporated into the three (3) outward facing facades (western, southern and eastern), reflecting and presenting the significance of the Indigenous heritage and meaning back to the community and the surrounding environment – refer architectural elevations on the following page.

The natural colour palette carries through to the internal elevations and open verandahs, to assist with grounding the building within the landscape and Country.



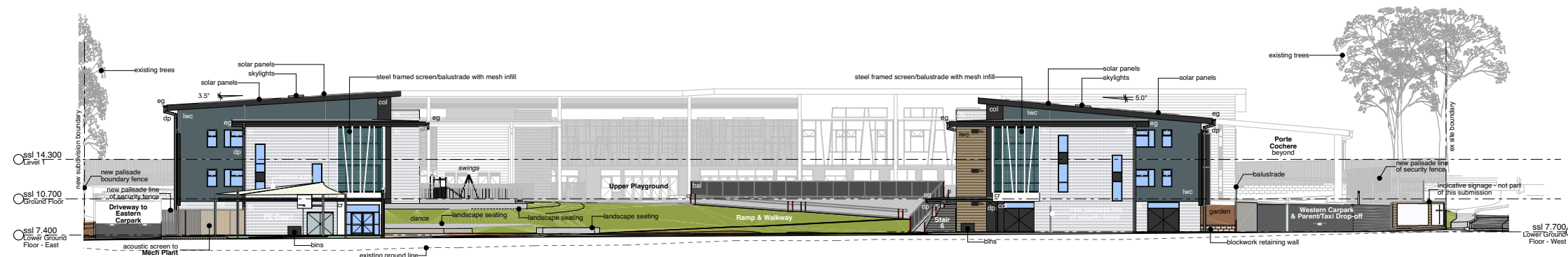
“Grasslands” Concept Diagrams



01 West Elevation from Keefers Glen
1:200



02 West Elevation from Driveway through Porte Cochere
1:200



03 North Elevation
1:200



04 East Elevation
1:200

notes:
1. new trees removed for clarity unless noted otherwise
2. additional louvres, dampers etc may be required to be added during design development

Legend (elevation & sections)
note: drawing may not contain all items listed below

ald	aluminum framed glazed door suite
alw	aluminum framed window
dms	decorative metal screen
dp	downpipe
eg	eaves gutter
egl	existing ground line
fb	face brickwork
lwc	lightweight cladding
mwr	metal deck roof
rw	retaining wall
wh	window sunhood

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All dimensions to be verified on site and any discrepancies referred to architect for determination. figured dimensions to take precedence over scaled dimensions.

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Rev	Issue	Date
A	Issue for SSDA	07/04/25

Amendments

Stanton
Dahl
Architects



Eileen O'Connor
Catholic School

Catholic Schools Broken Bay
(CSBB)

84 Gavenlock Road,
Mardi, NSW 2259

Drawn; RW
Checked; DM
Plot date; 7/4/2025

Scale;1:200 as noted @ A1

Project No;
2637.20

Drawing No; Revision#;
A0301 A

Elevations 1



View of Western Elevation and Grasslands Façade from Northern Entry Driveway

4.22 Access and Transport

To be read in conjunction with the Traffic Impact Assessment prepared by Traffix and Accessibility report prepared by Vista Access Architects

Vehicular and pedestrian access to the new EOCCS is proposed via the western frontage on Keefers Glen. There are three main points of access including:

- A new, northern vehicle entry driveway. This access is proposed as an entry only point for student pickup/drop off, staff, visitors (including maintenance and service vehicles) and emergency vehicles. To simplify swept path movements, this driveway is proposed as an exit point for waste collection vehicles only, allowing exit onto Keefers Glen in a forward direction, and in a straight path directly from the waste collection area.
- A new, southern dual vehicle entry and exit driveway. Entry through this point is reserved for staff entering and accessing the southern and eastern carparks. Exit traffic will encompass vehicles exiting via the western, southern and eastern carparks.
- New main pedestrian entry and footpath access from Keefers Glen.

The proposed site for the EOCCS campus in the north-western corner of the existing St Peters Catholic College site was specifically identified and selected for the proposed development of the new School due to the north-western portion of the St Peters Catholic College site being the least impacted by bushfire and flooding. The proposed new School site area also offered the opportunity to provide an independent site for the new School, driven by the design objective of affording the EOCCS and its students their own identity, with its own street presence and independent access.

Alternative vehicle access points to the proposed EOCCS site are limited, with the only other option being access via Gavenlock Road to the far east with a new access roadway required through the existing St Peters Catholic College site. During the design development, this option was deemed unviable for the following reasons:

- Access via a roadway through St Peters Catholic College would require re-orientation of the main entry to the new School away from the street frontage on Keefers Glen and re-positioning of the entry to the eastern side of the proposed site. There was a strong belief that this would diminish and weaken the significance and celebration of the new School within the community and result in a loss of presence and identity, very much in contradiction with the stated project objectives.
- Access through the St Peters Catholic College site would have an adverse impact on the operations of the College itself.
- Vehicular access to the new School through the St Peters Catholic College site could potentially pose a safety and evacuation risk for students, particular in the event of a flood, with Gavenlock Road identified as being impacted by flooding during major rain events.

It was therefore deemed that, to maximise the opportunity of exposure and presence for the new School, to celebrate its students, and promote an inclusive community environment, it is essential to the success of the School and its initiatives to maintain vehicle access from Keefers Glen.

Extensive traffic studies have been undertaken and noted in the Traffic Impact Assessment with consideration of the proposed access to the new School via Keefers Glen and concluded that the traffic impact on the existing local road network would be acceptable. It is also noted specifically that the majority of students attending the new School would be utilising the Department of Education's Assisted School Travel Program (ASTP) which would significantly reduce the number of traffic movements generated by the proposed development when compared to mainstream education facilities.

As noted elsewhere in this report, the SSDA submission includes proposed road widening works to Keefers Glen, extending from the northern intersection with Brickendon Avenue to the southern intersection with Deloraine Glen. A new pedestrian footpath is proposed on the eastern side of Keefers Glen extending from the southwestern corner of the EOCCS site up to the northern intersection of Keefers Glen and Brickendon Avenue.

All lifts in the development have been sized as stretcher lifts. Due to likelihood of a number of students having limited mobility, all lifts will also be nominated as evacuation lifts for the purposes of evacuation in the event of an emergency,

4.23 Service Access

In addition to the vehicular access noted in the above, a 6 metre wide access roadway for emergency vehicles has been provided to the full perimeter of the new School in accordance with:

- NCC Part G5 Construction in bushfire prone areas and
- Specification 43 Bushfire Protection for certain Class 9 buildings and
- Planning For Bushfire Protection 2022 Table 3: SFPP Development - Access – Specific requirements for hospitals, schools, child care centres and residential care buildings.

The inclusion of this access roadway was in direct response to advice received from the New South Wales Rural Fire Services (NSW RFS) following their review of the proposed development – refer to Appendix 7.5.

The emergency access roadway encompasses the western, eastern and southern asphalted carpark roads, whilst the northern roadway traverses along the northern boundary and Lower Playground area. The northern stretch of the emergency access road is proposed to include natural turf on reinforced, trafficable drainage cells in order to accommodate vehicular access across the site. A portion of the concrete path in the Lower Playground also overlaps the roadway in this area but does not include a change in ground level.

Entry to the emergency access road is proposed via the northern entry driveway, accessed via Keefers Glen. The intention is for this roadway to be utilised to provide direct access to the playground for emergency vehicles (police, fire, ambulance) in addition to access for bushfire emergency vehicles.

Maintenance and light delivery vehicle access is also proposed to be via the northern entry driveway, accessed via Keefers Glen and exiting via the southern exit driveway. All visitor access to the site and entry into the site via the entry gates will be monitored and controlled by staff via an intercom system.

4.24 Waste Management

A Waste Management Plan (WMP) has been prepared by MRA Consulting to guide the building design on best practices in waste management and focused on sustainable outcomes at the demolition, construction and operational phases of the development.

The WMP has been prepared in accordance with the requirements of the Central Coast Local Environmental Plan 2022, Central Coast Development Control Plan 2022 and Central Coast Council Waste Control Guidelines 2022.

To address the operational requirements of the development, an enclosed Waste Storage Room has been located on the Lower Ground floor of the Western Wing. The waste storage area is provided with lift access to all levels of the new School via Lift 1, to assist with management of waste collection throughout the School and disposal directly to the Waste Storage Room.

A waste vehicle collection zone has been located immediately adjacent to the Waste Storage Room, with direct access for ease of collection in a safe, designated area, contained within the site development and separate from other vehicle and/or pedestrian movements. Access for waste collection vehicles is proposed through the northern entry driveway, accessed via Keefers Glen. Swept path movements for the waste vehicle, into the designated collection zone are demonstrated in the Traffic Impact Assessment prepared by Traffix.

For full details, please refer to the WMP and Traffic Impact Assessment reports.

4.25 Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design of the new EOCCS campus. The following principles have been considered as part of the response to the project brief, site conditions and context:

Surveillance:

The site layout of the new building allows provision for good surveillance both to and within the site. The generous 19.2 metre setback from the Keefers Glen frontage includes landscaped areas of low planting providing good sight lines from the public domain. Perimeter 'palisade' fencing around the site also allows provision for good visual access into the site.

The "U-shaped" form of the building around the central playground and open outdoor play spaces provides for good surveillance into the campus from each of the western, southern and eastern wings.

It is also proposed that adequate security barriers augmented by lighting to the external and internal open areas of the School will provide illumination to assist with the surveillance from the surrounding community.

Access Control:

To ensure safety and security of students, the design proposes all access throughout the campus through gates and/or doors will be controlled and managed by staff. To minimise the risk of absconding, the proposal further includes a double layer of security at all points throughout the development, ensuring that, in the event that a student was to abscond from one specific area, there will always be an additional level of security to slow progress and allow teaching staff or carers to attend to the students' needs.

All visitors to the site will be monitored and screened by staff prior to entry.

Landscape treatment of the public Arrival/Meeting Garden has been specifically selected to mitigate and deter unwelcome access to the public area.

Territorial Reinforcement:

The main pedestrian entry from Keefers Glen has been designed as the primary point of interface with the community together with the public Arrival/Meeting Garden. The perimeter fencing to the School has been set back to welcome the community into this area and encourage ownership as an extension of the community and surrounding public domain. Delineation between the 'public' space and the secure western carpark and main School entry is legible through the use of 'palisade' fencing and landscape treatment.

Space Management:

Both the 'public' and private spaces across the School will be managed by the School, including landscape care and general maintenance. It is anticipated that the well-kept grounds surrounding EOCCS will assist in fostering cleanliness in the public domain and reinforce territorial ownership within the community.



South-western Aerial View of the Proposed Eileen O'Connor Catholic School

5.0 Authority Reviews and Consultation

5.1 Consultation Overview

As previously noted, throughout the design process, the project team has consulted with various external parties and authorities including Central Coast Council, the Department of Planning, Housing and Infrastructure and the Government Architects Office through the State Design Review Panel. The following table is a list of meetings held with each respective body:

Eileen O'Connor Catholic School – Authority Meeting & Consultation Register		
Date:	Meeting:	Authority:
20 th September 2023	Pre-DA Meeting #1	Central Coast Council
24 th April 2024	State Design Review Panel Meeting – Review 1	Government Architect NSW/Department of Planning, Housing and Infrastructure
26 th June 2024	State Design Review Panel Meeting – Review 2	Government Architect NSW/Department of Planning, Housing and Infrastructure
10 th July 2024	Pre-DA Meeting #2	Central Coast Council
28 th August 2024	Rural Fire Services Advice Letter	Rural Fire Services (RFS)

Hereafter follows a summary of the feedback received through formal minutes following each of meeting and responses to how these items have been addressed as part of the SSDA submission for the new Eileen O'Connor Catholic School.

5.2 Central Coast Council - Pre-DA Meeting #1 - Advice Register and Responses

Refer to Appendix #1 for full record of minutes:

Central Coast Council (CCC)		
	Summary of Advice:	Project Team Response:
1	The proposed development will be determined by the Regional Planning Panel as per Clause 2.19 (1) of SEPP (Planning Systems) 2021 should it be demonstrated that the proposed educational establishment is not deemed to State Significant development.	Following preliminary cost assessments for the works, the project was determined to have a value greater than \$20 million and therefore deemed to be State Significant Development.
2	The proposed development is deemed to be integrated development (special fire protection purposes) under Clause 100B of the Rural Fires Act 1997 and requires concurrence from the NSW RFS. All bushfire Asset Protection Zones (APZs) are to be contained within the R2 portion of the site as per the required bushfire report which is to be prepared by a suitably qualified bushfire consultant.	Refer to the accompanying Bush Fire Assessment Report prepared by Bush Fire Consulting Services.
3	The proposed development is to comply with the relevant provisions of the SEPP (Transport and Infrastructure) 2021, SEPP (Resilience and Hazards) 2021 and SEPP (Biodiversity and Conservation) 2021 that are relevant to this proposal.	Refer to the accompanying Environmental Impact Assessment prepared EPM Projects.
4	An acoustic report prepared by a suitably qualified acoustic engineer that the development will not have a detrimental impact on the adjoining residential areas.	Refer to the accompanying Noise and Vibration Impact Assessment prepared by Acoustic Logic.
5	The proposed development is to comply with the provisions of the Central Coast Local Environmental Plan 2022 and the Central Coast Development Control Plan 2022.	Refer to the accompanying Environmental Impact Assessment prepared EPM Projects.
6	A Traffic and Parking Impact Assessment is required to demonstrate that the proposed development has sufficient car parking or on any vehicle's movements in the vicinity of the site.	Refer to the accompanying Traffic Impact Assessment, Green Travel Plan and Construction Traffic & Pedestrian Management Plan prepared by Traffix.
7	The proposed vehicular access to the development from Keefers Glen will not be supported by Council, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road.	Please refer to Section 4.0 – Development Proposal Part 4.22 Access and Transport of this report.
8	The site is subject to flooding and ecological constraints as raised by Council's Development Engineer and Ecologist within this report.	Refer to the accompanying Flood Impact and Risk Management Assessment report prepared by Tooker & Associate and Biodiversity Development Assessment Report prepared by NARLA.
9	A preliminary site investigation report is required to demonstrate that the site is not contaminated and is suitable for residential development.	Refer to the accompanying Preliminary Site Investigation and additional supporting reports prepared by Raw Earth Environmental.
10	A waste management plan is required for the demolition, construction and ongoing waste management of the development.	Refer to the accompanying Waste Management Plan prepared by MRA Consulting.
11	A flood assessment report is required to demonstrate that the proposed development will not be impacted by flooding.	Refer to the accompanying Flood Impact and Risk Management Assessment report prepared by Tooker & Associates.

5.3 State Design Review Panel – Review #1 – Advice Register and Responses

Refer to Appendix #2 for full record of minutes:

Connecting With Country		
SDRP Comment	An understanding of Country offers the potential to inform richer and more place-responsive design solutions.	
	SDRP Recommendations:	Project Team Response:
1	Illustrate how Connecting with Country principles can inform the project more holistically, for example, through siting and massing that is driven by careful site analysis (topography, water flow paths, existing vegetation, solar access, context), sustainability approaches, materiality, landscape design, and specification of plant species.	Refer to Section 4.0 – Development Proposal - o Part 4.16 – External Materials and Finishes - o Part 4.20 – Landscape Design - o Part 4.21 – Designing with Country
2	Articulate, in future presentations, how ongoing engagement with local Aboriginal knowledge-holders is informing the design approach.	Refer to Section 4.0 – Development Proposal o Part 4.21 – Designing with Country
3	Continue to refer to the Connecting with Country Framework for more information and guidance on thinking beyond the site boundary by connecting to the broader landscape and other design opportunities.	Refer to Section 4.0 – Development Proposal o Part 4.21 – Designing with Country
Site Strategy & Landscaping		
SDRP Comment	It is important that the landscape design develops in parallel to the architectural design so that the built form and landscape are interrelated. The proposal lacks an overarching rationale and clear set of design objectives to establish a foundation for future design decisions.	
	SDRP Recommendations:	Project Team Response:
4	Establish a robust set of design principles to guide the development of all aspects of the school, including siting, massing, architectural language, landscape, sustainability, etc.	Refer to Section 4.0 – Development Proposal - o Part 4.1 – Project Overview - o Part 4.2 – Project Objectives - o Part 4.3 – Design Brief and Parameters
SDRP Comment	It is not clear how the proposed scheme responds to the site conditions and local character.	
	SDRP Recommendations:	Project Team Response:
5	Undertake detailed site analysis, identifying opportunities and constraints to demonstrate a clear understanding of site. Illustrate through plans and site sections: a) Site contours, including the levels along the western boundary b) Water flow paths c) The type and location of existing vegetation on the site and surrounding it d) The character of adjacent and surrounding areas e) Prevailing winds and solar access throughout the year f) Shadow diagrams	Refer to Section 3.0 Site Analysis for detailed site analysis. Refer to Section 4.0 – Development Proposal o Part 4.11 – Solar Access
SDRP Comment	The location of the northern wing is of significant concern. The proposed U-shaped building is introducing accessibility issues by creating a split-level playground that requires stairs and long ramps to navigate. This problem requires a built-form solution and cannot be resolved through the landscape design alone.	
	SDRP Recommendations:	Project Team Response:
6	Revisit the built-form siting and massing and test options, including the removal of the northern wing. In doing so: a) Develop the site's accessibility strategy by integrating universal and equitable paths of travel (graded to reduce or remove the requirement for handrails where possible) into the landscape design to cater for all abilities and ensure a sense of belonging and inclusion for all students. b) Redistribute floorspace to the western and/or southern wings by increasing the height of the building c) Illustrate the relationship with St Peter's College and demonstrate that an increase in height will not adversely impact the amenity of nearby residents. d) Provide a generous landscaped buffer zone between the school and the neighbouring residences to the north	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.6 – Rise in Storeys - o Part 4.7 – Massing - o Part 4.8 – Height & Scale - o Part 4.20 – Landscape Design - o Part 4.22 – Access and Transport
SDRP Comment	The proposed driveway along the northern boundary is located in close proximity to the neighbouring residential buildings, with no allowance for a landscaped buffer, which poses visual privacy and acoustic concerns for adjacent residents.	
	SDRP Recommendations:	Project Team Response:
7	Test alternative locations for the secondary parking area. This would allow the removal of the driveway along the northern boundary.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development

8	Explore options to reduce the number of parking spaces provided, for example via a shared parking agreement with St Peters College	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development
SDRP Comment	The school's arrival experience is currently dominated by the proposed carpark facing Keefers Glen, and the building lacks street presence and a civic identity.	
9	Explore and illustrate the option of locating the proposed carpark along the southern boundary.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development
10	If the above approach is not feasible, introduce a landscaped, pedestrian forecourt on one side of the carpark to create a more welcoming entry.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development
11	Provide pedestrian access from Keefers Glen to the main entrance. Liaise with Council to introduce a pedestrian footpath along Keefers Glen.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.22 – Access and Transport
SDRP Comment	There is significant opportunity for the proposal to connect to and celebrate the wetlands at the north-east corner of the site. This connection could more strongly inform the site strategy and landscape character of the site. The retention of existing mature trees also provides an opportunity to create a shaded, focal point for the playground.	
	SDRP Recommendations:	Project Team Response:
12	Develop a landscape plan and identity for the site, informed by the topography, water sensitive urban design strategy, existing significant trees, character of Keefers Glen and outlook to the nearby bushland.	Refer to Section 4.0 – Development Proposal o Part 4.20 – Landscape Design Refer to the accompanying landscape design drawings and report prepared by Inview Design.
13	Identify significant trees within the site and strive to retain as many as possible to contribute to placemaking and to create cool, shaded areas for gathering in the playground	Refer to Section 3.0 – Site Analysis o Part 3.4 – Existing Vegetation Refer to Section 4.0 – Development Proposal o Part 4.20 – Landscape Design
14	Provide a strategy for managing water on the site once the site is developed and the dam is filled in. Integrate Water Sensitive Urban Design Principles in the design of the landscape	Refer to the accompanying Civil & Stormwater documentation prepared by James Taylor & Associates including the Water Cycle Management Plan.
SDRP Comment	The design of the central playground appears complex and over-programmed.	
	SDRP Recommendations:	Project Team Response:
15	Reduce the complexity of the playground design and replace some of the elements with universally attractive natural experiences – such as groves of trees, logs and other 'nature play' elements that can be both stimulating and calming for students.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.20 – Landscape Design Refer to the accompanying landscape design drawings and report prepared by Inview Design.
	Architecture	
SDRP Comment	A well-defined strategy and rationale for the built form is required. A lack of articulation in the massing restricts the building's ability to sit comfortably on the site and connect meaningfully with the landscape.	
	SDRP Recommendations:	Project Team Response:
16	Explore options to articulate and separate the built form elements at the ends and corners of the wings to better integrate the building with the landscape.	Refer to Section 4.0 – Development Proposal o Part 4.9 – Built Form o Part 4.10 – Building Articulation
17	Develop a transition space between the building and landscape, particularly on the playground side, to facilitate indoor-outdoor learning and connection to landscape. This may, for example, be created by introducing a generous, shaded colonnade to provide a connection to landscape and sky.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.20 – Landscape Design

SDRP Comment	The design of the playground-facing facades should differ from that of the street-facing facades to establish a character for the building in response to its immediate context.	
	SDRP Recommendations:	Project Team Response:
18	Explore options for the playground-facing facades to be lightweight and permeable, for example, through full-height screens to provide fall protection while filtering light and providing natural ventilation to the circulation/common area spaces. Refer to precedents such as Alexandria Park Community School and Darlington Public School.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation
19	Explore whether the character and materiality of the street-facing facades could be more robust to reflect the local context. For example, consider the use of bricks and natural materials and colours in response to the bush-like, suburban setting of Keefers Glen.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.16 – External Materials and Finishes
20	Design external shading to respond to the solar orientation of each facade. Provide diagrams and façade sections that demonstrate the proposed approach.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.11 – Solar Access
SDRP Comment	The architectural language currently appears industrial and constrained.	
21	Continue to develop the colour palette, material selections and façade modulation, by drawing inspiration from the site's context and ecology, to further connect the building with the landscape and to Country.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.16 – External Materials and Finishes - o Part 4.21 – Designing with Country
SDRP Comment	The stairs within the proposed building are enclosed and utilitarian.	
	SDRP Recommendations:	Project Team Response:
22	Develop a more open or semi-open approach to the vertical circulation so that the stairs are more permeable and have the potential to become social spaces. This may be achieved through further articulation of the built form.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation
	Sustainability	
	SDRP Recommendations:	Project Team Response:
23	Demonstrate an ambitious sustainability strategy and provide details of the proposed ESD targets and initiatives.	Refer to Section 4.0 – Development Proposal o Part 4.17 – Sustainability Refer to accompanying ESD Report prepared by Northrop. Refer to accompanying Net Zero Statement Refer to accompanying Embodied Emissions Materials Form
24	Include a response to urban heat island mitigation by reducing the extent of hard surfaces in the landscape.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development
25	Propose passive design strategies to ensure that access to natural light and ventilation is provided and maximised for all internal spaces.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development
26	Provide strategies for how a net-zero building can be achieved. This is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Refer to accompanying Net Zero Statement

	General Comments (Post Meeting)	
SDRP Comment	The general learning areas are currently located between the withdrawal rooms and circulation space, with no direct access to the external facades.	
	SDRP Recommendations:	Project Team Response:
	Review the planning to provide natural light and ventilation to the general learning areas.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development
	At the next session provide a set of dimensioned plans, elevations and sections illustrating the existing and proposed levels.	Dimensioned plans and elevations submitted as part of SDRP #2 submission.

