



Project Name: New Eileen O'Connor School  
Case ID: SSD-67173718

Applicant Details

Project Owner Info

Title	Ms
First Name	Josie
Last name	Vescio
Role/Position	Workstream Lead - Facilities and Procurement
Phone	0419623106
Email	josie.vescio@dbb.catholic.edu.au
Address	Caroline Chisholm Centre, Building 2, 423 Pennant Hills Road  Pennant Hills , New South Wales, 2120 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	CATHOLIC SCHOOLS BROKEN BAY
ABN	19542675092

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Penny	Smith
Phone	Email	Role/Position
0490799390	psmith@epmprojects.com.au	Senior Associate Planner

Address

Political Donations

Do you need to disclose a political donation?  
No

Development Details

Project Info

Project Name	New Eileen O'Connor School
Industry	Education, Health & Safety
Development Type	Educational establishments
Estimated Development Cost (excl GST)	AUD64,252,519.00
Indicative Operation Jobs	71
Indicative Construction Jobs	225
Number of Occupants	200
Number of Dwellings	0
Gross Floor Area (GFA) sqm	5,356

Description of the Development/Infrastructure

Development of the new Eileen O'Connor School for 200 special needs students from Kindergarten to Year 12. Works include dam dewatering and infill, tree removal, benching, construction of a two storey administration building and part two/ part three-storey classroom building, play space and landscaping, vehicle access, at-grade car park and on-site drop off/ pick up area. Works also include road widening and new footpath on Keefers Glen.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	New Eileen O'Connor School
Site Address (Street number and name)	84 Gavenlock Road, Mardi
Site Co-ordinates - Latitude	-33.300624
Site Co-ordinates - Longitude	151.41

Local Government Area

Local Government	District Name	Region Name	Primary Region
Central Coast		Central Coast	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 9 Section 4 DP3368

Site Area

What is the total site area for your development?

Site Area sqm

130,900

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name ~Owners Consent\_Subdivision & drainage easement

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposal involves the construction of a new school for students with special needs with a CIV of \$47 million. The site is an existing educational establishment (St Peter's Catholic College), however, the proposed Eileen O'Connor School will be a new registration under the Education Act 1900. Therefore pursuant to Schedule 1, Section 15(1) of SEPP Planning Systems, as the CIV is more than \$20 million, the project is state significant development.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 15 - Educational establishments

Type of Project

New schools

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R2 Low Density Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

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

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

Yes

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

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

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

Yes

If Other, provide details

Through planting of native vegetation and promoting improved interaction with the natural environment, the project will look to improve the site's ecology and minimise its ongoing environmental impact. Support the use of active and sustainable transport, use of building materials that are responsibly sourced or have a sustainable supply chain.

List the supporting document(s) that consider these provisions.

Ecologically Sustainable Development Report, Landscape Report, Traffic and Parking Impact Assessment.

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Autumn
Last Name	Lu
Professional Qualification	Quantity surveyor
Registration details	BConMgt (QS), MAIQS, MRICS
Business Name	MBMPL PTY LTD
Australian Business Number (ABN)	74099962231

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Portland cement reduction, water in concrete will contain at least 50% captured or reclaimed water, project will use at least 40% crushed slag aggregate or alternative materials for coarse aggregate, or at least 25% manufactured sand or alternative materials in fine aggregate in the concrete. 90% (by cost) of all cables, pipes, flooring and blinds in the project will either not contain PVC and have an environmental product declaration, or meet Best Practice Guidelines for PVC.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

Yes

Provide details

use of recycled fill. there are no buildings on site currently.

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Serkan
Last Name	Hasan
Professional Qualification	Mechanical engineer
Registration details	EA ID: 3488806
Business Name	NORTHROP CONSULTING ENGINEERS PTY LIMITED
Australian Business Number (ABN)	81094433100

Is the development designed to operate as a net zero development immediately?

Yes

Which of the following net zero provisions has the development incorporated?

Renewable energy generation and storage, Electrified services and appliances

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates

:



- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?

