

2 Ogden Road

Oakville NSW 2765

SUPPORTING DOCUMENTATION

**FOR SUBMISSION TO THE SECRETARY
DEPARTMENT OF PLANNING AND
ENVIRONMENT**

**Preliminary Planning Assessment for a
Proposed Educational Facility**

Environmental Mapping Constraints (EMC)

APPLICANT

Sacred Heart Values School

07 December 2018

Created	JH

FRAGAR PLANNING & DEVELOPMENT • p: 1300 008 138

Fragar P & D Pty Ltd as trustee for The Fragar Family Trust ABN: 63 020 268 764 • e: info@councilapproval.com.au • w: councilapproval.com.au



1.0 SITE DETAILS

Subject Site Details

Address	Lot DP	Size
2 Ogden Road, Oakville NSW 2765	Lot 1 DP 519541	2.024 ha (approx.)

Preliminary Planning Assessment



Diagram 1: Aerial Photos

Subject Site

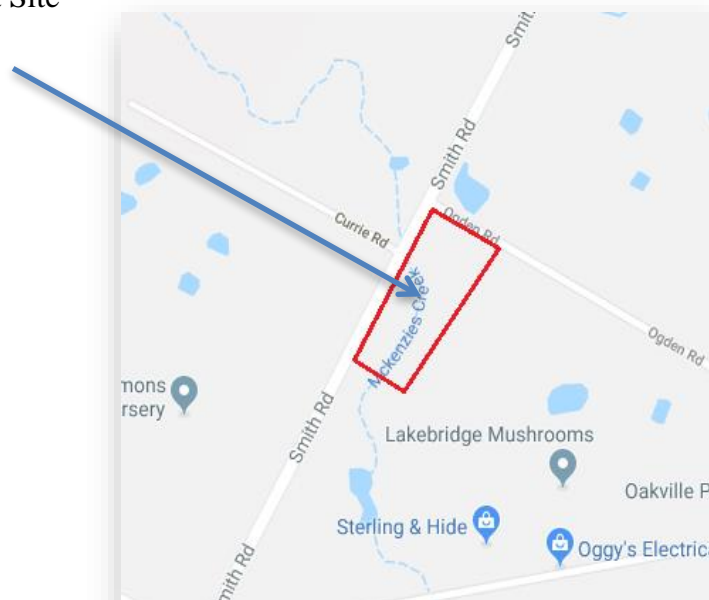


Diagram 2: Locality Plan

Snapshot of Site Zoning

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B5	Business Development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
W2	Recreational Waterways



Diagram 3: Land Zoning - The site is zoned under *Hawkesbury LEP 2012* as *RU4 – Primary Production Small Lots*