5.4 State Design Review Panel – Review #2 – Advice Register and Responses

Refer to Appendix #3 for full record of minutes:

	Connecting With Country	
SDRP Comment	One way of incorporating a response to Country within the project is through regenerative and sustainable environmental measures.	
	SDRP Recommendations:	Project Team Response:
1	Continue to demonstrate how the natural systems within and surrounding the site can be protected and restored. Provide more detail on the proposed environmental sustainability measures, including: a) the filtration and management of water across the site via natural swales and permeable surfaces, rather than concrete infrastructure b) the retention of existing vegetation and strategies for increasing biodiversity c) the reduction of hard surfaces in the landscape d) the integration of passive design measures within the building, i.e., provide solar studies demonstrating the effectiveness of external shading.	Refer to Section 3.0 – Site Analysis - o Part 3.4 – Existing Vegetation Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.17 - Sustainability - o Part 4.20 – Landscape Design Refer to the accompanying Civil & Stormwater documentation prepared by James Taylor & Associates. Refer to
2	Seek expert environmental advice regarding the relocation of native fauna and flora that will be displaced through the removal of the dam.	Refer to the accompanying Biodiversity Development Assessment Report prepared by NARLA
3	Ensure that artwork incorporated in the building or landscape design is led by local aboriginal designers or artists. <i>When it comes to knowledge sharing, it is essential that Aboriginal people retain authorship and control of their cultural knowledge and intellectual property, and how it is shared with others. Aboriginal people need to be invited to co-design and co-manage projects rather than just being asked to provide their cultural knowledge, stories and insights to help develop projects. (Extract from the Connecting with Country Framework)</i>	Refer to the accompanying Connecting with Country Framework report prepared by Artefact.
	Site Strategy & Landscaping	
SDRP Comment	The project team's concerns regarding the movement of students throughout the levels of the building are noted, however more rigorous testing of alternative siting and massing options is required to ensure the design caters for students of all abilities and fosters a sense of belonging and inclusion.	
	SDRP Recommendations:	Project Team Response:
4	Continue to test and develop Option 1b (with the 'L'-shaped building form and southern carpark) which presents opportunities for the project that the current scheme does not enable. These include: - o A more welcoming and sympathetic street address to Keefers Glen. - o A better arrival experience for students, staff, parents and visitors - o More natural light to teaching spaces due to northerly aspect - o A generous setback and landscaped zone along the northern boundary, providing a better transition to the adjacent residential area. - o Visual connection to the nearby wetlands. - o Fewer ramps and stairs throughout the playground by enabling the playground to follow the site's natural contours. Refer item 5a. - o The retention of more existing trees. - o Less overshadowing of the existing adjacent school due to the southern boundary setback. - o Less overshadowing of the playground by the proposed building. - o More flexibility for future expansion.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.20 – Landscape Design

	o Opportunity to differentiate the architectural expression along the length of the building, for example, by giving the western wing a civic character while transitioning to a more informal character that responds to the landscape at the eastern end of the southern wing.	
SDRP Comment	The location of the northern wing remains a concern as it does not allow the playground to follow the site's natural contours. Two of the driving principles for the proposed design are inclusivity and dignity, however the current proposal for the playground is overly constrained by stairs and ramps.	
	SDRP Recommendations:	Project Team Response:
5	While testing the massing and siting of the building explore and illustrate opportunities to: a) provide graded footpaths throughout the playground, rather than ramps with handrails, and seek to remove or reduce stairs in the design of the landscape. Where stairs are necessary, break up long flights with generous landings or graded footpaths b) use the site topography to connect multiple levels of the building with natural ground level c) step the ground floor levels of the western wing to align with the existing topography. This may remove the need for significant level changes in the playground and provide opportunity for a higher ceiling in the multipurpose hall at ground level. d) use soil excavated from site to infill the dam e) introduce ramps between levels of the building to provide universal and equitable access and facilitate the movement of large groups of students.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.5 – Site Planning - o Part 4.6 – Rise in Storeys - o Part 4.7 – Massing - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.20 – Landscape Design
SDRP Comment	The transition between the internal and external spaces is stark due to the large extent of hard surfaces proposed where the building meets the playground.	
	SDRP Recommendations:	Project Team Response:
6	Introduce planting to soften the interface between the building and playground. This will also help to provide views of greenery from within the building, mitigate the heat island effect and reduce glare.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.20 – Landscape Design
SDRP Comment	The area between the proposed building and Keefers Drive requires further development to better integrate the various landscape elements and improve the pedestrian arrival experience.	
	SDRP Recommendations:	Project Team Response:
7	Revise the layout of the carpark so that the area south of the pedestrian entry is dedicated to landscape. This will allow pedestrians to arrive at the building via a landscaped setting and remove the conflict with vehicles.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.20 – Landscape Design Refer to the accompanying landscape design drawings and report prepared by Inview Design.
8	Continue to develop the landscape design so that the proposed trees, understory plants, gathering space, entry path and Porte cochere are cohesively integrated rather than disparate elements.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.20 – Landscape Design Refer to the accompanying landscape design drawings and report prepared by Inview Design.
9	Stagger or undulate the line of the front boundary fence (in plan) so that it can be softened with landscaping. Specify plants of a height that will reduce the impact of the fence on the street frontage.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.12 - Views - o Part 4.20 – Landscape Design Refer to the accompanying landscape design drawings and report prepared by Inview Design
	Architecture	
SDRP Comment	A lack of articulation in the massing and the rigid geometry of the proposal continues to restrict the building's ability to sit comfortably on the site and integrate with the landscape.	
	SDRP Recommendations:	Project Team Response:
10	As previously recommended, explore options to articulate the built form to break up the massing.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.5 – Site Planning - o Part 4.6 – Rise in Storeys - o Part 4.7 – Massing - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation

11	Continue to develop the facades and perimeter of the building in parallel to the landscape design to create a more integrated relationship between the building and the landscape. Consider: a) how the edges of the building can step in plan to allow soft landscaping to be woven around the perimeter of the building. Refer also to Item 6 b) how elements such as the overhang of the main roof, canopies, façade screens, colonnades and pergolas can help soften the edges of the building.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.5 – Site Planning o Part 4.6 – Rise in Storeys o Part 4.7 – Massing o Part 4.9 – Built Form o Part 4.10 – Building Articulation
SDRP Comment	The grasslands motif applied to the facades lacks depth and would benefit from more subtle transitions and variations.	
	SDRP Recommendations:	Project Team Response:
12	Create nuance in the patterning of the grassland facades by: a) echoing the composition of native grasses by providing depth in the patterning at the base of the facades and feathering the pattern before it reaches the eave b) exploring how the design of the roof could also be influenced by the grassland concept, for example by providing some variation to the roof edge.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.9 – Built Form o Part 4.10 – Building Articulation
SDRP Comment	It is understood that muted, natural colours have been selected for the external facades to cater for the needs of neurodiverse students.	
13	Ensure that the colours selected for the playground-facing façades and landscape elements also meet the needs of students.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.9 – Built Form o Part 4.10 – Building Articulation o Part 4.16 – External Materials and Finishes o Part 4.21 – Designing with Country
14	As previously noted, continue to develop the colour palette, material selections and façade modulation, by drawing inspiration from the site's context and ecology, to further connect the building with the landscape and to Country.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.9 – Built Form o Part 4.10 – Building Articulation o Part 4.16 – External Materials and Finishes o Part 4.21 – Designing with Country
SDRP Comment	The stairs within the proposed building are enclosed and utilitarian.	
	SDRP Recommendations:	Project Team Response:
22	Develop a more open or semi-open approach to the vertical circulation so that the stairs are more permeable and have the potential to become social spaces. This may be achieved through further articulation of the built form.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.9 – Built Form o Part 4.10 – Building Articulation
	Sustainability	
	SDRP Recommendations:	Project Team Response:
23	Demonstrate an ambitious sustainability strategy and provide details of the proposed ESD targets and initiatives.	Refer to Section 4.0 – Development Proposal o Part 4.17 – Sustainability Refer to accompanying ESD Report prepared by Northrop. Refer to accompanying Net Zero Statement Refer to accompanying Embodied Emissions Materials Form
24	Include a response to urban heat island mitigation by reducing the extent of hard surfaces in the landscape.	Refer to Section 4.0 – Development Proposal o Part 4.4 – Design Development o Part 4.17 – Sustainability Refer to accompanying ESD Report prepared by Northrop. Refer to accompanying Net Zero Statement Refer to accompanying Embodied Emissions Materials Form

25	Propose passive design strategies to ensure that access to natural light and ventilation is provided and maximised for all internal spaces.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation - o Part 4.17 – Sustainability
26	Provide strategies for how a net-zero building can be achieved. This is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.	Refer to the accompanying Net Zero Statement included in the SSDA submission.
	General Comments (Post Meeting)	
SDRP Comment	The general learning areas are currently located between the withdrawal rooms and circulation space, with no direct access to the external facades.	
	SDRP Recommendations:	Project Team Response:
	Review the planning to provide natural light and ventilation to the general learning areas.	Refer to Section 4.0 – Development Proposal - o Part 4.4 – Design Development - o Part 4.9 – Built Form - o Part 4.10 – Building Articulation
	At the next session provide a set of dimensioned plans, elevations and sections illustrating the existing and proposed levels.	N/A – no further sessions scheduled.

5.5 Central Coast Council - Pre-DA Meeting #2 - Advice Register and Responses

Refer to Appendix #4 for full record of minutes:

	Central Coast Council (CCC)	
	Summary of Advice:	Project Team Response:
1	In accordance with Clause 2.6 (1) of SEPP (Planning Systems) 2021, the proposed new educational establishment on this site which has a value greater than \$20 million is deemed to be state significant development (SSD).	Noted. No further comments.
2	The proposed development is deemed to be integrated development (special fire protection purposes) under Clause 100B of the Rural Fires Act 1997 and requires concurrence from the NSW RFS. All bushfire Asset Protection Zones (APZs) are to be contained within the R2 portion of the site as per the required bushfire report which is to be prepared by a suitably qualified bushfire consultant. The proposed development also involves works within 40 metres of a watercourse and will require a controlled activity approval under the Water Management Act 2000. Therefore, the proposed development will be integrated development under Section 91 of the Water Management Act 2000.	Refer to the Bush Fire Assessment Report prepared by Bush Fire Consulting Services. Refer to the accompanying Civil & Stormwater documentation prepared by James Taylor & Associates including the Water Cycle Management Plan.
3	The proposed development is to comply with the relevant provisions of the SEPP (Transport and Infrastructure) 2021, SEPP (Resilience and Hazards) 2021 and SEPP (Biodiversity and Conservation) 2021 that are relevant to this proposal.	Refer to the accompanying Environmental Impact Assessment prepared by EPM Projects. Refer to the accompanying Biodiversity Development Assessment Report prepared by NARLA.
4	The proposed development is to comply with the provisions of the Central Coast Local Environmental Plan 2022 and the Central Coast Development Control Plan 2022.	Refer to the Environmental Impact Assessment prepared by EPM Projects.
5	The proposed vehicular access to the development from Keefers Glen is not supported by Council, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road.	Refer to Section 3.0 – Site Analysis - o Part 3.6 – Access - o Part 3.10 – Constraints and Opportunities Refer to Section 4.0 – Development Proposal - o Part 4.2 – Project Objectives - o Part 4.3 – Design Brief and Parameters - o Part 4.4 – Design Development - o Part 4.22 – Access and Transport
	A Traffic and Parking Impact Assessment is required to demonstrate that the proposed development has sufficient car parking or on any vehicle's movements in the vicinity of the site.	Refer to the accompanying Traffic Impact Assessment, Green Travel Plan and Construction Traffic & Pedestrian Management Plan prepared by Traffix.
7	An acoustic report prepared by a suitably qualified acoustic engineer that the development will not have a detrimental impact on the adjoining residential areas.	Refer to the accompanying Noise and Vibration Impact Assessment prepared by Acoustic Logic.
8	The site is subject to flooding and ecological constraints as raised by Council's Flooding Engineer and Ecologist within this report.	Refer to the accompanying Flood Impact and Risk Management Assessment report prepared by Tooker & Associates and Biodiversity Development Assessment Report prepared by NARLA.

9	A flood assessment report is required to demonstrate that the proposed development will not be impacted by flooding.	Refer to the accompanying Flood Impact and Risk Management Assessment and Flood Emergency Response Plan prepared by Tooker & Associates.
10	A preliminary site investigation report is required to demonstrate that the site is not contaminated and is suitable for the school development.	Refer to the accompanying Preliminary Site Investigation and additional supporting reports prepared by Raw Earth Environmental.
11	A waste management plan is required for the demolition, construction and ongoing waste management of the development.	Refer to the accompanying Waste Management Plan prepared by MRA Consulting.
12	The comments provided by Council's Ecologist, Waste Officer, Flooding Engineer, Development Engineer, Environmental Health Officer and Urban Design officer should be taken into consideration as part of the intended development.	Refer to the following accompanying reports: - o Biodiversity Development Assessment Report prepared by NARLA - o Flood Impact and Risk Management Assessment prepared by Tooker & Associates - o Flood Emergency Response Plan prepared by Tooker & Associates - o EPA Auditor Interim Audit Advice prepared by Ramboll - o Waste Management Report prepared by MRA Consulting

5.5 Rural Fire Services (RFS) – Advice Letter dated 28th August 2024
Refer to *Part 4.4 – Design Development – Item 4.47 – Phase 6: RFS Redesign*

6.0 Appendices

- 6.1 Central Coast Council – Pre-DA Meeting #1 Minutes**
- 6.2 State Design Review Panel – Review #1 Minutes**
- 6.3 State Design Review Panel – Review #2 Minutes**
- 6.4 Central Coast Council – Pre-DA Meeting #2 Minutes**

RECORD OF PRE-DEVELOPMENT ADVICE



APPLICANT DETAILS

Name	Catholic School Office – Broken Bay c/- Penny Smith		
Company	EPM Projects Pty Ltd		
Phone	0490 799 390	Email	psmith@epmprojects.com.au

MEETING DETAILS - PDA/175/2023

Date	20 September 2023	Time	11am -12pm
Venue	Microsoft Teams – PDA/175/2023	Fees	Paid - \$2,795

PROPERTY DETAILS

Description of proposed development	Educational Establishment
Estimated cost of development	\$22,000,000
Address	School St Peters Catholic College, 84 Gavenlock Road, MARDI NSW 2259

ATTENDEES

Council Representatives

Name	Position	Phone Number
Ross Edwards	Principal Development Planner	02 4306 7900
Steve McDonald	Traffic Engineer	
Craig Glynn	Tree Officer (comments)	
Sevie Crayn	Ecology	
Brendan Dee	Senior Development Engineer	
Pillai Thevathas	Water & Sewer (comments)	

RECORD OF PRE-DEVELOPMENT ADVICE



Tania Halbert	Urban Design	
Tabitha Kuypers	Environmental Health (comments)	

Applicant Representatives

Name	Position / Company	Phone Number
Ben Liddell		
Caroline Hart		
Keith Cookson		
Penny Smith		
Louise Popowitz		
Kripa Vadakke		
Domenic Marra		

RECORD OF ADVICE

SUBJECT SITE

- Subject site is legally described as Lot 9/4 DP3368 at No. 84 Gavenlock Road, Mardi.
- The site has an area of approximately 13.17ha and is currently occupied by an existing educational establishment – St Peter's Catholic College which caters for years 7 to 12 (refer to Figure 1).
- The site is zoned R2 Low Density Residential and C3 Environmental Management pursuant to the *Central Coast Local Environmental Plan 2022*.
- The site is within bushfire prone land, is subject to flooding, contains an existing dam and is subject to Class 3, 4 and 5 acid sulfate soils.
- The site adjoins existing residential development to the west, south and north of the site and industrial development to the east of the site.

RECORD OF PRE-DEVELOPMENT ADVICE



Figure 1: Aerial view of subject site Nearmap dated 12 August 2023



Figure 2: Bushfire prone land

RECORD OF PRE-DEVELOPMENT ADVICE



Figure 3: Flood prone land mapping indicating 1% AEP



Figure 4: Flood prone land mapping indicating Probable Maximum Flood (PMF) Level

RECORD OF PRE-DEVELOPMENT ADVICE



Figure 5: Identified dams and 40m buffer zone on the site

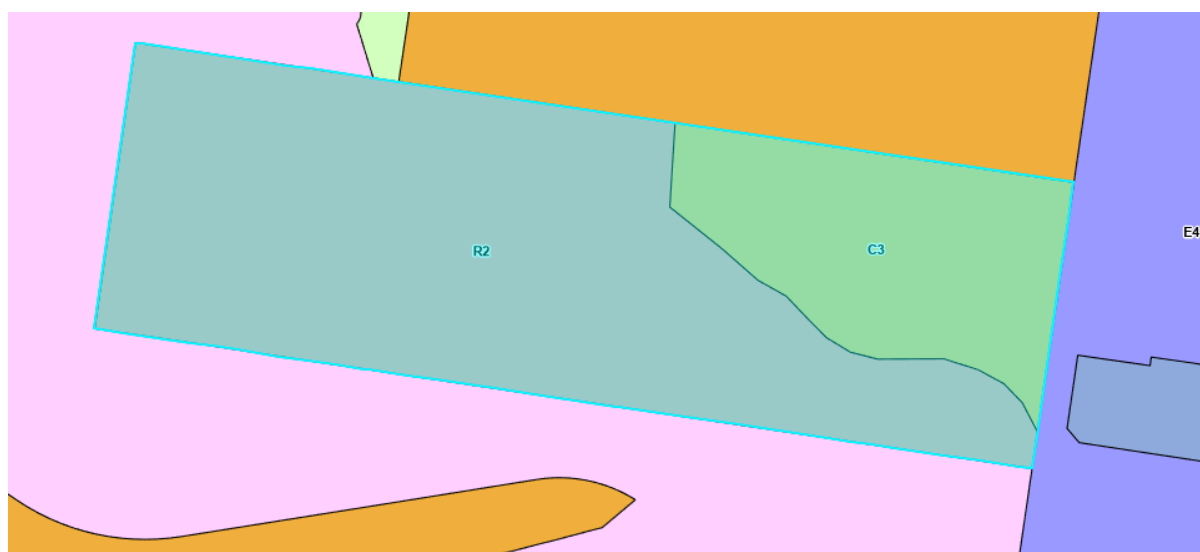


Figure 6: Zoning map indicating the site is zoned R2 Low Density Residential and C3 Environmental Management.