\*

No

Does the development involve any subdivision work?\*

Yes

Does the application include preliminary engineering drawings of the work to be carried out?<sup>✱</sup>

Yes

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?<sup>✱</sup>

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?<sup>✱</sup>

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?<sup>✱</sup>

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?<sup>✱</sup>

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?<sup>✱</sup>

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?<sup>✱</sup>

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?<sup>✱</sup>

No

Is the development [BASIX optional development](#)?<sup>✱</sup>

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?<sup>✱</sup>

No

Approvals - Part1

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

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?<sup>✱</sup>

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?<sup>✱</sup>

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?<sup>✱</sup>

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?<sup>✱</sup>

Yes

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

Yes

Approvals - Part2

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

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?<sup>✱</sup>

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?<sup>✱</sup>

No

A mining lease under the [Mining Act 1992](#)?<sup>✱</sup>

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?<sup>✱</sup>

No

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

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?<sup>✱</sup>

Yes

A licence under the [Pipelines Act 1967](#)?<sup>✱</sup>

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendixx RR - Bushfire Emergency Management Plan
File Name	Appendixx QQ - Prelim Plan of Management
File Name	Appendix Q - Net Zero Statement
File Name	Appendixx BB - Stormwater Management Report Part 1
File Name	Appendixx BB - Stormwater Management Report Part 2
File Name	Appendix I - Architectural Design Report Part 2
File Name	Appendix I - Architectural Design Report Part 1
File Name	Appendix I - Architectural Design Report Part 3
File Name	Appendix I - Architectural Design Report Part 4
File Name	Appendix G3 - Plan of Subdivision
File Name	Appendix B - Architectural Plans Part 3
File Name	Appendix B - Architectural Plans Part 2
File Name	Appendix B - Architectural Plans Part 1
File Name	Appendix E - Mitigation Measures
File Name	Appendix W - Salinity & Aggressivity
File Name	Appendix D - Engagement Report
File Name	Appendixx II - Aboriginal Cultural Heritage Report
File Name	Appendixx CC - Civil Stormwater Plans-
File Name	Appendixx EE - Flood Impact Assessment
File Name	Appendix R - Transport & Accessibility Impact Assessment
File Name	Appendixx FF - Flood Emergency Response Plan
File Name	Appendix O - BDAR
File Name	Appendix Y - DSI
File Name	Appendix U - Noise & Vibration Assessment Report
File Name	Appendix N - Arborist Report
File Name	Appendix S - Green Travel Plan
File Name	Appendix T - Preliminary CTPMP
File Name	Appendix M1 - Landscape Plans
File Name	Appendix G1 - Survey - Proposed Works Area
File Name	Appendix G2 - Survey - Existing Site
File Name	Appendixx NN - Acid Sulfate Soils Management Plan
File Name	Appendix J - Connection with Country
File Name	Appendix V - Geotechnical Report
File Name	Appendixx GG - ENM Certificate
File Name	Appendix P - Bush Fire Assessment Report
File Name	Appendixx DD - Public Domain Plans_Rev C
File Name	Appendixx HH - SGWIA
File Name	Appendix X - PSI
File Name	Appendix L - Accessibility Report
File Name	Appendix Z - RAP
File Name	Appendix Q - ESD Report
File Name	Appendix K - BCA Report
File Name	Appendixx AA - Interim Audit Report
File Name	Appendixx MM - Asbestos Report
File Name	Appendix M2 - Landscape Report
File Name	Appendixx JJ - Archaeological Report
File Name	Appendix U2 - NVIA Response to DPHI
File Name	Appendix H - Photo Sheet
File Name	Appendix C - Statutory Compliance Tables
File Name	Appendixx LL - Infrastructures Services Report
File Name	Appendixx KK - Social Impact Assessment
File Name	Appendixx PP - Waste Management Plan
File Name	Appendixx OO - SAQP
File Name	Embodied Emissions Materials Form
File Name	Appendix A - SEARs Table
File Name	Appendix F2 - EDC Attachment 1
File Name	Appendix F1 - EDC Report
File Name	Environmental Impact Statement - Eileen O'Connor CS