PROPOSAL

- The proposal comprises the construction of new facilities for a special needs school, Eileen O'Connor School, for approximately 200 Kindergarten to Year 12 students. The facilities will be located in the north-western corner of the existing educational establishment, adjacent to Keefers Glen. The proposed works include:
 - Dam dewatering and infill

RECORD OF PRE-DEVELOPMENT ADVICE



- Site establishment and benching
- Construction of two-storey Block A including administration, staff facilities, library and eight (8) general learning areas (GLA) with amenities
- Construction of part three-storey and predominately two-storey Block B, which includes lower level maintenance facilities and ground and first floor facilities including six (6) GLAs with amenities, activity area, specialist learning areas and storage
- Construction of new vehicle access from Keepers Glen and at-grade carpark and drop off/pick up area
- No works are proposed within the area of the site which is zoned C3 Environmental Management.

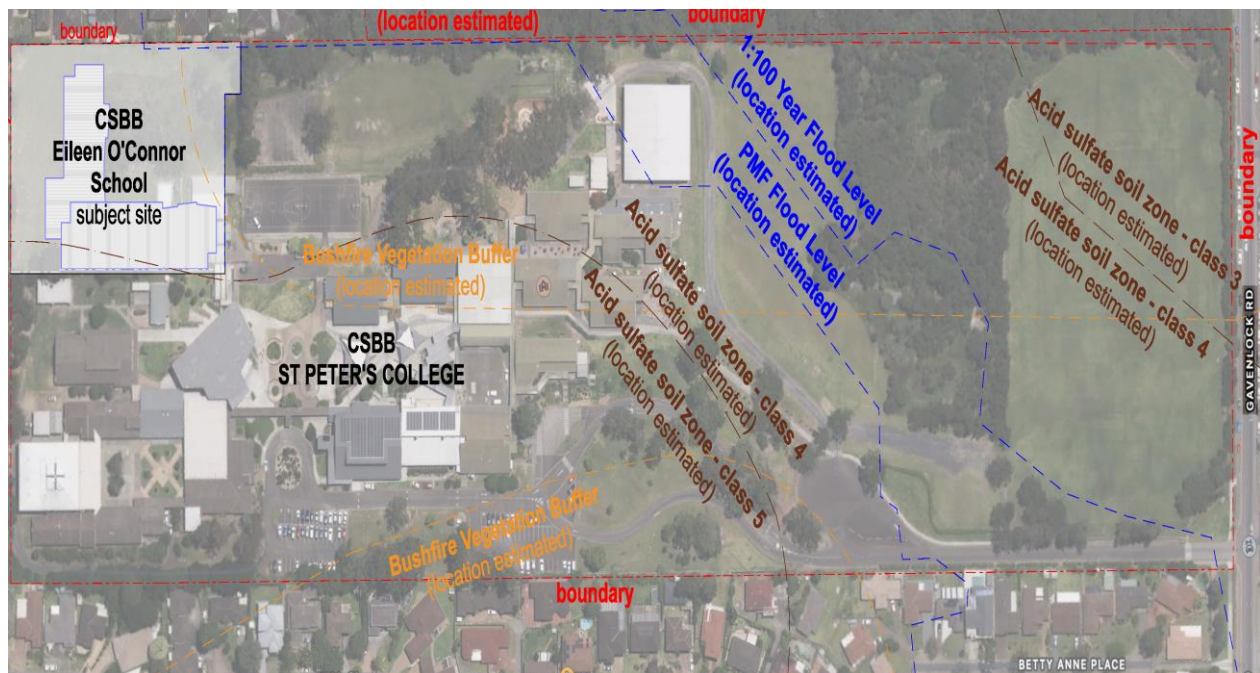


Figure 7: Site Plan

Central
Coast
Council



Figure 8: Elevations



RECORD OF PRE-DEVELOPMENT ADVICE



Figure 10: Floor plan – Level 2



Figure 11: Floor plan – Level 3

RECORD OF PRE-DEVELOPMENT ADVICE



MEETING AGENDA

The following matters were raised by the applicant which have been covered in this advice:

- Vehicular Access via Keefers Glen: It is proposed that the new Eileen O'Connor campus will be accessed via Keefers Glen, with a new vehicular crossing proposed and at-grade carpark and drop off area.
- Dam-dewatering and tree removal: the proposal will require de-watering and infill of the dam in the north-west corner of the site tree removal in this location as well as tree removal to facilitate Block A of Eileen O'Connor.
- Student numbers: Eileen O'Connor is proposed to accommodate approximately 200 special needs students from K-12.

The above matters have been addressed throughout the report.

PLANNING

s. 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*: Provisions of Relevant Instruments/ Plans/ Policies

Environmental Planning and Assessment Act 1979

Accessed here: [Environmental Planning and Assessment Act 1979](#)

- Delegation of Matters to Council staff

Regardless of the number of submissions received during the development application process the application will be referred to the Regional Planning Panel for determination if the development is not deemed to be State Significant Development. Council confirms the concept of 'unique objections' comes from the Ministerial Directions for the Operation of Local Planning Panels ([Local Planning Panels Direction – Operational Procedures](#)) which includes the following additional wording relating to a 'unique submission':

*A **unique submission** means a submission which is in substance unique, distinctive of unlike any other submission. It does not mean a petition or any submission that contains the same or substantially the same text. Separate unique submissions may be made in relation to the same issue. One individual, or one household, could potentially submit multiple unique submissions*

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There is limited other direction/guidance in respect to what constitutes a 'unique submission'. The [frequently asked questions](#) on the Department of Planning and Environments website state the following in relation to the unique submissions:

How are petitions counted in the number of objections received and what is considered a unique submission?

Each petition counts as one objection. It is the same for form letters. A single submission signed by 10 people counts as one unique submission. Objections need to be unique to be counted individually. Council assessment staff can decide if a submission is unique.

If a development application was notified twice, the second time with amended plans, are objections from both notification periods counted in the contentious criteria?

Yes. Under criteria 2(b) of the development application referral direction, objections are counted from both notification periods if the objection is unique and has not been withdrawn by the original submitter.

Can the number of objections received be reduced if amended plans address the issues?

No. Once a development application receives 10 unique objections, it must be referred to the LPP. The only exception is if a council's submissions policy specifies a different number of objections.

Rural Fires Act 1997

The subject site is bushfire affected. The NSW Rural Fire Service (NSW RFS) has, under the *Rural Fires Act 1997*, a statutory obligation to protect life, property and the environment through fire suppression and fire prevention. Section 4.14 of the *Environmental Planning and Assessment Act 1979* indicates that all new development on bush fire prone land to comply with *Bush Fire Protection 2019* (PBP 2019). The proposed Development Application (DA) must be accompanied by a Bush Fire Assessment Report (BFAR) that explains how compliance with PBP 2019 is to be achieved. All asset protection zones are to be within the subject site.

In addition to the above the proposed school is identified as 'integrated development' for the purposes of Section 100B (special fire protection purpose) of the *Rural Fires Act 1997* and is required to be assessed by the Rural Fire Service. The applicant is advised to liaise with RFS regarding the proposed development of land prior to the DA lodgement.

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Water Management Act 2000

Accessed here: [Water Management Act 2000](#)

The proposed development involves works within 40 metres of a watercourse and will require a controlled activity approval under the *Water Management Act 2000*. You will need to identify the development as 'Nominated Integrated Development'. It is strongly recommended that the [NSW Dept of Natural Resources Access Regulator](#) be contacted to discuss the proposal in regard to riparian zones, offsets and watercourse crossings etc prior to lodging a development application.

State Environmental Planning Policy (Planning Systems) 2021

Accessed here: [State Environmental Planning Policy \(Planning Systems\) 2021](#)

Concern is raised by Council that the proposed educational establishment is not actually alterations and additions to the existing school and is a new school on the subject site adjoining an existing school. Therefore, as per Clause 2.6 (1) this SEPP, the proposed new educational establishment on this site which has a value greater than \$20 million is deemed to be state significant development (SSD).

Should it be demonstrated that the proposed development is not deemed to be SSD then as per Clause 2.19 (1) of this SEPP, the proposed development is deemed to be regionally significant development, as the development is for an educational establishment with the value of works being greater than \$5 million. Therefore, the determining authority for this type of development will be the Regional Planning Panel.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Accessed here: [State Environmental Planning Policy \(Biodiversity and Conservation\) 2021 - NSW Legislation](#)

- Chapter 4 Koala Habitat Protection 2021

Part 4.2 Development Control of Koala Habitats

The subject site is over 1ha in size does not have an approved koala plan of management applying to the land. The SEE will have to demonstrate the proposed development will not impact on the Koala habitat. If Council is not satisfied that the development will not cause adverse impact on Koala habitat, a Koala Assessment Report may be requested to be prepared by a suitably qualified and experienced person.

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State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

Accessed here:

[State Environmental Planning Policy \(Resilience and Hazards\) 2021 \(Resilience and Hazards SEPP\)](#)

- Chapter 4 – Remediation of Land

Clause 4.6 (b) requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out. Details of the potential contamination of the subject site needs to be provided as part of the development application which can be in the form of a preliminary site investigation report.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Accessed here: [State Environmental Planning Policy \(Transport and Infrastructure\) 2021 \(Transport and Infrastructure SEPP\)](#)

- Chapter 3 – Educational establishments and child care facilities

The proposed development which is for the intent of an educational establishment is required to address the controls under Part 3.4 of this SEPP. Compliance with the SEPP is to be demonstrated within the Statement of Environmental Effects.

Particular consideration should be given to how the proposed development satisfies the design quality principles set out in Schedule 8 of this SEPP and the whether the development enables the use of the school facilities to be shared with the community.

- Clause 3.58 – Traffic-generating development

The proposed new educational establishment which will accommodate 200 students is deemed to be traffic generating development and will be referred to TfNSW for comments regarding the proposal. A traffic and car parking impact assessment report should accompany the development application.

State Environmental Planning Policy (Sustainable Buildings) 2022

Accessed here: [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#)

Any development application lodged with Council will need to be accompanied with a BASIX Certificate in accordance with the requirements of this SEPP. Please note, any BASIX certificate

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accompanying a development must have been issued no earlier than 3 months before the date on which the application is made.

Central Coast Local Environmental Plan 2022

Accessed here: [Central Coast Local Environmental Plan 2022](#)

Permissibility

- The proposed educational establishment is permitted within the R2 Low Density Residential zone per the *Central Coast Local Environmental Plan 2022* (CCLEP) with Council consent. The development is defined as an educational establishment which is defined follows:

Educational establishment means a building or place used for education (including teaching), being –

- a) a school, or
- b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The proposed development is to demonstrate consistency with the objectives of the R2 zone in accordance with [Clause 2.3](#) of the CCLEP 2022.

Relevant Clauses

- Clause 4.1 - Minimum subdivision lot size:

The Lot Size Map identifies the minimum lot size as 450m² for the area of the site zoned R2. The proposed development does not involve subdivision therefore this clause will not be applicable in this circumstance.

- Clause 4.3 – Height of Buildings:

This clause requires buildings to comply with the Height of Buildings Map (HOB). The HOB indicates that the site is not subject to a maximum building height. The proposed building of two storeys will be considered on merit.

- Clause 4.4 - Floor space ratio:

The floor space ratio map indicates the subject site is not subject to maximum FSR. The proposed FSR of the development on site will be considered on merit.

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- Clause 5.21 – Flood Planning:

The site is at or below the flood planning level. It is recommended the applicant apply for a [Flood Level Certificate](#) to confirm building levels.

The development application must address this flooding risk to ensure Council is satisfied that the development–

- a) *is compatible with the flood function and behaviour on the land, and*
- b) *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- c) *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- d) *incorporates appropriate measures to manage risk to life in the event of a flood, and*
- e) *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

Please refer to the comments provided by Council's Development Engineer in relation to flooding requirements.

- Clause 5.23 – Public Bushland

The [clause](#) applies to the entire LGA. Council is required to consider the likely effects of the development on adjoining public bushland (owned by the Council or public authority). The development must not encroach on public bushland. Where appropriate, the Ecological Assessment/BDAR is to provide recommendations to minimise impact of the development such as erosion and sediment control and measures to prevent the spread and establishment of invasive weeds.

- Clause 7.1 – Acid Sulfate Soils:

The area of the proposed works is mapped as potentially containing class 3, 4 and 5 acid sulfate soils, therefore, the provisions of Clause 7.1 of the CCLEP 2022 are to be addressed which may require the preparation of a preliminary acid sulphate soils management plan (ASSMP).

- Clause 7.6 - Essential services:

The consent authority cannot grant consent unless it is satisfied that all services that are essential for the development are available or that adequate arrangements have been made to make them available when required. The site is currently serviced and the development application must address the provisions of this Clause.

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Concern is raised with the proposed vehicular access to the development from Keefers Glen, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road. Please refer to the comments provided by Council's Traffic and Engineer.

- Clause 7.23 – Transitional period for floodplain risk management:

The proposed development involving an educational establishment is identified on land being within 1% flood level and the probable maximum flood level therefore the provisions of Clause 7.3 of the Wyong Local Environmental Plan 2013 are applicable. Please refer to the comments provided by Council's Development Engineer in relation to flooding requirements.

s. 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*: Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to this application.

s. 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*: Provisions of any development control plan

Central Coast Development Control Plan 2022

Accessed here: [Central Coast Development Control Plan 2022](#)

The Statement of Environmental Effects (SEE) must demonstrate compliance with the following development controls as relevant. Justification for any non-compliances will be required, demonstrating the proposal will still achieve objectives of the relevant clause(s) and the development will be assessed on a merit basis.

- Part 1.2 - Notification of Development Proposals

The proposed development will be notified as per APPENDIX A – NOTIFICATION TABLE of Part 1.2.

- Part 2: Development Provisions

[2.13 Transport and Parking](#)

Clause 2.13.3 of CCDCP 2022 requires the following car parking to be provided for the school containing primary and high school students:

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Primary school:

1 space per staff member and 14 drop off spaces (can be on-street) per 100 students.

Secondary school:

1 space per staff and 7 drop off spaces (maybe onstreet)

Minimum of 2 spaces for disabled students to be provided on site for Primary and Secondary and 1 space for Pre-schools

1 space per 8 senior/adult students for student parking

Bus standing areas, parent drop-off and set-down are to be provided subject to a Transport Management Plan (TMP) based on anticipated mode split Adequate 'Kiss-and-Ride' facility is to be provided at all education establishments and is to be addressed in the TMP.

It is suggested that details of the staff levels and the number of students are outlined with the required traffic and parking assessment report to demonstrate that the site can cater for the required car parking in accordance with the DCP car parking requirements and that there will be no impact on traffic movements in the vicinity of the site.

[2.14 Site Waste Management](#)

The proposal is to be designed in accordance with the requirements of Chapter 2.14 of the CCDCP – Site Waste Management and this DCP chapter is to be addressed in the SEE. A Waste Management Plan is to be submitted with any Development Application, addressing demolition, construction and on-going waste.

- Part 3: Environmental Controls

[3.1 Floodplain Management and Water Cycle Management](#)

This chapter sets out the development controls for land subject to flood related development controls, including prescriptive criteria (Clause 3.1.4.1), performance based assessment provisions, and identifies when a Floodplain Management Plan is required. Refer to the comments provided by Council's Development Engineer within this report.

[3.5 Tree and Vegetation Management](#)

Should the application include tree removal then a tree removal and retention plan is required to be provided. Tree Protection Zones and protection measures for trees to be

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retained, must be shown on the plan. This plan must be based on the advice of an AQF5 qualified Arborist and must specifically include consideration of any area where deep excavation is required. A landscape plan should also accompany the development application which details the existing and proposed vegetation to be provided on site.

- Related Documents

[Waste Control Guidelines](#)

[Masterplans](#)

Other Matters

Assessment of Development Applications Policy

Accessed here: [Assessment of Development Applications Policy](#)

This Policy is designed to outline the principles of dealing with unclear, illegible, grossly non-compliant, deficient and amended applications and to encourage the lodgement of good quality applications. This policy will enable the delivery of a consistent, equitable and efficient development assessment service, which is only possible when applications are submitted with the required information so an informed, proper and timely assessment can be made on the application.

Some key points for consideration in lodging a development application are highlighted below:

- Where pre-lodgement meetings have been held, the minutes of those meeting will be reviewed by the assessing officer as part of the assessment of any subsequent application, and also provided as an attachment to any determining body (Local Planning Panel or Regional Planning Panel).
- As a rule, Council will not request additional information on an application, at the pre lodgement stage or during assessment, unless the information is relatively straightforward and can be provided within a short timeframe (maximum 4 weeks). The onus is on the applicant to ensure that the application, when submitted, is complete and ready for assessment.
- Council will assess and determine an application on the information submitted upon lodgement. Any expectation that Council will defer an application, either pre or post lodgement, to enable the submission of additional information that is not relatively straightforward, is misguided.

Amendments to development applications post lodgement may require additional notification and assessment fees as outlined in Councils adopted fees and charges:

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- For major amendments that require re-notification, 50% of the original DA fee will be required to be paid to enable the application to progress.
- For minor amendments which do not require re-notification, 25% of the original DA fee will be required to be paid to enable the application to progress.
- Should an application require re-referral to an external design review panel, the regulated fee paid at lodgement, may be required to be paid again.

Of note, a development application and modification application may be amended or varied by the applicant (**but only with the agreement of the consent authority**) at any time before the application is determined pursuant to clause 38(1) and clause 113 (1) of the *Environmental Planning and Assessment Regulation 2021* respectively. If the consent authority declines to accept an amended proposal during assessment, the application will be determined in its submitted form.

Having regard to the above, it is recommended you address any concerns raised in this advice prior to the lodgement any application.

Grant Funding:

Grant funding is a way to help build thriving communities.

The Central Coast Council [Grant Finder Portal](#) provides a comprehensive list of all grant and funding opportunities available for Central Coast businesses, community groups, not-for-profits and individuals.

For more details in this matter please call on 4325 8861 or email grants@centralcoast.nsw.gov.au.

Estimated Development Costs

This [guide](#) explains how Council determines the 'estimated cost of works' and the application fees payable and is applicable to Development Applications, Construction Certificates and Complying Development Certificates.

As of 4 March 2024, The [Environmental Planning and Assessment Amendment \(Estimated Development Cost\) Regulation 2023](#) (EDC Reg) and [State Environmental Planning Policy Amendment \(Estimated Development Cost\) 2023](#) (SEPP Amendment) will amend the *Environmental Planning and Assessment Regulation 2021* (EPA Reg) and relevant local and state environmental planning policies to include a new definition for 'estimated development costs' (EDC).

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The new EDC definition will replace the current definitions of 'cost of development' and 'capital investment value' used across the planning system which affect the calculation of fees in connection with planning applications, the trigger for certain developments to be dealt with as regionally significant development, State significant development or State significant infrastructure, and determination as to whether development is BASIX development. The definition, which will be inserted in the EPA Reg as the new section 6, will define EDC as:

'the estimated cost of carrying out the development, including the following -:

- (a) the design and erection of a building and associated infrastructure,*
- (b) the carrying out of a work,*
- (c) the demolition of a building or work,*
- (d) fixed or mobile plant and equipment.*

Section 6(2) will provide that EDC does **not** include:

- (a) amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
- (b) costs relating to a part of the development that is the subject of a separate development consent or approval,*
- (c) and costs, including costs of marketing and selling land,*
- (d) costs of the ongoing maintenance or use of the development,*
- (e) GST.*

The EDC Reg will also insert a new section 251 which will apply where a fee specified in Schedule 4 to the EPA Reg relating to an application is based on the EDC of proposed development. Section 251(2) will require a consent authority to *'use the estimated development cost specified in the application, unless, in the consent authority's opinion, the specified estimated development cost is not genuine or accurate.'*

The NSW Department of Planning & Environment (DPE) has recommended that councils require applications with an EDC that is greater than \$3 million be accompanied by a detailed quantity surveyor report which has been prepared by a quantity surveyor certified by the Australian Institute of Quantity Surveyors (AIQS), or a quantity surveyor chartered by the Royal Institute of Chartered Surveyors (RICS). However, for applications with an EDC of less than \$3 million, the DPE has recommended that councils require a cost estimate report. The purpose of this distinction is to allow councils to use a single cost report to determine fees, planning pathway or anything else that refers to EDC.

[Government Information \(Public Access\)](#)

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Under the [Government Information \(Public Access\) Act 2009 \(NSW\) \(GIPA Act\)](#), you are entitled to see a lot of information that Council holds in records such as Development Application approvals and approved Plans. You can informally apply for this information from Council. Information will be informally released if there is no overriding public interest against release of the information. For example, you may be entitled to information about yourself, but not someone else. The [Informal Information Access Request Form](#) includes guidelines to help you with lodging your request. There is no fee for the request, however charges may apply for if you require a printed copy from Council. If the floor, elevation or section plans are requested and you are not the property owner, you may be requested by Council to provide written consent from the property owner.

You also need to be aware of copyright restrictions as this can impact Council's ability to provide access to certain information. In certain circumstances, Council requires consent from a document or plan copyright owner before we can provide you with a copy of the requested documents. This is because of copyright restrictions imposed on Council under the Copyright Act 1968 (Cth). The form, [Consent to Council – Copyright Form](#), includes information on how to locate the copyright owner. Please have the copyright owner complete the form and provide it with your request. Complete the informal access to information form if you are unable to provide copyright owners consent.

Acoustic

An acoustic report should be provided with the application to demonstrate that the proposed educational establishment will not have a detrimental impact on the adjoining residences. Please refer to Council's Environmental Health Officers comments.

ENGINEERING

Traffic, Access & Carparking

Access to the proposed school is via the existing public road network through the existing residential subdivision. Council's traffic and transport engineer has provided comments and does not support any vehicle access via the use of Keefers Glen Road.

An alternate access via the existing access arrangement from Gavenlock Road would be recommended.

Proposed access via Gavenlock Road shall include a Traffic Assessment Report undertaken by a qualified and experienced civil/traffic/transport engineer. A preliminary access/intersection design shall be provided to support the application.

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The internal off-street carparking area will be required to be in accordance with the current version AS/NZS 2890.

The design of the off-street carparking area shall be undertaken by a suitably qualified and experienced civil engineering consultant. The plans shall include a swept path analysis of the largest design vehicle overlaid on the carpark plans to demonstrate a compliant carpark and access design.

Flooding

The site is identified as being affected by flood related development controls. The application shall be supported by a flood assessment report in accordance with Central Coast Development Control Plan 2022 (CCDCP 2022), Chapter 3.1 Floodplain Management/Water Cycle Management.

Stormwater Management

A stormwater management plan will be required to be submitted for the management of stormwater runoff from the proposed carpark area and the proposed connection/discharge points. The plan shall be undertaken by a suitably qualified and experienced civil/hydraulic engineering consultant.

Due to known downstream drainage capacity issues, on-site stormwater detention (OSD) will be required. Water quality treatment measures shall also be addressed.

Water Supply and Sewer Servicing

The applicant will be required to submit an application under section 305 of the Water Management Act for a letter of requirements under section 306 associated with the development.

Developer Contributions Applicable

Water and sewer developer contributions may be applicable in accordance with the shire wide

ECOLOGY

Preliminary Ecological Desktop Assessment

The proposed development will be assessed in accordance with the *Biodiversity and Conservation Act 2016* (BC Act) and associated *Biodiversity Conservation Regulation 2017* (BC Regulation). A preliminary desktop ecological assessment was undertaken by Council's Ecologist whereby the proposed site was assessed for Biodiversity Values, utilising the Biodiversity Values Map and Threshold Tool. This tool, which was developed by the NSW Government identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

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In this instance, the proposed development site does not intersect with Biodiversity Values Mapping.

However, should there be a significant impact on a threatened entity deemed likely due to the proposal or if the total required clearance of native vegetation exceeds the Biodiversity Offset Threshold of 2,500m², a BDAR will be necessary. In the event that the development does indeed trigger the BOS, the Development Application (DA) must be accompanied by a BDAR prepared by an accredited individual in accordance with the Biodiversity Assessment Method (BAM). Consultant Ecological advice is recommended to determine if the BOS threshold is exceeded, therefore requiring the submission of a BDAR, if not an Ecological Assessment would nevertheless be required.

Ecological Constraints

The subject lot contains Low Density Residential (R2) zoned land in the east and Environmental Management (C3) zoned land in the west, respectively. The site is located on the western side of Gavenlock Road and lies to the immediate south of mapped Swamp Mahogany - Paperbark Forest, comprised of key species *Eucalyptus robusta*, *Melaleuca linariifolia*, *Melaleuca styphelioides* and *Eucalyptus resinifera*. This habitat is identified as Swamp Sclerophyll Forest on Coastal Floodplains of the NSW NC, SB and SEC Bioregions and is classified as an Endangered Ecological Community (EEC) under the BC Act. Aerial analysis of the proposed site suggests that remnant fragments of vegetation from this EEC may surround the existing dam in the development footprint.

While no mapped habitat or wildlife corridors are identified in the subject site, the disturbed vegetation and pockets of remnant vegetation in the east and western areas may, conceivably, be utilised by native fauna as green connectivity to traverse the urbanised area through the site and into core habitat to the southwest.

Running north to south in the eastern quarter of the lot, adjacent to the sports oval, a disturbed patch of regrowth, which has not been ground truthed exists. This patch of vegetation may comprise of good quality native vegetation and contains a mapped waterbody with a 40m buffer zone.

Dam Dewatering

The applicant is proposing to construct new facilities for a special needs school, the Eileen O'Connor School, for approximately 180 Kindergarten to Year 12 students. The facilities will be located in the north-western corner of the existing educational establishment, adjacent to Keepers Glen. The proposed works will necessitate the dewatering and infill of an existing dam onsite.

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The following advice relates to the dewatering of the existing dam and is addressed by Council's *Flora and Fauna Guidelines* (2019) in more detail.

"Dams may at times be proposed for removal to allow for development or replacement. Dams often contain aquatic vegetation that is habitat for a range of native and introduced wildlife including turtles, fish and frogs. Native fauna are protected under the Biodiversity Conservation Act 2016 and as such need to be appropriately managed during dam dewatering."

*Dams may also contain high levels of contaminants such as zinc, hydrocarbons and pesticides that also require careful remediation. If a dam is proposed to be removed, **Council will include as a Condition of Consent either that the dewatering process needs to be supervised by an Ecologist or, if the dam dewatering process is more complex, a requirement to prepare a dam dewatering plan.***

To streamline the development assessment process, if it is known that a dam requires dewatering this plan may also be submitted with the development application. During the dewatering process removed water must not be permitted to enter creeks or drains and as such, dewatering must occur onto land unless a pollution licence is held."

It is advised, that in this case that a dam dewatering plan be required to be submitted with the Development Application. An Ecologist will be required to supervise dewatering process to rescue wildlife and transport them safely to another location nearby, which will be included as a Condition of Consent should the proposal be supported.

Biodiversity Development Assessment Report (BDAR)

If the proposed development triggers the NSW Biodiversity Offsets Scheme and requires the submission of a Biodiversity Development Assessment Report (BDAR) due to a significant impact to a threatened entity, the DA is required to be accompanied by a BDAR that has been prepared by an accredited person in accordance with the Biodiversity Assessment Method (BAM).

The applicant will need to obtain consultant ecologist advice on whether a BDAR is required.

The BDAR identifies:

- How the proponent proposes to avoid and minimise biodiversity impacts. Ecologists should be involved early in the project planning and development design processes so that impacts biodiversity values are avoided and minimised;
- Any potential impact that could be characterised as serious and irreversible (SAII) according to specified principles and thresholds; and

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- The offset obligation required to offset the likely residual biodiversity impacts of the development or clearing proposal, expressed in biodiversity credits.

If the development triggers the BOS, Council cannot accept the DA unless it is accompanied by a BDAR. In accordance with section 6.15(1) of the BC Act, the BDAR must be certified by an accredited assessor as complying with the BAM. A sample certification is included in the [NSW BDAR template](#). The BDAR must be submitted to the decision-maker within 14 days of certification and include a credit report with the status as "finalised". The date the assessor certifies (signs) the BDAR does not need to match the date on the finalised credit reports; however, to be considered valid, the BDAR must be submitted to the decision-maker within 14 days of the finalisation of the BAM-C. This ensures currency of assessment information in the BAR.

The assessor is requested to add Central Coast Council as a case party to the BAM assessment in BOAMs and submit the case to the consent authority in BOAMs prior to lodgement of the DA. Supporting data and maps are to be provided as per the BAM, including digital shape files. The BDAR must address how ecological impacts have been avoided and minimised as per the BAM. Further detail can also be found in Council's *Flora and Fauna Survey Guidelines 2019*.

Council recommends assessors to use the [NSW BDAR template and associated Guideline](#) as a guide for producing BDARs, to ensure that all required information is included.

The BDAR must include figures showing the overlay of the development area on the vegetation mapping, in order to clearly identify the vegetation proposed to be cleared and that requiring offsetting. See for example Figure 3, Figure 12 and Figure 15 of the NSW BDAR template.

If it is determined by the consultant ecologist that the development does not trigger the BOS thresholds, an Ecological Assessment prepared in accordance with Council's *Flora and Fauna Survey Guidelines 2019* would still be required. This would need to include an accurate area of native clearing calculation and relevant Tests of Significance prepared in accordance with Section s.7.3 of the BC Act and the "*NSW Threatened Species Test of Significance Guidelines*". More detail on the Biodiversity Assessment requirements for DAs can be found [here](#), and in Council's [Flora and Fauna Survey Guidelines 2019](#).

The BDAR needs to be consistent, and integrate with, the required Arborist Report, Landscape Plan, Bushfire Assessment, Wastewater Report and Stormwater/Water Cycle Management Plan.

Ecological Field Surveys

Field surveys are to be undertaken in accordance with the NSW Biodiversity Assessment Method (BAM)/ Council's *Flora and Fauna Guidelines* (2019) with reference to relevant notes contained in the Threatened Biodiversity Data Collection and published threatened species survey guidelines.

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Where relevant published survey guidelines are not available, surveys are to be undertaken using best practice methods that can be replicated for repeat surveys. Field surveys must be less than five years old, as per the BAM.

For BDARS: The ecosystem/species credit species list generated by the BAM-C may not include all threatened species with habitat constraints on the site. To ensure all threatened species are assessed, in accordance with BAM 2020 S 1.4.1, include a table with Bionet search results in the BDAR to assess likelihood of occurrence for threatened species that have been recorded within 10km of the site. Threatened species with suitable habitat on the site are to be added to the BAM-C list to ensure they are subject to required targeted surveys.

Refer to Table 2 in Council's *Flora and Fauna Guidelines* (2019) for the minimum required level of field surveys required. All hollow bearing trees (HBTs) are to be mapped and number and type of hollows determined. This includes large sized tree hollows < 100m of the development HBTs must be stag watched, particularly where they have characteristics that may support threatened species such as Large Forest Owls.

The development application should not be lodged until such time as all required ecological surveys and assessments have been completed, including all required seasonal surveys for threatened flora and fauna. The application must be complete and ready for assessment, as per Council's "*Assessment of Development Applications Policy*".

What should the Flora and Fauna Assessments or Report contain?

- The impact area, including the location of Asset Protection Zones.
- The location of any hollow-bearing trees.
- The location of any glider sap feed trees.
- The location of any stick nests with a diameter greater than 0.5m.
- The location of any other important wildlife habitat, including but not limited to rock outcrops, farm dams, creeks and streams.
- The distribution of Plant Community Types (PCTs) on the site, including the area of each PCT and the area to be cleared or disturbed.
- The location of all field survey GPS track logs, such as the location of completed parallel transects and spotlighting traverses.

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- The location of all fixed survey site locations such as BAM plots and fixed ultrasonic bat recording sites.
- The distribution.
- Consideration of Direct and Indirect Impacts as well as recommendations to mitigate these impacts.

A full outline on how to prepare an Ecological Assessment/Flora and Fauna Assessment can be found in Central Coast Council's *Flora and Fauna Guidelines* (2019).

Study Area

The study area must include all areas likely to be directly impacted by the development, including roads, asset protection zones, stormwater infrastructure and wastewater disposal areas.

Vegetation clearing is to be determined with reference to civil/bulk earthworks plans which may identify batters etc and provision of service connection to the development (some of these areas may be outside the property boundary).

The study area must also include areas likely to be indirectly impacted, particularly sensitive environments such as nearby Endangered Ecological Communities (EEC's). Indirect impacts include altered flow regimes, noise, light, weeds, public access and downstream impacts etc.

Landscape Features and Vegetation Mapping

Accurate identification and mapping of landscape features and vegetation communities will be required in accordance with the BAM or Council's *Flora and Fauna Guidelines* (2019) as this will inform the survey, reporting and offsetting requirements. Vegetation communities are to be identified in accordance with the NSW plant community type classification (PCT).

Water Management Act 2000

The proposed development involves works within 40 metres of a watercourse and will require a controlled activity approval under the Water Management Act 2000.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Koala SEPP 2021 applies in all land use zones on the Central Coast that has an area of at least 1 hectare (including adjoining land within the same ownership).

RECORD OF PRE-DEVELOPMENT ADVICE



The proposal requires an assessment under the SEPP. This can be addressed as part of the BDAR or Ecological Assessment. Where required, Koala Assessment Reports under the SEPP need to be prepared by a suitably qualified and experienced person, as defined by the SEPP.

Wildlife Management Plan (WMP)

A Wildlife Management Plan (WMP) **may** be required for the nominated clearing and dam dewatering onsite. Council's *Flora and Fauna Guidelines* (2019) provides further guidance on preparing WMPs. The requirement for a WMP will be made on the advice of the consulting ecologist. The Ecological Assessments submitted with the application are to include a map and count of hollow bearing trees and other habitats within the development area, and a hollow replacement strategy that may include re-erection on of salvaged hollows in the riparian corridor on suitable trees.

Trees and Clearing for Asset Protection Zones

The site consists of well-established trees, landscaped areas and lies adjacent to a mapped Endangered Ecological Community. Any landscaping will need to comply with the requirements of the Bushfire Assessment Report. Impacts to trees and habitat will also need to be considered when assessing access into the site and for RFS consent conditions. Council needs to be aware of what trees are proposed to be removed and which are to be impacted by the dwelling construction, site access, bushfire safety requirements and on-site sewer management.

Tree Assessment

In order to address the proposed tree removal on the site, including for establishment of APZs and OSSM, an Arboricultural Impact Assessment is required. The assessment must be prepared by a qualified arborist (minimum AQF Level 5) and include assessment of all trees (> 3 m in height) on, or where relevant, adjoining the subject site. The report must address the impact of the proposal on health of existing trees, detail any trees unsuitable for retention and provide a Tree Protection Plan that specifies measures required to protect trees to be retained.

Any cavities (tree hollows) identified by the Arborist are to be documented in the report. Retention of existing native trees with medium to long SULE ratings is to be maximised, this is to include consideration of moving the development footprint to allow improved tree retention.

All retained trees must include tree protection measures consistent with the Australian Standard AS4970-2009 Protection of Trees on Development Sites.

Development plans must identify trees for removal/retention consistent with the findings of the Arborist Report.

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Landscape Plan

A detailed Landscape Plan is required to be submitted with the DA as per the site specific DCP. It must be completed by a suitably qualified Landscape Architect/Designer with input from a qualified Ecologist. An Ecologist is to be engaged to determine suitable species and planting densities. Local provenance stock must be used for all landscaping to help ensure the integrity of the adjoining Coastal Wetland is not affected. The Landscape Plan is to integrate with the Bushfire Assessment and Arborist Report.

Landscaping maintenance and replacement criteria (minimum 3 years) is required to be specified to ensure the establishment/survival of landscaping, replacement planting (where necessary) and weed removal.

TRAFFIC

The applicant seeks vehicular access for passenger vehicles and Buses to the new school via Keefers Glen on the western boundary of the site which is essentially a narrow lane which services 16 residential dwellings.

Council will not support this proposal for the following reasons.

- The proposed special needs school will generate considerably higher passenger vehicular movements than other schools of similar size.
- Residents amenity will be severely affected by traffic and parking generated by the proposal.
- Keefers Glen was not constructed to facilitate traffic loading associated with a traffic generating development.
- The western boundary of the site is fully fenced, partly to prevent parents and students accessing the existing school via Keefers Glen.
- The existing intersections in the vicinity of Keefers Glen will not support the swept path of buses.
- All access to the new school is to be provided via the existing driveway on Gavenlock Road.

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URBAN DESIGN

- The site has road frontage to Keefers Glen but this is more like a local laneway and not suitable for school traffic and access. In addition, the road network is narrow and has been designed for local traffic with many cul-de-sacs. Turning for larger vehicles would be problematic.
- Possible vehicle access to the site could be obtained via existing intersection with Gavenlock Road and then through creating a driveway past the sporting fields to the site.
- Alternatively other sites could be investigated on land owned by the Catholic Education system.
- Overall the architectural resolution is very good, with the firm engaged skilled in designing educational establishments.
- Some suggestions include providing vegetated buffers/ setbacks to Keefers Glen and the boundary with residential development.
- Investigate providing a more 'friendly' façade address to Keefers Glen. Timber battens look a bit like bars on the building. Maybe the use of blockwork might relate to the use of brick in the school and surrounding area.
- Possibility with breaking up the visual form of the west elevation by treating the façade differently in some sections. In particular around the entry way to the building to better define an arrival point.
- Landscaping and the use of materials in the grounds and on buildings will be important in establishing a connection with the local area.
- Playgrounds should incorporate ramping as well as stairs to provide equitable access for all students. There is adequate space to be clever about integrating the two, instead of ramping being an add-on intervention.
- Vehicular access to service areas and back of house may be required and adequate setbacks should be provided to accommodate this.

WATER & SEWER

Water and sewer are available to the land. The site is located within the Water & Sewer Redevelopment Services Plan-North (DSP-N) Area. The developer shall be required to obtain a Section 307 certificate for development of the land. Water and sewer developer (S307) contributions apply. The current rate is \$6,154 per Equivalent Tenement (ET). Water & Sewer

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S307 contributions are utilised to ensure suitable capacity is available within the system to accommodate development within the area.

Council sewer mains and sewer manhole are located along the boundaries of the development site. The sewer main is to be protected if any proposed structures are to be built within the zone of influence of the water and sewer mains.

CONTRIBUTIONS

Section 7.11 and 7.12 Contribution Plans

A detailed contributions quote can be obtained from Council's Section 7.11 Contributions Officer. Please note that fees are required to be paid prior to issue of the construction certificate and that contributions will be adjusted to the amount applicable at the time of payment. Please see link for access to full copy of [Section 7.11 and 7.12 Plans](#).

Housing and Productivity Contribution (HPC)

The HPC applies to the whole of the Central Coast Local Government area and to the following types of development:

Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	\$12,000	new dwelling lot
	Residential strata subdivision	\$10,000	new strata dwelling lot
	High-density residential development	\$10,000	new high-density dwelling
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA
Central Coast Illawarra-Shoalhaven Lower Hunter	Residential subdivision	\$8,000	new dwelling lot
	Residential strata subdivision	\$6,000	new strata dwelling lot
	High-density residential development	\$6,000	new high-density dwelling
	Manufactured home estate	\$6,000	new dwelling site
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA

The HPC came into effect on 1 October 2023 and will apply to development applications and complying development certificates across 43 council areas in the Greater Sydney, Illawarra-Shoalhaven, Lower Hunter and Central Coast regions. The [Ministerial Order](#) sets out how the contribution will operate. The HPC will be required to be paid prior to issue of a construction certificate/CDC/Subdivision Certificate, depending on the type of work consented to.

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ENVIRONMENTAL HEALTH

Acid Sulfate Soils

Works associated with site preparation, dam dewatering and infilling have the potential to present an environmental risk when undertaken on land mapped as Class 4 ASS as they may include works beyond 2 m below the natural ground surface.

As such, investigation is required to determine if acid sulfate soils are actually present and whether they are present in such concentrations as to pose a risk to the environment. A suitably qualified and experienced consultant should be engaged to undertake a Preliminary Acid Sulfate Soils Assessment in accordance with the Acid Sulfate Soils Assessment Guidelines (1998).

Dam Dewatering

If water from dam dewatering is to be directed to stormwater, a Dewatering Management Plan would be required. The objective of the DWMP would be to outline the procedures and methodology for the treatment and discharge of water derived from dewatering activities to prevent water pollution. The plan would be prepared by a suitably qualified and experienced consultant.

Acoustic Assessment

The land to the south and west of the site is zoned R1 General Residential and contains a mix of low and medium density dwellings. The properties, particularly on Brickendon Avenue and Keefers Glen are in very close proximity to the site.

To allow for proper assessment of the impacts of construction and ongoing operation of the school on the surrounding residential receivers, an acoustic report is requested to be prepared by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with the NSW EPAs Noise Policy for Industry (2017). This report should include a Noise Management Plan that details noise mitigation measures and recommendations to mitigate noise impacts both during construction and ongoing use.

Soil water management plan

Provide a Soil and Water Management Plan in accordance with Section 2.3 of the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*). The plan shall be prepared by a suitably qualified environmental/civil consultant. Section 9.3 of the Blue Book provides guidance on preparing a Soil and Water Management Plan for medium-density development.

RECORD OF PRE-DEVELOPMENT ADVICE



SUMMARY OF ADVICE

The following comments comprise a summary of the key issues identified within this advice, with identified recommendations, if appropriate:

- The proposed development will be determined by the Regional Planning Panel as per Clause 2.19 (1) of SEPP (Planning Systems) 2021 should it be demonstrated that the proposed educational establishment is not deemed to State Significant development.
- The proposed development is deemed to be integrated development (special fire protection purposes) under Clause 100B of the *Rural Fires Act 1997* and requires concurrence from the NSW RFS. All bushfire Asset Protection Zones (APZs) are to be contained within the R2 portion of the site as per the required bushfire report which is to be prepared by a suitably qualified bushfire consultant.
- The proposed development is to comply with the relevant provisions of the *SEPP (Transport and Infrastructure) 2021*, *SEPP (Resilience and Hazards) 2021* and *SEPP (Biodiversity and Conservation) 2021* that are relevant to this proposal.
- An acoustic report prepared by a suitably qualified acoustic engineer that the development will not have a detrimental impact on the adjoining residential areas.
- The proposed development is to comply with the provisions of the *Central Coast Local Environmental Plan 2022* and the *Central Coast Development Control Plan 2022*.
- A Traffic and Parking Impact Assessment is required to demonstrate that the proposed development has sufficient car parking or on any vehicle's movements in the vicinity of the site.
- The proposed vehicular access to the development from Keefers Glen will not be supported by Council, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road.
- The site is subject to flooding and ecological constraints as raised by Council's Development Engineer and Ecologist within this report.
- A preliminary site investigation report is required to demonstrate that the site is not contaminated and is suitable for residential development.

RECORD OF PRE-DEVELOPMENT ADVICE



- A waste management plan is required for the demolition, construction and ongoing waste management of the development.
- A flood assessment report is required to demonstrate that the proposed development will not be impacted by flooding.

Should you wish to discuss any of the above, please contact Ross Edwards, on email ross.edwards@centralcoast.nsw.gov.au

DA LODGEMENT REQUIREMENTS

Recommended/ Required Documentation

The following documentation is to be submitted with any Development Application:

- Architectural plans, including site plan, floor plans, elevations, sections and long sections. Provide dimensions, loading areas, and waste storage areas on floor plans.
- Survey Plan.
- Statement of Environmental Effects addressing all plans and policies.
- Quantity Surveyors Report.
- Flood Assessment Report.
- Traffic and Parking Impact Assessment.
- Acoustic Report.
- Arborist Report containing a tree removal and retention plan.
- Landscape Plan.
- Ecological Assessment (Flora and Fauna assessment), **or** BDAR in accordance with Central Coast Council's *Flora and Fauna Guidelines (2019)*. BDAR may be required pending consultant ecologist advice based on clearing requirements to facilitate dam dewatering processes and APZ management.
- Vegetation Management Plan and Wildlife Management Plan, pending recommendations from the submitted Ecological Assessment.
- Dam Dewatering Plan.

RECORD OF PRE-DEVELOPMENT ADVICE



- Preliminary Civil Engineering Plans.
- Erosion and Sedimentation Control Plan.
- A Bushfire Assessment Report in accordance with *Planning for Bushfire Protection 2019*.
- Landscape Plan.
- Servicing plan.
- Cut and fill plan.
- Operational Management Plan (including hours of operation, lighting, noise control, waste management, servicing, carparking and any other relevant information).
- Access Report.
- Waste Management Plan using Council's [template](#).
- Preliminary acid sulphate soils management plan (ASSMP).
- Soil and Water Management Plan.

The *Environmental Planning and Assessment Regulation 2021* (Regulation) requires certain applications for development to be in an approved form. The approved form is defined in Schedule 7 of that Regulation as a form approved by the Planning Secretary and published on the NSW Planning Portal. This [document](#) lists the mandatory documents and drawings that are part of the approved form.

[Planning circular – PS 22-004](#) also advises councils, applicants and practitioners of updated requirements for development applications, complying development certificate applications and State significant development applications made under the *Environmental Planning and Assessment Act 1979*.

You may also wish to review Councils Guide for Applicants on Supporting Document Requirements, accessed here: [Supporting Document Guide](#)

Development Application Forms

When submitting your development application to Council via the NSW Planning Portal, you will be required to submit supporting documents with your application. Some of these will be forms provided by Council for you to fill in, including:

RECORD OF PRE-DEVELOPMENT ADVICE



- Part B – [Application Detail and Owner\(s\) Consent Form](#)

ePlanning Tools

The Planning Enquiry tool within Central Coast Council's ePlanning Portal allows you to view the following information related to your property: land zone; bushfire status; flooding status; maximum building height; maximum floor space ratio; and minimum subdivision lot size. In addition, this tool can provide the Gosford LEP and DCP planning controls relevant to your proposed development: [Online maps | Central Coast Council \(nsw.gov.au\)](#)

NSW Department of Planning and Environment "Your Guide to the DA Process"

This website, [Your guide to the DA process | Planning \(nsw.gov.au\)](#) explains the development assessment and construction approval process to help you in preparing and lodging assessment ready development applications (DAs) as well as explaining the next steps to get them building.

Fee Quote

Our Customer Service Staff will be able to provide you a fee quote for Development Application Fees and Construction Certificate Fees on 02 4306 7900 or email at ask@centralcoast.nsw.gov.au

Disclaimer

The information provided verbally and/or within the text of any document by Central Coast Council is for the purpose of assisting you with understanding the planning controls relating to your land and/or proposed development and the application process that may be applicable. It is recommended that anyone contemplating the carrying out of development or the purchasing of land in the Central Coast Local Government Area (LGA) obtain their own planning advice from a suitably qualified professional such as a town planner or private solicitor specialising in land use and/or planning law. Please note that Council is not able to recommend the name or contact details of such professionals.

A handwritten signature in black ink, appearing to read "Ross Edwards".

Ross Edwards
Principal Development Planner
DEVELOPMENT ASSESSMENT

A handwritten signature in black ink, appearing to read "Antonia Stuart".

Antonia Stuart
Section Manager
DEVELOPMENT ASSESSMENT

Date: 17 October 2023

GOVERNMENT ARCHITECT NEW SOUTH WALES

7 May 2024

Keith Cookson
Capital Manager
Catholic Schools Broken Bay
keith.cookson@dbb.catholic.
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PROJECT: New Eileen O'Connor School, 84 Gavenlock Road, Mardi
RE: State Design Review Panel – 24th April – Review 1

Dear Keith,

Thank you for the opportunity to review the above project. The design team are commended for a clear and concise presentation. Please find below a summary of advice and recommendations arising from the design review session held on 24th April 2024.

The New Eileen O'Connor School site is located in a quiet residential area and within close proximity to wetlands. The site's conditions should be carefully analysed by the design team in the development of the proposed masterplan. There is opportunity to develop a more sensitive response to the site's topography and neighbouring residences, foster a relationship with the existing landscape, and improve the arrival experience for the school community.

The following elements of the design strategy are supported and should be maintained as the design develops:

- the commencement of engagement with local Aboriginal knowledge-holders
- the aspiration to ensure the school provides universal and equitable access and is safe and welcoming for all students, noting further comments provided within the letter.

The following commentary provides advice and recommendations for the project:

Connecting with Country

An understanding of Country offers the potential to inform richer and more place-responsive design solutions.

1. Illustrate how Connecting with Country principles can inform the project more holistically, for example, through siting and massing that is driven by careful site analysis (topography, water flow paths, existing vegetation, solar access, context), sustainability approaches, materiality, landscape design, and specification of plant species.

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2. Articulate, in future presentations, how ongoing engagement with local Aboriginal knowledge-holders is informing the design approach.
3. Continue to refer to the [Connecting with Country Framework](#) for more information and guidance on thinking beyond the site boundary by connecting to the broader landscape and other design opportunities.

Site strategy and landscape

It is important that the landscape design develops in parallel to the architectural design so that the built form and landscape are interrelated. The proposal lacks an overarching rationale and clear set of design objectives to establish a foundation for future design decisions.

4. Establish a robust set of design principles to guide the development of all aspects of the school, including siting, massing, architectural language, landscape, sustainability, etc.

It is not clear how the proposed scheme responds to the site conditions and local character.

5. Undertake a detailed site analysis, identifying opportunities and constraints to demonstrate a clear understanding of site. Illustrate through plans and site sections:
 - a. site contours, including the levels along the western boundary
 - b. water flow paths
 - c. the type and location of existing vegetation on the site and surrounding it
 - d. the character of adjacent and surrounding areas
 - e. prevailing winds and solar access throughout the year
 - f. shadow diagrams

The location of the northern wing is of significant concern. The proposed U-shaped building is introducing accessibility issues by creating a split-level playground that requires stairs and long ramps to navigate. This problem requires a built-form solution and cannot be resolved through the landscape design alone.

6. Revisit the built-form siting and massing and test options, including the removal of the northern wing. In doing so:

- a. develop the site's accessibility strategy by integrating universal and equitable paths of travel (graded to reduce or remove the requirement for handrails where possible) into the landscape design to cater for all abilities and ensure a sense of belonging and inclusion for all students.
- b. redistribute floorspace to the western and/or southern wings by increasing the height of the building
- c. illustrate the relationship with St Peter's College and demonstrate that an increase in height will not adversely impact the amenity of nearby residents.
- d. provide a generous landscaped buffer zone between the school and the neighbouring residences to the north.

The proposed driveway along the northern boundary is located in close proximity to the neighbouring residential buildings, with no allowance for a landscaped buffer, which poses visual privacy and acoustic concerns for adjacent residents.

7. Test alternative locations for the secondary parking area. This would allow the removal of the driveway along the northern boundary.
8. Explore options to reduce the number of parking spaces provided, for example via a shared parking agreement with St Peter's College.

The school's arrival experience is currently dominated by the proposed carpark facing Keefers Glen, and the building lacks street presence and a civic identity.

9. Explore and illustrate the option of locating the proposed carpark along the southern boundary.
10. If the above approach is not feasible, introduce a landscaped, pedestrian forecourt on one side of the carpark to create a more welcoming entry.
11. Provide pedestrian access from Keefers Glen to the main entrance. Liaise with Council to introduce a pedestrian footpath along Keefers Glen.

There is significant opportunity for the proposal to connect to and celebrate the wetlands at the north-east corner of the site. This connection could more strongly inform the site strategy and landscape character of the site. The retention of existing mature trees also provides an opportunity to create a shaded, focal point for the playground.

12. Develop a landscape plan and identity for the site, informed by the topography, water sensitive urban design strategy, existing significant trees, character of Keefers Glen, and outlook to the nearby bushland.
13. Identify significant trees within the site and strive to retain as many as possible to contribute to placemaking and to create cool, shaded areas for gathering in the playground.
14. Provide a strategy for managing water on the site once the site is developed and the dam is filled in. Integrate Water Sensitive Urban Design principles in the design of the landscape.

The design of the central playground appears complex and over-programmed.

15. Reduce the complexity of the playground design and replace some of the elements with universally attractive natural experiences – such as groves of trees, logs and other ‘nature play’ elements that can be both stimulating and calming for students.

Architecture

A well-defined strategy and rationale for the built form is required. A lack of articulation in the massing restricts the building’s ability to sit comfortably on the site and connect meaningfully with the landscape.

16. Explore options to articulate and separate the built form elements at the ends and corners of the wings to better integrate the building with the landscape.
17. Develop a transition space between the building and landscape, particularly on the playground side, to facilitate indoor-outdoor learning and connection to landscape. This may, for example, be created by introducing a generous, shaded colonnade to provide a connection to landscape and sky.

The design of the playground-facing facades should differ from that of the street-facing facades to establish a character for the building in response to its immediate context.

18. Explore options for the playground-facing facades to be lightweight and permeable, for example, through full-height screens to provide fall protection while filtering light and providing natural ventilation to the circulation/common area spaces. Refer to precedents such as [Alexandria Park Community School](#) and [Darlington Public School](#).

19. Explore whether the character and materiality of the street-facing facades could be more robust to reflect the local context. For example, consider the use of bricks and natural materials and colours in response to the bush-like, suburban setting of Keefers Glen.
20. Design external shading to respond to the solar orientation of each facade. Provide diagrams and façade sections that demonstrate the proposed approach.

The architectural language currently appears industrial and constrained.

21. Continue to develop the colour palette, material selections and façade modulation, by drawing inspiration from the site's context and ecology, to further connect the building with the landscape and to Country.

The stairs within the proposed building are enclosed and utilitarian.

22. Develop a more open or semi-open approach to the vertical circulation so that the stairs are more permeable and have the potential to become social spaces. This may be achieved through further articulation of the built form.

Sustainability

23. Demonstrate an ambitious sustainability strategy and provide details of the proposed ESD targets and initiatives.
24. Include a response to urban heat island mitigation by reducing the extent of hard surfaces in the landscape.
25. Propose passive design strategies to ensure that access to natural light and ventilation is provided and maximised for all internal spaces.
26. Provide strategies for how a net-zero building can be achieved. This is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to '[NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030](#)' for further information.

After the meeting, the following commentary was provided:

The general learning areas are currently located between the withdrawal rooms and circulation space, with no direct access to the external facades.

27. Review the planning to provide natural light and ventilation to the general learning areas.
28. At the next session provide a set of dimensioned plans, elevations and sections illustrating the existing and proposed levels.

GOVERNMENT ARCHITECT NEW SOUTH WALES

It is recommended that the project return to the SDRP following further development. The issues outlined above are to be addressed at the next SDRP session. Please contact GANSW Design Advisor, Brooke Matthews (brooke.matthews@dpie.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Brindha Kugan
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel members	Anna Chauvel, Libby Gallagher, Michael Tawa, Brindha Kugan (Chair)
GANSW Design Advisor	Brooke Matthews
DPHI	Zac Derbyshire, Ingrid Berzins
Catholic Schools Broken Bay	Keith Cookson
EPM Projects	Penny Smith
Stanton Dahl	Caroline Hart, Domenic Marra
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GOVERNMENT ARCHITECT NEW SOUTH WALES

5 July 2024

Keith Cookson
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PROJECT: New Eileen O'Connor School, 84 Gavenlock Road, Mardi
RE: State Design Review Panel – 26th June – Review 2

Dear Keith,

Thank you for the opportunity to review the above project a second time. Please find below a summary of advice and recommendations arising from the design review session held on 26th June 2024.

The proposal for New Eileen O'Connor School has undergone limited design development since the last session and many of the recommendations raised in the previous advice letter have not been addressed. Significant opportunity remains to develop a more sensitive response to the site's topography and neighbouring residences, foster a relationship with the existing landscape, and improve the arrival experience for the school community.

In addition to items noted in the previous letter, the following elements of the design strategy are supported and should be maintained as the design develops:

- The continuing engagement with local Aboriginal knowledge-holders.
- The simplification of the playground and proposal for additional trees and soft landscaping, noting further comments below.
- The introduction of a new footpath along Keefers Glen to connect the school to Brickendon Avenue.
- The reduction in the number of car parking spaces from 94 to 62.

The following commentary provides advice and recommendations for the project and should be read in conjunction with the previous advice letter:

Connecting with Country and Sustainability

One way of incorporating a response to Country within the project is through regenerative and sustainable environmental measures.

1. Continue to demonstrate how the natural systems within and surrounding the site can be protected and restored. Provide more detail on the proposed environmental sustainability measures, including:

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- a. the filtration and management of water across the site via natural swales and permeable surfaces, rather than concrete infrastructure
 - b. the retention of existing vegetation and strategies for increasing biodiversity
 - c. the reduction of hard surfaces in the landscape
 - d. the integration of passive design measures within the building, i.e., provide solar studies demonstrating the effectiveness of external shading.
2. Seek expert environmental advice regarding the relocation of native fauna and flora that will be displaced through the removal of the dam.
 3. Ensure that artwork incorporated in the building or landscape design is led by local aboriginal designers or artists.

When it comes to knowledge sharing, it is essential that Aboriginal people retain authorship and control of their cultural knowledge and intellectual property, and how it is shared with others. Aboriginal people need to be invited to co-design and co-manage projects rather than just being asked to provide their cultural knowledge, stories and insights to help develop projects. (Extract from the [Connecting with Country Framework](#))

Site strategy and landscape

The project team's concerns regarding the movement of students throughout the levels of the building are noted, however more rigorous testing of alternative siting and massing options is required to ensure the design caters for students of all abilities and fosters a sense of belonging and inclusion.

4. Continue to test and develop Option 1b (with the 'L'-shaped building form and southern carpark) which presents opportunities for the project that the current scheme does not enable. These include:
 - A more welcoming and sympathetic street address to Keefers Glen.
 - A better arrival experience for students, staff, parents and visitors.
 - More natural light to teaching spaces due to the northerly aspect.

- A generous setback and landscaped zone along the northern boundary, providing a better transition to the adjacent residential area.
- Visual connection to the nearby wetlands.
- Fewer ramps and stairs throughout the playground by enabling the playground to follow the site's natural contours. Refer item 5a.
- The retention of more existing trees.
- Less overshadowing of the existing adjacent school due to the southern boundary setback.
- Less overshadowing of the playground by the proposed building.
- More flexibility for future expansion.
- Opportunity to differentiate the architectural expression along the length of the building, for example, by giving the western wing a civic character while transitioning to a more informal character that responds to the landscape at the eastern end of the southern wing.

The location of the northern wing remains a concern as it does not allow the playground to follow the site's natural contours. Two of the driving principles for the proposed design are inclusivity and dignity, however the current proposal for the playground is overly constrained by stairs and ramps.

5. While testing the massing and siting of the building explore and illustrate opportunities to:
 - a. provide graded footpaths throughout the playground, rather than ramps with handrails, and seek to remove or reduce stairs in the design of the landscape. Where stairs are necessary, break up long flights with generous landings or graded footpaths
 - b. use the site topography to connect multiple levels of the building with natural ground level
 - c. step the ground floor levels of the western wing to align with the existing topography. This may remove the need for significant level changes in the playground and provide opportunity for a higher ceiling in the multipurpose hall at ground level.
 - d. use soil excavated from site to infill the dam

- e. introduce ramps between levels of the building to provide universal and equitable access and facilitate the movement of large groups of students.

The transition between the internal and external spaces is stark due to the large extent of hard surfaces proposed where the building meets the playground.

6. Introduce planting to soften the interface between the building and playground. This will also help to provide views of greenery from within the building, mitigate the heat island effect and reduce glare.

The area between the proposed building and Keefers Drive requires further development to better integrate the various landscape elements and improve the pedestrian arrival experience.

7. Revise the layout of the carpark so that the area south of the pedestrian entry is dedicated to landscape. This will allow pedestrians to arrive at the building via a landscaped setting and remove the conflict with vehicles.
8. Continue to develop the landscape design so that the proposed trees, understory plants, gathering space, entry path and Porte cochere are cohesively integrated rather than disparate elements.
9. Stagger or undulate the line of the front boundary fence (in plan) so that it can be softened with landscaping. Specify plants of a height that will reduce the impact of the fence on the street frontage.

Architecture

A lack of articulation in the massing and the rigid geometry of the proposal continues to restrict the building's ability to sit comfortably on the site and integrate with the landscape.

10. As previously recommended, explore options to articulate the built form to break up the massing.
11. Continue to develop the facades and perimeter of the building in parallel to the landscape design to create a more integrated relationship between the building and the landscape. Consider:
 - a. how the edges of the building can step in plan to allow soft landscaping to be woven around the perimeter of the building. Refer also to Item 6

- b. how elements such as the overhang of the main roof, canopies, façade screens, colonnades and pergolas can help soften the edges of the building.

The grasslands motif applied to the facades lacks depth and would benefit from more subtle transitions and variations.

- 12. Create nuance in the patterning of the grassland facades by:
 - a. echoing the composition of native grasses by providing depth in the patterning at the base of the facades and feathering the pattern before it reaches the eave
 - b. exploring how the design of the roof could also be influenced by the grassland concept, for example by providing some variation to the roof edge.

It is understood that muted, natural colours have been selected for the external facades to cater for the needs of neurodiverse students.

- 13. Ensure that the colours selected for the playground-facing façades and landscape elements also meet the needs of students.
- 14. As previously noted, continue to develop the colour palette, material selections and façade modulation, by drawing inspiration from the site's context and ecology, to further connect the building with the landscape and to Country.

The issues outlined above are to be addressed in the EIS submission. Please contact GANSW Design Advisor, Brooke Matthews (brooke.matthews@dpie.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Brindha Kugan
Principal Design Advisor
Chair, SDRP

GOVERNMENT ARCHITECT NEW SOUTH WALES

Distribution:

NSW SDRP Panel members	Anna Chauvel, Libby Gallagher, Michael Tawa, Brindha Kugan (Chair)
GANSW Design Advisor	Brooke Matthews
DPHI	Zac Derbyshire, Ingrid Zhu, Teresa Gizzi
Catholic Schools Broken Bay	Keith Cookson
EPM Projects	Penny Smith
Stanton Dahl	David Bell, Domenic Marra
InView Design	Melissa McGeorge, Isabel Lester
RP Infrastructure	Russell Kosko
Eileen O'Connor Catholic School	Fiona Dignan

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APPLICANT DETAILS

Name	Penny Smith		
Company	EPM Projects Pty Ltd		
Phone	0490 799 390	Email	psmith@epmprojects.com.au

MEETING DETAILS - PDA/127/2024

Date	Wednesday 10 July 2024	Time	11am-12pm
Venue	Microsoft Teams	Fees	PAID - \$2,795

PROPERTY DETAILS

Description of proposed development	Subdivision & New Educational Establishment for 200 Students with a Disability - State Significant Development
Estimated development cost	\$46,000,000
Address	School St Peters Catholic College, 84 Gavenlock Road, MARDI NSW 2259

ATTENDEES

Council Representatives

Name	Position	Phone Number
Ross Edwards	Town Planner	(02) 4306 7900
Belinda Jennett	Observer	
Sevie Crayn	Ecologist	
Steve McDonald	Traffic Engineer	
Johnson Zhang	Water & Sewer	
Brendan Dee	Senior Development Engineer	

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Col Downey	Waste	
Craig Glynn	Trees (comments)	
Andrew Dewar	Flooding Engineer	
Mark Wasson	Urban Design	

Applicant Representatives

Name	Position / Company	Phone Number
Richard Yates	Civil Engineer	
Keith Cookson	Broken Bay Diocese Catholic Schools - Representative	
James McCallum	Engineering Consultant - James Taylor & Associates	
Penny Smith	Lead Planner – EPM Projects	
Hayden Dimitrovski	Traffic Engineer - Traffix	
Alison Holland	RP Infrastructure	
Salma Malik	RP Infrastructure	
Domenic Marra	Stanton Dahl Architects	

RECORD OF ADVICE

SUBJECT SITE

- Subject site is legally described as Lot 9/4 DP3368 at No. 84 Gavenlock Road, Mardi.
- The site has an area of approximately 13.17ha and is currently occupied by an existing educational establishment – St Peter's Catholic College which caters for years 7 to 12 (refer to Figure 1).
- The site is zoned R2 Low Density Residential and C3 Environmental Management pursuant to the *Central Coast Local Environmental Plan 2022*.

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- The site is within bushfire prone land, is subject to flooding, contains an existing dam and is subject to Class 3, 4 and 5 acid sulfate soils.
- The site adjoins existing residential development to the west, south and north of the site and industrial development to the east of the site.



Figure 1: Aerial view of subject site Nearmap dated 12 August 2023



Figure 2: Bushfire prone land

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Figure 3: Flood prone land mapping indicating 1% AEP



Figure 4: Flood prone land mapping indicating Probable Maximum Flood (PMF) Level

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Figure 5: Identified dams and 40m buffer zone on the site

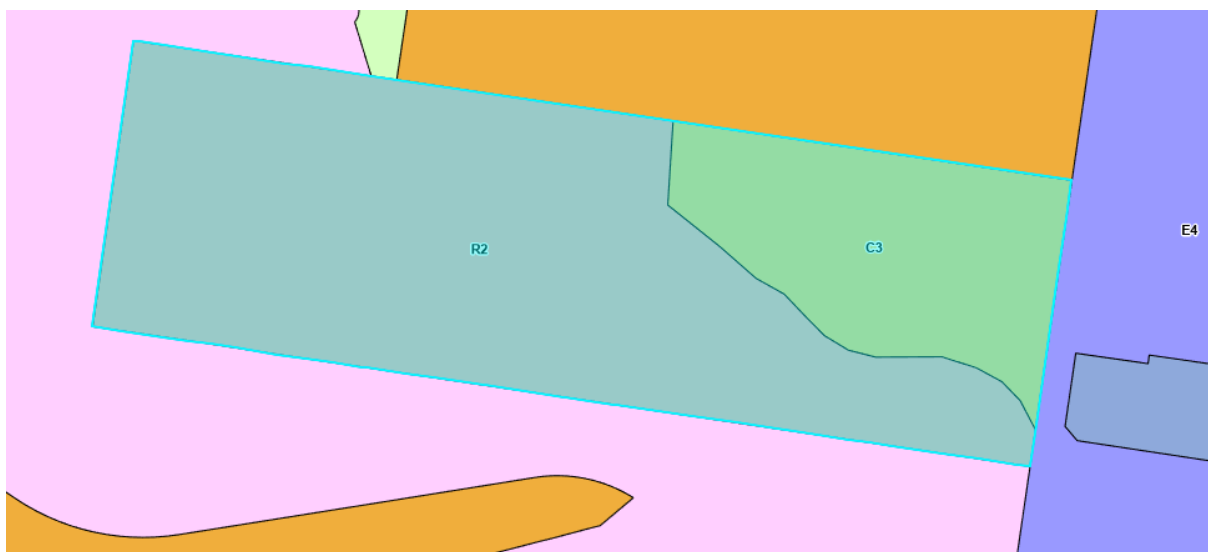


Figure 6: Zoning map indicating the site is zoned R2 Low Density Residential and C3 Environmental Management.

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PROPOSAL

The proposal involves a 2 lot subdivision and the construction of an educational establishment (school) for 200 children and 71 staff. The school will provide education to support tailored interventions and in-class support. The proposed development is identified as State Significant Development (SSD). The development involves:

- Subdivision of land: Subdivision is proposed to create a separate allotment for the new Eileen O'Connor Catholic School. This will be included within the SSD development application.
- Demolition of existing sheds, netball courts and infill of existing dam
- Construction of three storey school campus comprising of 20 General Learning Areas catering for 2 streams of Kindergarten to Year 6 and a single stream Years 7-12.
- Flexible workspaces for Kitchen, TAS/STEAM, Visual Arts.
- State of the art Library.
- Multi-purpose hall to cater for activities including gym, fitness, performing arts space.
- Sensory indoor and outdoor play spaces.
- Basketball court.
- Landscaping.
- Complimentary learning spaces to support collaboration with allied health professionals for tailored interventions and in-class support.
- Amenities, storerooms and staffroom.
- Two car parking areas for cars and buses.
- Covered kiss and drop area within the site.
- Ancillary works for stormwater and services.

RECORD OF PRE-DEVELOPMENT ADVICE

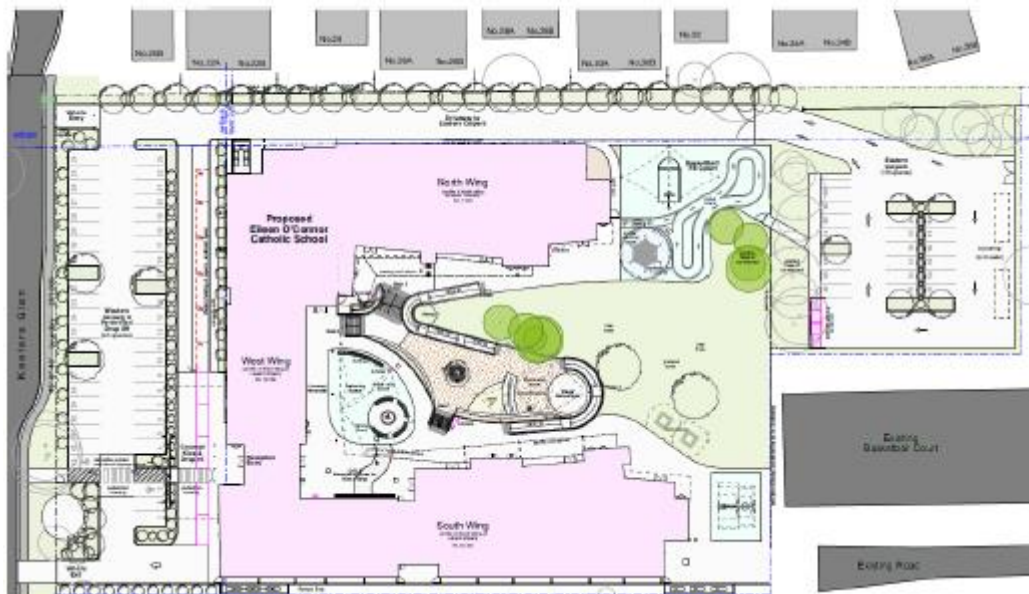


Figure 7: Site Plan



Figure 8: Elevations

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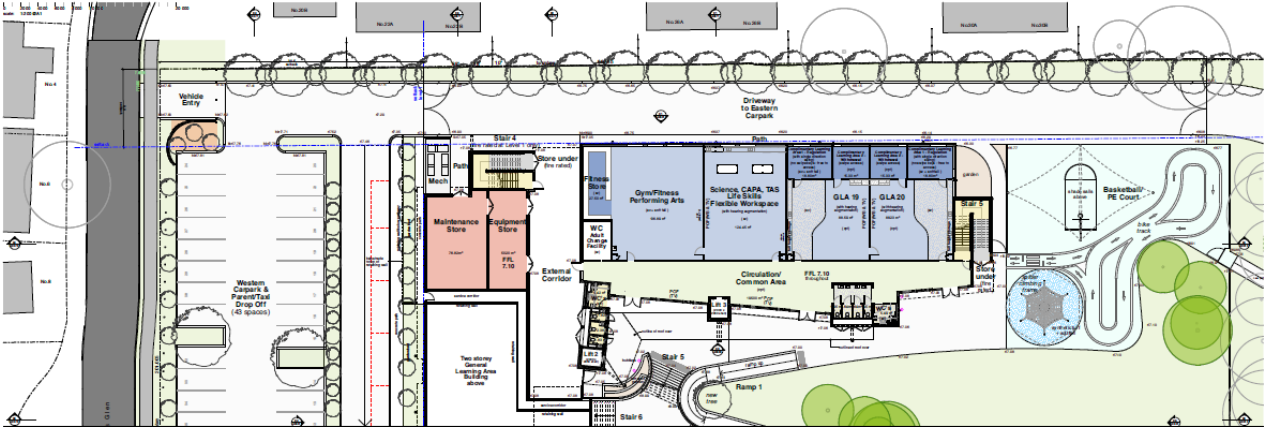


Figure 9: Floor plan – Level 1

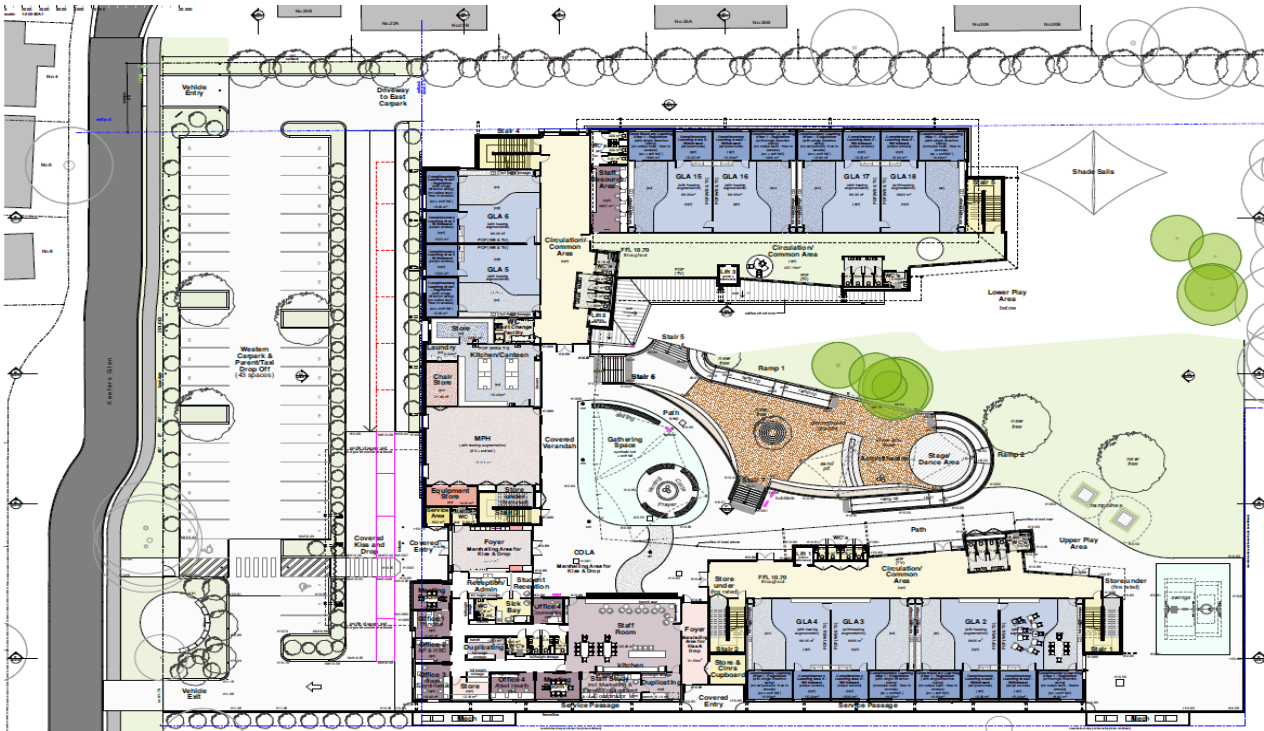


Figure 10: Floor plan – Level 2

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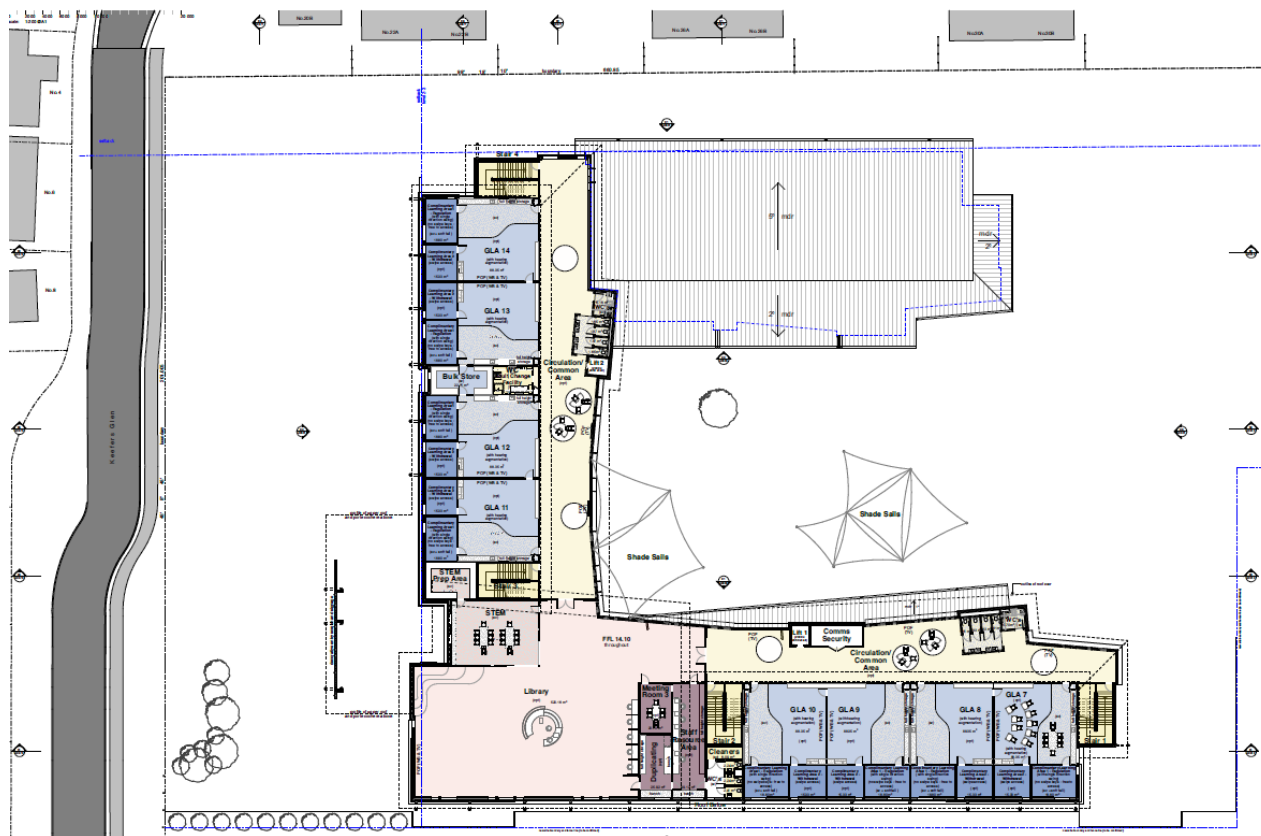


Figure 11: Floor plan – Level 3

MEETING AGENDA

The following matters were raised by the applicant which have been covered in this advice:

- Subdivision of land – Subdivision is proposed to create a separate allotment for the new school.
- Vehicular access via Keefers Glen.
- Car parking.
- Stormwater drainage.

The above matters have been addressed throughout the report.

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PLANNING

s. 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*: Provisions of Relevant Instruments/ Plans/ Policies

Rural Fires Act 1997

Accessed here: [Rural Fires Act 1997](#)

The subject site is bushfire affected. The NSW Rural Fire Service (NSW RFS) has, under the *Rural Fires Act 1997*, a statutory obligation to protect life, property and the environment through fire suppression and fire prevention. Section 4.14 of the *Environmental Planning and Assessment Act 1979* indicates that all new development on bush fire prone land to comply with *Planning for Bush Fire Protection 2019* (PBP 2019). The proposed Development Application (DA) must be accompanied by a Bush Fire Assessment Report (BFAR) that explains how compliance with PBP 2019 is to be achieved.

In addition to the above the proposed school is identified as 'integrated development' for the purposes of Section 100B (special fire protection purpose) of the *Rural Fires Act 1997* and is required to be assessed by the Rural Fire Service. The applicant is advised to liaise with RFS regarding the proposed development of land prior to the DA lodgement.

Water Management Act 2000

Accessed here: [Water Management Act 2000](#)

The proposed development involves works within 40 metres of a watercourse and will require a controlled activity approval under the *Water Management Act 2000*. You will need to identify the development as 'Nominated Integrated Development'. It is strongly recommended that the [NSW Dept of Natural Resources Access Regulator](#) be contacted to discuss the proposal in regard to riparian zones, offsets and watercourse crossings etc prior to lodging a development application.

State Environmental Planning Policy (Planning Systems) 2021

Accessed here: [State Environmental Planning Policy \(Planning Systems\) 2021](#)

The proposed capital investment value has been identified at \$46,000,000.

In accordance with Clause 2.6 (1) this SEPP, the proposed new educational establishment on this site which has a value greater than \$20 million is deemed to be state significant development (SSD).

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State Environmental Planning Policy (Biodiversity and Conservation) 2021

Accessed here: [State Environmental Planning Policy \(Biodiversity and Conservation\) 2021 - NSW Legislation](#)

- Chapter 4 Koala Habitat Protection 2021

The subject site is over 1ha in size does not have an approved koala plan of management applying to the land. The SEE will have to demonstrate the proposed development will not impact on the Koala habitat. If Council is not satisfied that the development will not cause adverse impact on Koala habitat, a Koala Assessment Report may be requested to be prepared by a suitably qualified and experienced person.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

Accessed here:

[State Environmental Planning Policy \(Resilience and Hazards\) 2021 \(Resilience and Hazards SEPP\)](#)

- Chapter 4 – Remediation of Land

Clause 4.6 (b) requires that consent not be granted until Council has considered whether the land is contaminated. If the land is contaminated, the Council needs to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purposes for which the development is proposed to be carried out. Details of the potential contamination of the subject site needs to be provided as part of the development application which can be in the form of a preliminary site investigation report.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Accessed here: [State Environmental Planning Policy \(Transport and Infrastructure\) 2021 \(Transport and Infrastructure SEPP\)](#)

- Chapter 3 – Educational establishments and child care facilities

The proposed development which is for the intent of an educational establishment is required to address the controls under Part 3.4 of this SEPP. Compliance with the SEPP is to be demonstrated within the Statement of Environmental Effects.

Particular consideration should be given to how the proposed development satisfies the design quality principles set out in Schedule 8 of this SEPP and the whether the development enables the use of the school facilities to be shared with the community.

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Please refer to the comments provided by Council's Urban Design Officer.

- Clause 3.58 – Traffic-generating development

The proposed new educational establishment which will accommodate 200 students is deemed to be traffic generating development and will be referred to TfNSW for comments regarding the proposal. A traffic and car parking impact assessment report should accompany the development application.

State Environmental Planning Policy (Sustainable Buildings) 2022

Accessed here: [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#)

Any development application lodged with Council will need to be accompanied with a BASIX Certificate in accordance with the requirements of this SEPP. Please note, any BASIX certificate accompanying a development must have been issued no earlier than 3 months before the date on which the application is made.

Central Coast Local Environmental Plan 2022

Accessed here: [Central Coast Local Environmental Plan 2022](#)

Permissibility

- The proposed educational establishment is permitted within the R2 Low Density Residential zone per the *Central Coast Local Environmental Plan 2022* (CCLEP) with Council consent. The development is defined as an educational establishment which is defined follows:

Educational establishment means a building or place used for education (including teaching), being –

- a) a school, or
- b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

The proposed development is to demonstrate consistency with the objectives of the R2 zone in accordance with [Clause 2.3](#) of the CCLEP 2022.

Relevant Clauses

- Clause 4.1 - Minimum subdivision lot size:

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The Lot Size Map identifies the minimum lot size as 450m² for the area of the site zoned R2. The proposed development will involve a 2 lot subdivision which will create lots which are large than the minimum required 450m².

The proposed 2 lot subdivision will need to demonstrate that the proposed lots can be suitably serviced with all services outlined under Clause 7.6 of the CCLEP 2022 and the matters raised by Council's officers within this report.

Concern is raised with the proposed vehicular access to the development from Keefers Glen, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road. Please refer to the comments provided by Council's Traffic and Engineer.

- Clause 4.3 – Height of Buildings:

This clause requires buildings to comply with the Height of Buildings Map (HOB). The HOB indicates that the site is not subject to a maximum building height. The proposed building of two storeys will be considered on merit.

- Clause 4.4 - Floor space ratio:

The floor space ratio map indicates the subject site is not subject to maximum FSR. The proposed FSR of the development on site will be considered on merit.

- Clause 5.21 – Flood Planning:

The site is at or below the flood planning level. It is recommended the applicant apply for a [Flood Level Certificate](#) to confirm building levels.

The development application must address this flooding risk to ensure Council is satisfied that the development–

- a) is compatible with the flood function and behaviour on the land, and*
- b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

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Please refer to the comments provided by Council's Development Engineer in relation to flooding requirements.

- Clause 5.22 – Special Flood Considerations:

The proposed development for the intent of a 2 lot subdivision and a new educational establishment is deemed to be a sensitive and hazardous development as the existing site is between the flood planning area and the probable maximum flood level.

Council has traffic concerns in relation to the proposed vehicular access to the proposed lot from Keefers Glen and therefore access to the new site will be required to use the existing vehicular access from Gaven lock Road which is impacted by flooding. Therefore, the proposed development will be impacted by flooding and a flooding report will be required which demonstrates that the proposed development is acceptable and satisfies the provisions of this clause. Please refer to the comments provided by Council's Flooding Engineer.

- Clause 5.23 – Public Bushland

The [clause](#) applies to the entire LGA. Council is required to consider the likely effects of the development on adjoining public bushland (owned by the Council or public authority). The development must not encroach on public bushland. Where appropriate, the Ecological Assessment/BDAR is to provide recommendations to minimise impact of the development such as erosion and sediment control and measures to prevent the spread and establishment of invasive weeds.

- Clause 7.1 – Acid Sulfate Soils:

The area of the proposed works is mapped as potentially containing class 3, 4 and 5 acid sulfate soils, therefore, the provisions of Clause 7.1 of the CCLEP 2022 are to be addressed which may require the preparation of a preliminary acid sulphate soils management plan (ASSMP).

- Clause 7.6 - Essential services:

The consent authority cannot grant consent unless it is satisfied that all services that are essential for the development are available or that adequate arrangements have been made to make them available when required. The site is currently serviced, and the development application must address the provisions of this Clause.

Concern is raised with the proposed vehicular access to the development from Keefers Glen, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the

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existing vehicular access to the site from Gavenlock Road. Please refer to the comments provided by Council's Traffic and Engineer.

s. 4.15(1)(a)(ii) of the *Environmental Planning and Assessment Act 1979*: Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to this application.

s. 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*: Provisions of any development control plan

[Central Coast Development Control Plan 2022](#)

Accessed here: [Central Coast Development Control Plan 2022](#)

The Environmental Impact Statement (EIS) must demonstrate compliance with the following development controls as relevant. Justification for any non-compliances will be required, demonstrating the proposal will still achieve objectives of the relevant clause(s) and the development will be assessed on a merit basis.

- Part 1.2 - Notification of Development Proposals

The proposed development will be notified as per APPENDIX A – NOTIFICATION TABLE of Part 1.2.

- Part 2: Development Provisions

[2.4 Subdivision](#)

The proposed 2 lot subdivision is required to address the provisions outlined under Chapter 2.4 of the CCDCP 2022.

Concern is raised with the proposed vehicular access to the development from Keefers Glen, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road. Please refer to the comments provided by Council's Traffic and Engineer.

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[2.13 Transport and Parking](#)

Clause 2.13.3 of CCDCP 2022 requires the following car parking to be provided for the school containing primary and high school students:

Primary school:

1 space per staff member and 14 drop off spaces (can be on-street) per 100 students.

Secondary school:

1 space per staff and 7 drop off spaces (maybe onstreet)

Minimum of 2 spaces for disabled students to be provided on site for Primary and Secondary and 1 space for Pre-schools

1 space per 8 senior/adult students for student parking

Bus standing areas, parent drop-off and set-down are to be provided subject to a Transport Management Plan (TMP) based on anticipated mode split Adequate 'Kiss-and-Ride' facility is to be provided at all education establishments and is to be addressed in the TMP.

It is suggested that details of the staff levels and the number of students (primary and secondary) are outlined within the required traffic and parking assessment report to demonstrate that the site can cater for the required car parking in accordance with the DCP car parking requirements and that there will be no impact on traffic movements in the vicinity of the site.

Any variations to the required car parking requirements are to be suitably justified within the EIS and required traffic and parking impact assessment report.

[2.14 Site Waste Management](#)

The proposal is to be designed in accordance with the requirements of Chapter 2.14 of the CCDCP – Site Waste Management and this DCP chapter is to be addressed in the EIS. A Waste Management Plan is to be submitted with any Development Application, addressing demolition, construction and on-going waste.

- Part 3: Environmental Controls

[3.1 Floodplain Management and Water Cycle Management](#)

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This chapter sets out the development controls for land subject to flood related development controls, including prescriptive criteria (Clause 3.1.4.1), performance based assessment provisions, and identifies when a Floodplain Management Plan is required. Refer to the comments provided by Council's Development Engineer within this report.

[3.5 Tree and Vegetation Management](#)

Should the application include tree removal then a tree removal and retention plan is required to be provided. Tree Protection Zones and protection measures for trees to be retained, must be shown on the plan. This plan must be based on the advice of an AQF5 qualified Arborist and must specifically include consideration of any area where deep excavation is required. A landscape plan should also accompany the development application which details the existing and proposed vegetation to be provided on site.

- Related Documents

[Waste Control Guidelines](#)
[Masterplans](#)

Other Matters

Acoustic

An acoustic report should be provided with the application to demonstrate that the proposed educational establishment will not have a detrimental impact on the adjoining residences. Please refer to Council's Environmental Health Officers comments.

Crime and Safety Report

A report is required to ensure the proposal has been designed following consideration of the *Crime Prevention through Environmental Design* (CPTED) strategies relating to surveillance, access control, territorial reinforcement, and space management.

CPTED is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space. Further information can be found on the NSW Police website.

CPTED refers to the principles specified under the *Crime Prevention and the Assessment of Development Applications* published by Department of Urban Affairs and Planning Guidelines for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* as

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amended. Under this section, all councils are required to consider and implement CPTED principles when assessing Development Applications.

Grant Funding:

Grant funding is a way to help build thriving communities.

The Central Coast Council [Grant Finder Portal](#) provides a comprehensive list of all grant and funding opportunities available for Central Coast businesses, community groups, not-for-profits and individuals.

For more details in this matter please call on 4325 8861 or email grants@centralcoast.nsw.gov.au.

Estimated Development Costs

This [guide](#) explains how Council determines the 'estimated cost of works' and the application fees payable and is applicable to Development Applications, Construction Certificates and Complying Development Certificates.

As of 4 March 2024, the [Environmental Planning and Assessment Amendment \(Estimated Development Cost\) Regulation 2023](#) (EDC Reg), [State Environmental Planning Policy Amendment \(Estimated Development Cost\) 2023](#) (SEPP Amendment), [Environmental Planning and Assessment Regulation 2021](#) (EPA Reg) and relevant local and state environmental planning policies have been amended to include a new definition for 'estimated development costs' (EDC).

The new EDC definition has replaced the current definitions of 'cost of development' and 'capital investment value' used across the planning system which affect the calculation of fees in connection with planning applications, the trigger for certain developments to be dealt with as regionally significant development, State significant development or State significant infrastructure, and determination as to whether development is BASIX development. The definition, which will be inserted in the EPA Reg as the new section 6, will define EDC as:

'the estimated cost of carrying out the development, including the following -:

- (a) the design and erection of a building and associated infrastructure,*
- (b) the carrying out of a work,*
- (c) the demolition of a building or work,*
- (d) fixed or mobile plant and equipment.*

Section 6(2) will provide that EDC does **not** include:

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- (a) *amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
- (b) *costs relating to a part of the development that is the subject of a separate development consent or approval,*
- (c) *and costs, including costs of marketing and selling land,*
- (d) *costs of the ongoing maintenance or use of the development,*
- (e) *GST.*

The EDC Reg will also insert a new section 251 which will apply where a fee specified in Schedule 4 to the EPA Reg relating to an application is based on the EDC of proposed development. Section 251(2) will require a consent authority to *'use the estimated development cost specified in the application, unless, in the consent authority's opinion, the specified estimated development cost is not genuine or accurate.'*

The NSW Department of Planning & Environment (DPE) has recommended that councils require applications with an EDC that is greater than \$3 million be accompanied by a detailed quantity surveyor report which has been prepared by a quantity surveyor certified by the Australian Institute of Quantity Surveyors (AIQS), or a quantity surveyor chartered by the Royal Institute of Chartered Surveyors (RICS). However, for applications with an EDC of less than \$3 million, the DPE has recommended that councils require a cost estimate report. The purpose of this distinction is to allow councils to use a single cost report to determine fees, planning pathway or anything else that refers to EDC.

Government Information (Public Access)

Under the [Government Information \(Public Access\) Act 2009 \(NSW\) \(GIPA Act\)](#), you are entitled to see a lot of information that Council holds in records such as Development Application approvals and approved Plans. You can informally apply for this information from Council. Information will be informally released if there is no overriding public interest against release of the information. For example, you may be entitled to information about yourself, but not someone else. The [Informal Information Access Request Form](#) includes guidelines to help you with lodging your request. There is no fee for the request, however charges may apply for if you require a printed copy from Council. If the floor, elevation or section plans are requested and you are not the property owner, you may be requested by Council to provide written consent from the property owner.

You also need to be aware of copyright restrictions as this can impact Council's ability to provide access to certain information. In certain circumstances, Council requires consent from a document or plan copyright owner before we can provide you with a copy of the requested documents. This is because of copyright restrictions imposed on Council under the Copyright Act 1968 (Cth). The form, [Consent to Council – Copyright Form](#), includes information on how to locate the copyright owner. Please have the copyright owner complete the form and provide it with your request.

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Complete the informal access to information form if you are unable to provide copyright owners consent.

ENGINEERING

Stormwater Runoff Management (Quantity & Quality)

- The applicant has provided on-site detention (OSD) provisions for the site to attenuate post-development discharge to pre-development flows or to capacity of existing infrastructure.
- Stormwater discharged to the Keffers Glen road drainage infrastructure shall not exceed to existing hydraulic capacity. The legal point of discharge (LPD) for the development shall be the existing kerb inlet pit in Keffers Glen. An extension of a new 375mm RCP (minimum) within the road reserve to the site boundary will be required.
- For the catchment that does not discharge to Keffers Glen, Council's preference is to utilise and discharge to the existing private drainage infrastructure provided at the natural low point that drains the adjoining development to the north.
- The applicant shall demonstrate that a reasonable attempt has been made with the adjoining land-owner to negotiate obtaining owners consent and a drainage easement to utilise the existing private drainage infrastructure for discharge from the development.
- Infrastructure may need to be upgraded due to limited hydraulic capacity or discharge from the site attenuated to acceptable flows.
- Upon demonstration that obtaining a downstream easement is not attainable/viable, council may then consider controlled discharge downstream to the northern wetland (endangered ecological community/C2 conservation land).
- The applicant shall demonstrate that via water quality modelling (MUSIC) that stormwater runoff can be treated to acceptable water quality targets in accordance with Council's Civil Works design/water quality guidelines.
- The proposed level spreader drainage system shall be designed in accordance with industry best practice/guidelines and disperse flow downstream ensuring appropriate scour and erosion protection measures are provided.
- A downstream easement (i.e. overland flow path) will be required to be obtained through the downstream property (i.e. St Peter's Catholic College) for the treatment of runoff/overland flow from the site (via bio-retention swale or the like). Evidence from the downstream property owner shall be provided for the granting of the downstream easement.

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- The applicant shall demonstrate that stormwater discharge from the site will not have any adverse/negative impacts to the adjoining wetland/C2 conservation land to the north.

Subdivision, Easements, 88B Requirements

- The applicant will be required to submit a subdivision plan prepared by a registered surveyor in accordance with Central Coast Development Control Plan (CCDCP) 2022, Chapter 2.4 – Subdivision.

ECOLOGY

The proposed development will be assessed in accordance with the *Biodiversity and Conservation Act 2016* (BC Act) and associated *Biodiversity Conservation Regulation 2017* (BC Regulation).

The following ecological advice relates to an updated plan the applicant has prepared in response to comments provided by the State Design Review Panel.

Much of the ecology advice provided to the applicant in the previous Pre-Development Application Meeting PDA/175/2023 has already been implemented, and the following advice, for the majority, remains unchanged.

The applicant seeks to establish a new school for special needs students, on R2 – Low Density Residential and C3 – Environmental Management zoned land.

A preliminary desktop ecological assessment was undertaken by Council's Ecologist whereby the proposed site was assessed for Biodiversity Values, utilising the Biodiversity Values Map and Threshold Tool. This tool, which was developed by the NSW Government identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

In this instance, the proposed development site does not intersect with Biodiversity Values Mapping.

However, should there be a significant impact on a threatened entity deemed likely due to the proposal or if the total required clearance of native vegetation exceeds the Biodiversity Offset Threshold of 2,500m², a BDAR will be necessary.

A review of the amended plan, provided in the Pre-Development Application supporting documentation appears to suggest that the proposal's impacts are very close to the Biodiversity Offset Scheme clearing threshold. The applicant has engaged a consultant ecologist who has determined that the development will trigger the Area Clearing Threshold under Biodiversity Offset Scheme and is now actively surveying the site and preparing a BDAR for the submission.

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Figure 11: Aerial image provided by the Biodiversity Values Map. No areas of Biodiversity Values Habitat is present within or adjacent the subject site. Works will not impact on areas mapped on the Biodiversity Values Map.

Ecological Constraints

The subject lot contains Low Density Residential (R2) zoned land in the east and Environmental Management (C3) zoned land in the west, respectively. The site is located on the western side of Gavenlock Road and lies to the immediate south of Council managed land zoned C2 – Environmental Conservation, which is mapped as Swamp Mahogany - Paperbark Forest, comprised of key species *Eucalyptus robusta*, *Melaleuca linariifolia*, *Melaleuca styphelioides* and *Eucalyptus resinifera*.

This habitat is identified as Swamp Sclerophyll Forest on Coastal Floodplains of the NSW NC, SB and SEC Bioregions and is classified as an Endangered Ecological Community (EEC) under the BC Act.

Vegetation condition analysis has determined that the existing flora in the northern Council owned lot is in "Moderate-Good" condition and is mapped as an upland wetland. BioNet threatened species records indicate that the area is known support several vulnerable fauna species, including but not limited to *Lophoictinia isura* (Square-tailed Kite), *Glossopsitta pusilla* (Little Lorikeet) and *Hirundapus caudacutus* (White-throated Needletail).

Aerial analysis of the proposed subject site suggests that remnant fragments of vegetation from this EEC may surround the existing dam in the development footprint, as well as vegetation occurring in between the two grass fields in the east of the site.

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While no mapped habitat or wildlife corridors identified on the subject site, the established trees and pockets of remnant vegetation in the east and western areas may, conceivably, be utilised by native fauna as green connectivity to traverse the urbanised area through the site and into core habitat to the southwest and into the north.

Running north to south in the eastern quarter of the lot, adjacent to the sports oval, a disturbed patch of regrowth, which has not been ground truthed exists. This patch of vegetation may comprise of good quality native vegetation and contains a mapped waterbody with a 40m buffer zone.

Dam Dewatering

The applicant is proposing to construct new facilities for a special needs school, the Eileen O'Connor School, for approximately 180 Kindergarten to Year 12 students. The facilities will be located in the north-western corner of the existing educational establishment, adjacent to Keepers Glen. The proposed works will necessitate the dewatering and infill of an existing dam onsite which is situated directly in the development footprint.

The following advice relates to the dewatering of the existing dam and is addressed by Council's *Flora and Fauna Guidelines* (2019) in more detail.

"Dams may at times be proposed for removal to allow for development or replacement. Dams often contain aquatic vegetation that is habitat for a range of native and introduced wildlife including turtles, fish and frogs. Native fauna are protected under the Biodiversity Conservation Act 2016 and as such need to be appropriately managed during dam dewatering."

Dams may also contain high levels of contaminants such as zinc, hydrocarbons and pesticides that also require careful remediation. If a dam is proposed to be removed, Council will include as a Condition of Consent either that the dewatering process needs to be supervised by an Ecologist or, if the dam dewatering process is more complex, a requirement to prepare a dam dewatering plan."

To streamline the development assessment process, if it is known that a dam requires dewatering this plan may also be submitted with the development application. During the dewatering process removed water must not be permitted to enter creeks or drains and as such, dewatering must occur onto land unless a pollution licence is held."

It is advised, that in this case that a dam dewatering plan be required to be submitted with the Development Application. An Ecologist will be required to supervise dewatering process to rescue wildlife and transport them safely to another location nearby. Implementation of a dewatering strategy would likely be included as a Condition of Consent should the proposal be supported.

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Adjacent C2 – Environmental Conservation Swamp Sclerophyll Forest (Endangered Ecological Community)

Adjoining the site to the north exists public bushland, identified as Swamp Sclerophyll Forest, and is recognised as an Endangered Ecological Community under the *Biodiversity Conservation Act 2016*. This site is maintained, in part by a volunteer group, Wetland Care Australia – Wyong. The proposal should implement a design which avoids impacts to this area, resulting in long term preservation and conservation of the high ecological values present. Design elements which may result in degradation of this habitat should be avoided, for example discharge of stormwater into freshwater wetlands.

Direct discharge of stormwater into this conservation area would not be supported by Council.

CC LEP 2022 Clause 5.23 – Public Bushland

Public Bushland provisions were previously found under SEPP Biodiversity and Conservation 2021: Chapter 6 Bushland in Urban Areas.

The [clause](#) applies to the entire LGA. Council is required to consider the likely effects of the development on adjoining public bushland (owned by the Council or public authority). The development must not encroach on public bushland. Where appropriate, the Ecological Assessment or BDAR is to provide recommendations to minimise impact of the development such as erosion and sediment control and measures to prevent the spread and establishment of invasive weeds.

Preliminary Ecological Assessment Conclusions

- Proponent should explore design opportunities that minimise impacts to existing high value habitat features eg hollow bearing trees, stick nests, possum dreys etc, should they be located on site.
- Dam Dewatering Plan to be submitting along with an Ecological Assessment/BDAR.
- Prioritise exotic vegetation species for removal to achieve APZ compliance.
- Applicant is progressing with Ecological Surveys (BDAR) and Arboricultural Impact Assessments.
- Site is situated adjacent Swamp Sclerophyll Forest (Endangered Ecological Community). Design is to minimise impacts to this valuable wetland habitat. BDAR is to consider and address direct and indirect impacts of stormwater should the proposal opt to discharge into this area.

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- Arborist Report is to include a tree retention and removal plan outlining which trees are to be removed and which are to be protected (including Tree Protection Zones).
- Tree Removal required for APZ requirements must be considered and integrate with the Arborist Report, Flora and Fauna Assessment/BDAR and impacts from the design elements, eg stormwater.
- Works are to take place in a mapped course. A controlled Activity Approval may be required under the *Water Management Act 2000*.

All impact areas are to be considered, eg stormwater impacts on the adjoining Swamp Sclerophyll Forest and impacts to native vegetation due to street widening along Keefers Glen.

- Site is over 1HA or land is over 1HA in common ownership. The proponent must address *State Environmental Planning Policy (Biodiversity and Conservation) 2021*: [Chapter 4 – Koala habitat protection 2021](#).

Biodiversity Development Assessment Report (BDAR)

The proposed development triggers the NSW Biodiversity Offsets Scheme and requires the submission of a Biodiversity Development Assessment Report (BDAR). The DA is required to be accompanied by a BDAR that has been prepared by an accredited person in accordance with the Biodiversity Assessment Method (BAM). The applicant notified Council that the preparation of a BDAR is underway.

The BDAR identifies:

- How the proponent proposes to avoid and minimise biodiversity impacts. Ecologists should be involved early in the project planning and development design processes so that impacts biodiversity values are avoided and minimised;
- Any potential impact that could be characterised as serious and irreversible (SAII) according to specified principles and thresholds; and
- The offset obligation required to offset the likely residual biodiversity impacts of the development or clearing proposal, expressed in biodiversity credits.

The BDAR must include figures showing the overlay of the development area on the vegetation mapping, in order to clearly identify the vegetation proposed to be cleared and that requiring offsetting. See for example Figure 3, Figure 12 and Figure 15 of the NSW BDAR template.

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The BDAR or Ecological Assessment needs to be consistent, and integrate with, the required Arborist Report, Landscape Plan, Bushfire Assessment, Wastewater Report and Stormwater/Water Cycle Management Plan.

Ecological Field Surveys

Field surveys are to be undertaken in accordance with the NSW Biodiversity Assessment Method (BAM) with reference to relevant notes contained in the Threatened Biodiversity Data Collection and published threatened species survey guidelines. Where relevant published survey guidelines are not available, surveys are to be undertaken using best practice methods that can be replicated for repeat surveys. Field surveys must be less than five years old, as per the BAM.

For BDARS: The ecosystem/species credit species list generated by the BAM-C may not include all threatened species with habitat constraints on the site. To ensure all threatened species are assessed, in accordance with BAM 2020 S 1.4.1, include a table with Bionet search results in the BDAR to assess likelihood of occurrence for threatened species that have been recorded within 10km of the site. Threatened species with suitable habitat on the site are to be added to the BAM-C list to ensure they are subject to required targeted surveys.

All hollow bearing trees (HBTs) are to be mapped and number and type of hollows determined. This includes large sized tree hollows < 100m of the development HBTs must be stag watched, particularly where they have characteristics that may support threatened species such as Large Forest Owls.

The development application should not be lodged until such time as all required ecological surveys and assessments have been completed, including all required seasonal surveys for threatened flora and fauna.

What should the Flora and Fauna Assessments or Report contain?

- The impact area, including the location of Asset Protection Zones, stormwater impact areas, road widening locations, any other zones where impacts to biodiversity will occur.
- The location of any hollow-bearing trees.
- The location of any glider sap feed trees.
- The location of any stick nests with a diameter greater than 0.5m.
- The location of any other important wildlife habitat, including but not limited to rock outcrops, farm dams, creeks and streams.

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- The distribution of Plant Community Types (PCTs) on the site, including the area of each PCT and the area to be cleared or disturbed.
- The location of all field survey GPS track logs, such as the location of completed parallel transects and spotlighting traverses.
- The location of all fixed survey site locations such as BAM plots and fixed ultrasonic bat recording sites.
- The distribution.
- Consideration of Direct and Indirect Impacts as well as recommendations to mitigate these impacts.

Study Area

The study area must include all areas likely to be directly impacted by the development, including roads, asset protection zones, stormwater infrastructure and wastewater disposal areas. Vegetation clearing is to be determined with reference to civil/bulk earthworks plans which may identify batters etc and provision of service connection to the development (some of these areas may be outside the property boundary).

The study area must also include areas likely to be indirectly impacted, particularly sensitive environments such as nearby Endangered Ecological Communities (EEC's). Indirect impacts include altered flow regimes, noise, light, weeds, public access and downstream impacts etc.

Landscape Features and Vegetation Mapping

Accurate identification and mapping of landscape features and vegetation communities will be required in accordance with the BAM or Council's *Flora and Fauna Guidelines* (2019) as this will inform the survey, reporting and offsetting requirements. Vegetation communities are to be identified in accordance with the NSW plant community type classification (PCT).

If particular trees or areas of vegetation are shown for retention on development plans, a formal application to modify the consent would be required if it is determined during more detailed design or construction that these trees or vegetation shown for retention will be impacted. This includes a situation where, for example, a batter, earthworks, services or roads are shown in post consent design plans that conflict with trees required by the consent to be retained.

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Water Management Act 2000

The proposed development involves works within 40 metres of a watercourse and will require a controlled activity approval under the Water Management Act 2000.

Council's Ecologist completed an assessment of the proposal utilising DPIE Water's Controlled Activity Approval Exemption e-tool. Inputting the information resulted in a NOT EXEMPT result.

The applicant should complete a secondary assessment, with all the information present and consult with DPIE Water for confirmation if the proposal is not exempt.

100. Result - Controlled activity approval - Not Exempt

Based on your answers, the result is:

NOT EXEMPT – Controlled Activity Approval likely required

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The Koala SEPP 2021 applies in all land use zones on the Central Coast that has an area of at least 1 hectare (including adjoining land within the same ownership). The proposal requires an assessment under the SEPP. This can be addressed as part of the BDAR or Ecological Assessment. Where required, Koala Assessment Reports under the SEPP need to be prepared by a suitably qualified and experienced person, as defined by the SEPP.

Wildlife Management Plan (WMP)

A Wildlife Management Plan (WMP) **may** be required for the nominated clearing and dam dewatering onsite. The requirement for a WMP will be made on the advice of the consulting ecologist and or any conditions implemented under the Controlled Activity Approval, should one be required. The Ecological Assessments submitted with the application are to include a map and count of hollow bearing trees and other habitats within the development area, and a hollow replacement strategy that may include re-erection on of salvaged hollows in the riparian corridor on suitable trees.

Trees and Clearing for Asset Protection Zones

The site consists of well-established trees, landscaped areas and lies adjacent to a mapped Endangered Ecological Community. Any landscaping will need to comply with the requirements of the Bushfire Assessment Report. Impacts to trees and habitat will also need to be considered when assessing access into the site and for RFS consent conditions. Council needs to be aware of what trees are proposed to be removed and which are to be impacted by the dwelling construction, site access, bushfire safety requirements and on-site sewer management.

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Tree Assessment

In order to address the proposed tree removal on the site, including for establishment of APZs and stormwater, an Arboricultural Impact Assessment is required. The assessment must be prepared by a qualified arborist (minimum AQF Level 5) and include assessment of all trees (> 3 m in height) on, or where relevant, adjoining the subject site. The report must address the impact of the proposal on health of existing trees, detail any trees unsuitable for retention and provide a Tree Protection Plan that specifies measures required to protect trees to be retained.

Any cavities (tree hollows) identified by the Arborist are to be documented in the report. Retention of existing native trees with medium to long SULE ratings is to be maximised, this is to include consideration of moving the development footprint to allow improved tree retention. All retained trees must include tree protection measures consistent with the Australian Standard AS4970-2009 Protection of Trees on Development Sites.

Development plans must identify trees for removal/retention consistent with the findings of the Arborist Report.

Landscape Plan

A detailed Landscape Plan is required to be submitted with the DA as per the site specific DCP. It must be completed by a suitably qualified Landscape Architect/Designer with input from a qualified Ecologist. An Ecologist is to be engaged to determine suitable species and planting densities. Local provenance stock must be used for all landscaping to help ensure the integrity of the adjoining Coastal Wetland is not affected. The Landscape Plan is to integrate with the Bushfire Assessment and Arborist Report.

Landscaping maintenance and replacement criteria (minimum 3 years) is required to be specified to ensure the establishment/survival of landscaping, replacement planting (where necessary) and weed removal.

TREES

Councils *Greener Places Strategy* provides that if trees are removed from public land, they should be replaced at a rate of two trees for every one tree removed. In the context of development applications Council often conditions the provision of replacement trees, including replacement street trees. It is acknowledged that there are some cases where replacement of two trees is not possible on the road reserve due space constraints on footpaths, the location of infrastructure (water/sewer infrastructure, for example) or other matters (such as sight lines required for vehicular safety). Any development application which requires the removal of a public tree must

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appropriately justify its removal and replacement. Councils *Greener Places Strategy* is accessed via this [link](#).

Central Coast Street Design Manual

Accessed here: [Central Coast Street Design Manual](#) & [Landscape Works Specification](#)

Council has recently adopted the Central Coast Street Design Manual and accompanying set of Standard Drawings and Technical Specifications to guide public domain works and streetscape design which was exhibited in early 2023. manual identifies additional DA requirements at various stages of the development process.

TRAFFIC

The applicant seeks vehicular access for passenger vehicles and Buses to the new school via Keefers Glen on the western boundary of the site which is essentially a narrow lane which services 16 residential dwellings.

Council will not support this proposal for the following reasons:

- The proposed special needs school will generate considerably higher passenger vehicular movements than other schools of similar size.
- Residents amenity will be severely affected by traffic and parking generated by the proposal.
- Keefers Glen was not constructed to facilitate traffic loading associated with a traffic generating development.
- The western boundary of the site is fully fenced, partly to prevent parents and students accessing the existing school via Keefers Glen.
- The existing intersections in the vicinity of Keefers Glen will not support the swept path of buses.
- All access to the new school is to be provided via the existing driveway on Gavenlock Road.

URBAN DESIGN

- Council continues to oppose vehicle access and parking from Keefers Glen. This is a narrow residential street with mature street trees that contribute to the green residential character. The application also proposes the addition of a footpath outside the school resulting in the removal of significant street trees.

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- The front street setback will be occupied by an approximately 18m deep carpark for 40 cars screened by only a narrow strip of small planting and with only 3 trees within the carpark to provide any screening the continuous length of the building from the street.
- The carpark should contain a minimum of 6 significant trees (min. 10m mature height) to shade the large area of hardstand and break up and disguise the uniform appearance of the building from the street.
- It is noted that a northern landscaped setback of between 1.2 and 2m has been added. This is an improvement but is considered inadequate to for significant landscaping to screen the school and provide privacy to the private open spaces of adjoining houses. As stated in previous comments, a 2m minimum landscaped buffer must be provided along the northern boundary.
- The continuous metal screen gives the Keefers Glen elevation a solid institutional appearance.
- The amended pedestrian entry is an improvement, but further refinement of the western elevation in particular is recommended.
- The application must include a landscape plan including all species, numbers and pot sizes. If approved in its current form, the application should include some mature specimens to provide immediate screening and softening while other plants mature.

WASTE MANAGEMENT

General Comments

Resource and Waste Management Planning (RWMP) must be considered in three stages, each of which requires a distinct RWMP.

Each stage is likely to generate different materials that require a considered approach to ensure they are managed in line with Council's required outcomes.

The three distinct RWMPs are known as:

- Site Preparation (SP-RWMP) – including demolition.
- Construction (C-RWMP)
- Occupancy (O-RWMP)

Key Information – The RWMP submission must address and provide as a minimum at each stage:

- The location, types and amounts of materials and waste that will be generated.

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- Travel paths of materials and waste to be transferred within the site.
- Design and details of materials and waste storage and consolidation areas.
- Detail of any onsite reuse of materials.
- Design and details of collection point arrangements (including contractor and material destination).
- Vehicle access path for all collection vehicles

For more information on what is required in the RWMP, please review the Central Coast Council DA Guidelines, Resource and Waste Management Planning document.

[CCC WMP Guidelines 2023.pdf \(nsw.gov.au\)](#)

All RWMP need to be submitted using Councils new format –

[CCC Waste DCP - RWMP form 2023.pdf \(nsw.gov.au\)](#)

Site Prep / Demolition (SP-RWMP):

- Key Info as mentioned above.
- Cover the touchpoints as found in the RWMP Guidelines

Construction (C-RWMP):

- Key Info as mentioned above.
- Cover the touchpoints as found in the RWMP Guidelines

Occupancy (O-RWMP):

- Detailed O-RWMP to cover the information described above and, in the Guidelines,
- O-RWMP to include the expected waste generation rates typical for the proposed development.
- Indicate the capture points or an interim storage points that may be required throughout the site.

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- Transfer / travel path from any interim storage point to the bin consolidation area.
- Bin size and service frequency to be included in the O-RWMP.
- Bin consolidation area to be large enough to accommodate the bins commensurate with the bin size required. Bin consolidation area to be fully dimensioned on the plans to show that all bins can be safely stored.
- Identify suitable collection point for the bins to be serviced, clear of overhead obstructions.
- Swept travel path for a heavy rigid vehicle (HRV) to show that the truck can safely access the site, enter in a forward direction and exit in a forward direction. (How does the collection truck exit the site if it's a one-way entry?)
- How does the truck gain access through the gate if it is locked.
- Consideration for the noise associated from collection vehicles accessing the site and servicing the bins.

WATER & SEWER

- Water and sewer are available to the land.
- As a two lot subdivision is proposed, separate water services and sewer connection points are required for each new lots.
- Council existing water main is located along Keefers Glen and can be connected for the proposed new school. It is recommended to obtain a Flow and Pressure statement from Council to assist internal hydraulic design.
- An existing Council sewer main is located at the intersection of Keefers Glen and Brickendon Ave. A sewer main extension from Council sewer main will be required for the proposed development. Council sewer manhole G03 would be the point of connection.
- The proponent is required to submit a S305 application under the Water Management Act and obtain a S307 Certificate prior to issue of the Subdivision/Occupation Certificate.
- Water and Sewer Developer Charges will be applicable for the proposed development.

CONTRIBUTIONS

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Section 7.11 and 7.12 Contribution Plans

- A detailed contributions quote can be obtained from Council's Section 7.11 Contributions Officer. Please note that fees are required to be paid prior to issue of the construction certificate and that contributions will be adjusted to the amount applicable at the time of payment.
- Refer to the link for access to full copies of the [Section 7.11 and 7.12 Plans](#).

Housing and Productivity Contribution (HPC)

- The HPC applies to the whole of the Central Coast Local Government area and to the following types of development:

Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	\$12,000	new dwelling lot
	Residential strata subdivision	\$10,000	new strata dwelling lot
	High-density residential development	\$10,000	new high-density dwelling
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA
Central Coast Illawarra-Shoalhaven Lower Hunter	Residential subdivision	\$8,000	new dwelling lot
	Residential strata subdivision	\$6,000	new strata dwelling lot
	High-density residential development	\$6,000	new high-density dwelling
	Manufactured home estate	\$6,000	new dwelling site
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA

- The HPC came into effect on 1 October 2023 and will apply to development applications and complying development certificates across 43 council areas in the Greater Sydney, Illawarra-Shoalhaven, Lower Hunter and Central Coast regions. The [Ministerial Order](#) sets out how the contribution will operate.
- The HPC will be required to be paid prior to issue of a construction certificate/CDC/Subdivision Certificate, depending on the type of work consented to.

FLOODING

The site is affected by flooding according to the Wyong River Floodplain Risk Management Study and Plan 2020. The Eastern portion of the Site is affected by high hazard flooding in a range of flood events including the 1%AEP event and PMF.

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It is understood that the actual location of the proposed school is at the Western portion of the site in an area that is not flood affected. The proposed access via Keefers Glen is preferable from a Floodplain Management perspective as Gavenlock Road will be inundated and not trafficable during a flood event.

The proposed school is an educational establishment so would be required to satisfy CCLEP cl. 5.22 Special Flood Considerations. This clause requires that there is safe evacuation from the site in the PMF event.

While there is flood free access immediately away from the site during the PMF, the evacuation road would become cut off by hazardous floodwaters from Mardi Creek at the intersection of Wyong Road. The road would not be trafficable for vehicles or pedestrians. The Applicant would be required to demonstrate how this development satisfies CCLEP cl. 5.22 given that the evacuation route would be isolated in the PMF event.

ENVIRONMENTAL HEALTH

Acid Sulfate Soils

Works associated with site preparation, dam dewatering and infilling have the potential to present an environmental risk when undertaken on land mapped as Class 4 ASS as they may include works beyond 2 m below the natural ground surface.

As such, investigation is required to determine if acid sulfate soils are actually present and whether they are present in such concentrations as to pose a risk to the environment. A suitably qualified and experienced consultant should be engaged to undertake a Preliminary Acid Sulfate Soils Assessment in accordance with the Acid Sulfate Soils Assessment Guidelines (1998).

Dam Dewatering

If water from dam dewatering is to be directed to stormwater, a Dewatering Management Plan would be required. The objective of the DWMP would be to outline the procedures and methodology for the treatment and discharge of water derived from dewatering activities to prevent water pollution. The plan would be prepared by a suitably qualified and experienced consultant.

Acoustic Assessment

The land to the south and west of the site is zoned R1 General Residential and contains a mix of low and medium density dwellings. The properties, particularly on Brickendon Avenue and Keefers Glen are in very close proximity to the site.

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To allow for proper assessment of the impacts of construction and ongoing operation of the school on the surrounding residential receivers, an acoustic report is requested to be prepared by a suitably qualified acoustic consultant that meets the technical eligibility criteria for membership with the Association of Australasian Acoustical Consultants. The report must be prepared in accordance with the NSW EPAs Noise Policy for Industry (2017). This report should include a Noise Management Plan that details noise mitigation measures and recommendations to mitigate noise impacts both during construction and ongoing use.

Soil water management plan

Provide a Soil and Water Management Plan in accordance with Section 2.3 of the 'Blue Book' (*Managing Urban Stormwater: Soils and Construction, Landcom, 2004*). The plan shall be prepared by a suitably qualified environmental/civil consultant. Section 9.3 of the Blue Book provides guidance on preparing a Soil and Water Management Plan for medium-density development.

SUMMARY OF ADVICE

The following comments comprise a summary of the key issues identified within this advice, with identified recommendations, if appropriate:

- In accordance with Clause 2.6 (1) of SEPP (Planning Systems) 2021, the proposed new educational establishment on this site which has a value greater than \$20 million is deemed to be state significant development (SSD).
- The proposed development is deemed to be integrated development (special fire protection purposes) under Clause 100B of the *Rural Fires Act 1997* and requires concurrence from the NSW RFS. All bushfire Asset Protection Zones (APZs) are to be contained within the R2 portion of the site as per the required bushfire report which is to be prepared by a suitably qualified bushfire consultant.

The proposed development also involves works within 40 metres of a watercourse and will require a controlled activity approval under the *Water Management Act 2000*. Therefore, the proposed development will be integrated development under Section 91 of the *Water Management Act 2000*.

- The proposed development is to comply with the relevant provisions of the *SEPP (Transport and Infrastructure) 2021*, *SEPP (Resilience and Hazards) 2021* and *SEPP (Biodiversity and Conservation) 2021* that are relevant to this proposal.
- The proposed development is to comply with the provisions of the *Central Coast Local Environmental Plan 2022* and the *Central Coast Development Control Plan 2022*.

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- The proposed vehicular access to the development from Keefers Glen is **not supported by Council**, as the intended traffic will have a detrimental impact on the traffic movements and car parking through the existing residential area and impact on the amenity of the existing residents. The proposed vehicular access to the intended development should utilise the existing vehicular access to the site from Gavenlock Road.
- A Traffic and Parking Impact Assessment is required to demonstrate that the proposed development has sufficient car parking or on any vehicle's movements in the vicinity of the site.
- An acoustic report prepared by a suitably qualified acoustic engineer that the development will not have a detrimental impact on the adjoining residential areas.
- The site is subject to flooding and ecological constraints as raised by Council's Flooding Engineer and Ecologist within this report.
- A flood assessment report is required to demonstrate that the proposed development will not be impacted by flooding.
- A preliminary site investigation report is required to demonstrate that the site is not contaminated and is suitable for the school development.
- A waste management plan is required for the demolition, construction and ongoing waste management of the development.
- The comments provided by Council's Ecologist, Waste Officer, Flooding Engineer, Development Engineer, Environmental Health Officer and Urban Design officer should be taken into consideration as part of the intended development.

Should you wish to discuss any of the above, please contact Ross Edwards, on email ross.edwards@centralcoast.nsw.gov.au

DA LODGEMENT REQUIREMENTS

Recommended/ Required Documentation

The following documentation is to be submitted with any Development Application:

- Architectural plans, including site plan, floor plans, elevations, sections and long sections. Provide dimensions, loading areas, and waste storage areas on floor plans.

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- Survey Plan.
- Environmental Impact Statement.
- Quantity Surveyors Report.
- Flood Assessment Report.
- Traffic and Parking Impact Assessment.
- Acoustic Report.
- Arborist Report containing a tree removal and retention plan.
- Landscape Plan.
- Biodiversity Development Assessment Report (BDAR)
- Vegetation Management Plan and Wildlife Management Plan, pending recommendations from the submitted BDAR and or Controlled Activity Approval, should one be required.
- Dam Dewatering Plan.
- Preliminary Civil Engineering Plans.
- Erosion and Sedimentation Control Plan.
- A Bushfire Assessment Report in accordance with *Planning for Bushfire Protection 2019*.
- Landscape Plan.
- Servicing plan.
- Cut and fill plan.
- Operational Management Plan (including hours of operation, lighting, noise control, waste management, servicing, carparking and any other relevant information).
- Access Report.
- Waste Management Plan using Council's [template](#).
- Preliminary acid sulfate soils management plan (ASSMP).
- Soil and Water Management Plan.

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The *Environmental Planning and Assessment Regulation 2021* (Regulation) requires certain applications for development to be in an approved form. The approved form is defined in Schedule 7 of that Regulation as a form approved by the Planning Secretary and published on the NSW Planning Portal. This [document](#) lists the mandatory documents and drawings that are part of the approved form.

[Planning circular – PS 22-004](#) also advises councils, applicants and practitioners of updated requirements for development applications, complying development certificate applications and State significant development applications made under the *Environmental Planning and Assessment Act 1979*.

You may also wish to review Councils Guide for Applicants on Supporting Document Requirements, accessed here: [Supporting Document Guide](#)

Development Application Forms

When submitting your development application to Council via the NSW Planning Portal, you will be required to submit supporting documents with your application. Some of these will be forms provided by Council for you to fill in, including:

- Part B – [Application Detail and Owner\(s\) Consent Form](#)

ePlanning Tools

The Planning Enquiry tool within Central Coast Council's ePlanning Portal allows you to view the following information related to your property: land zone; bushfire status; flooding status; maximum building height; maximum floor space ratio; and minimum subdivision lot size. In addition, this tool can provide the Gosford LEP and DCP planning controls relevant to your proposed development: [Online maps | Central Coast Council \(nsw.gov.au\)](#)

NSW Department of Planning and Environment "Your Guide to the DA Process"

This website, [Your guide to the DA process | Planning \(nsw.gov.au\)](#) explains the development assessment and construction approval process to help you in preparing and lodging assessment ready development applications (DAs) as well as explaining the next steps to get them building.

Fee Quote

Our Customer Service Staff will be able to provide you a fee quote for Development Application Fees and Construction Certificate Fees on 02 4306 7900 or email at ask@centralcoast.nsw.gov.au

Disclaimer

RECORD OF PRE-DEVELOPMENT ADVICE



The information provided verbally and/or within the text of any document by Central Coast Council is for the purpose of assisting you with understanding the planning controls relating to your land and/or proposed development and the application process that may be applicable. It is recommended that anyone contemplating the carrying out of development or the purchasing of land in the Central Coast Local Government Area (LGA) obtain their own planning advice from a suitably qualified professional such as a town planner or private solicitor specialising in land use and/or planning law. Please note that Council is not able to recommend the name or contact details of such professionals.

A stylized, handwritten signature in black ink, consisting of several fluid, connected strokes.

Ross Edwards
Principal Development Planner
DEVELOPMENT ASSESSMENT

A handwritten signature in black ink, appearing to read "Antonia Stuart" with a stylized flourish at the end.

Antonia Stuart
Section Manager
DEVELOPMENT ASSESSMENT

Date: 13 August 2024