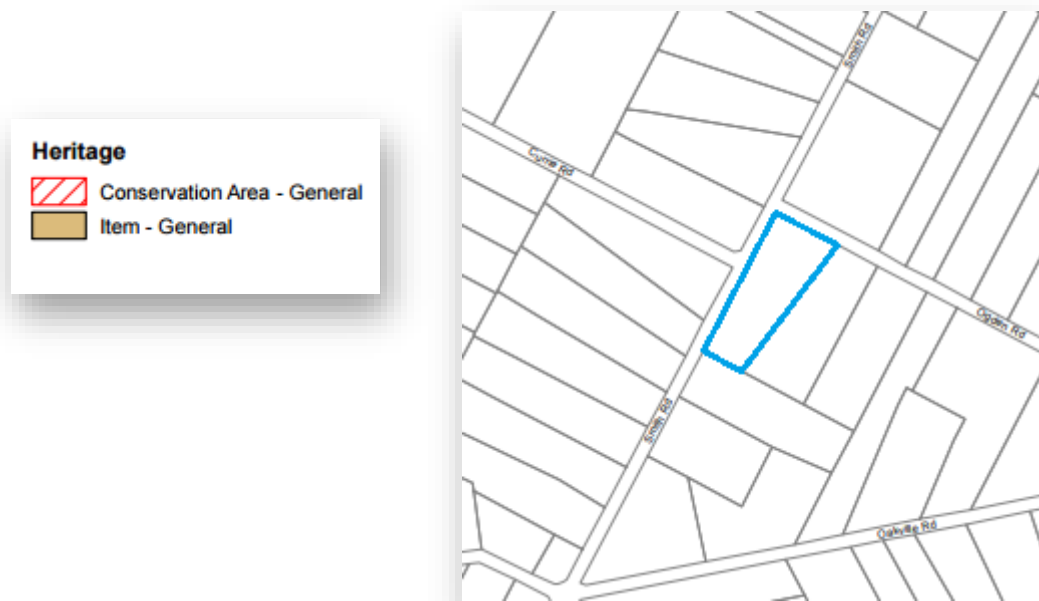


Diagram 4: Heritage – Not mapped as *Heritage Item*

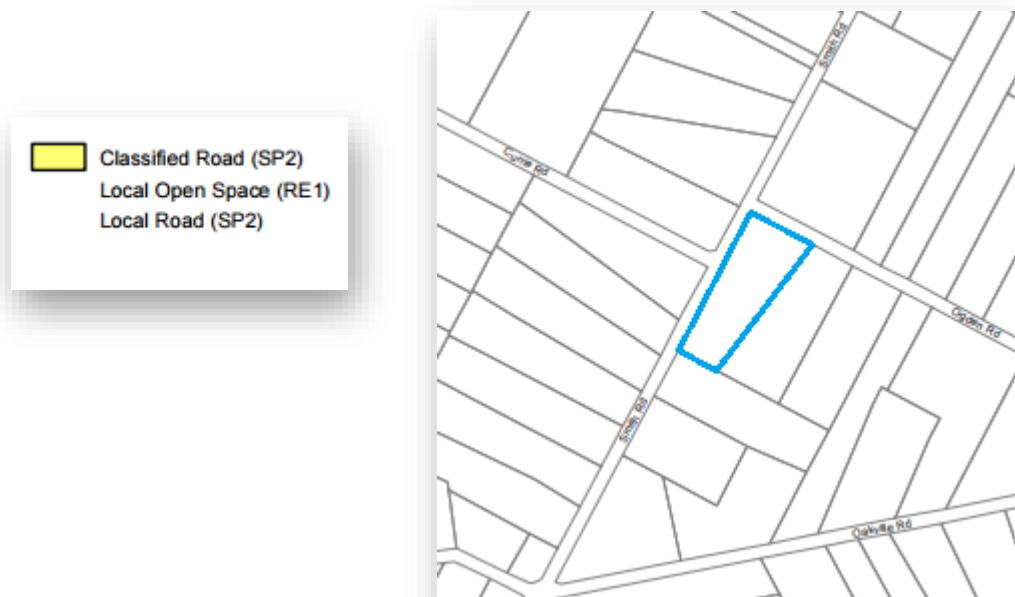


Diagram 5: Land Reservation Acquisition

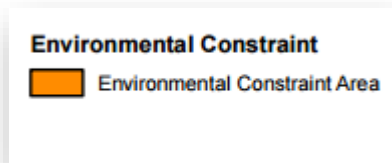


Diagram 6: Environmental Constraint

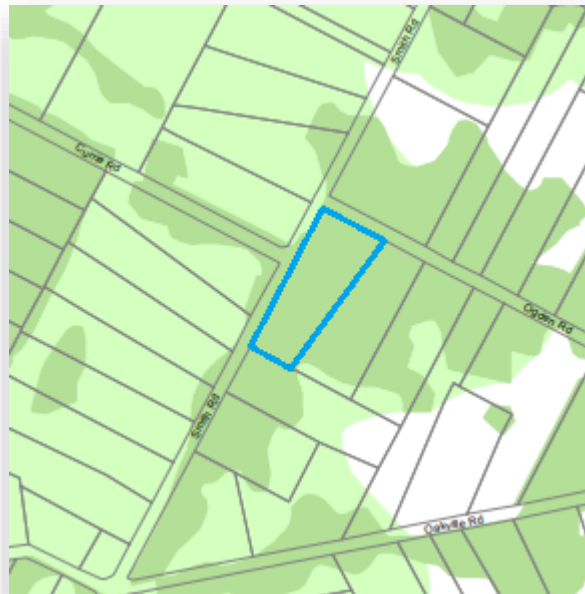
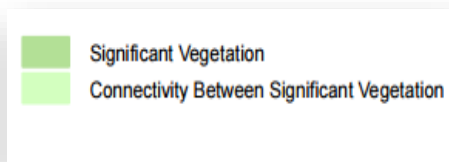


Diagram 7: Terrestrial Biodiversity – Mapped as *Significant Vegetation* and *Connectivity between Significant Vegetation*

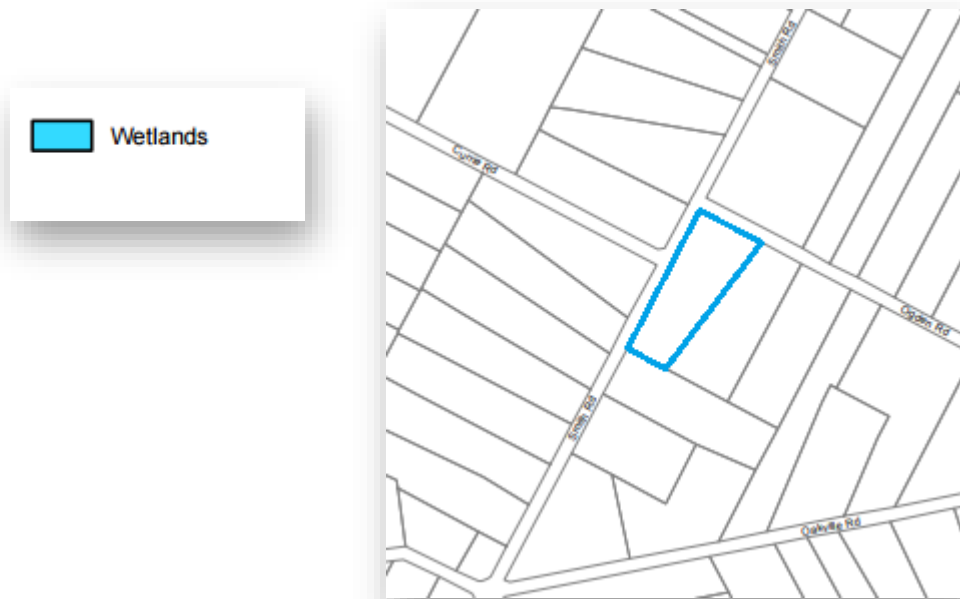


Diagram 8: Wetlands - Not mapped as *Wetlands*

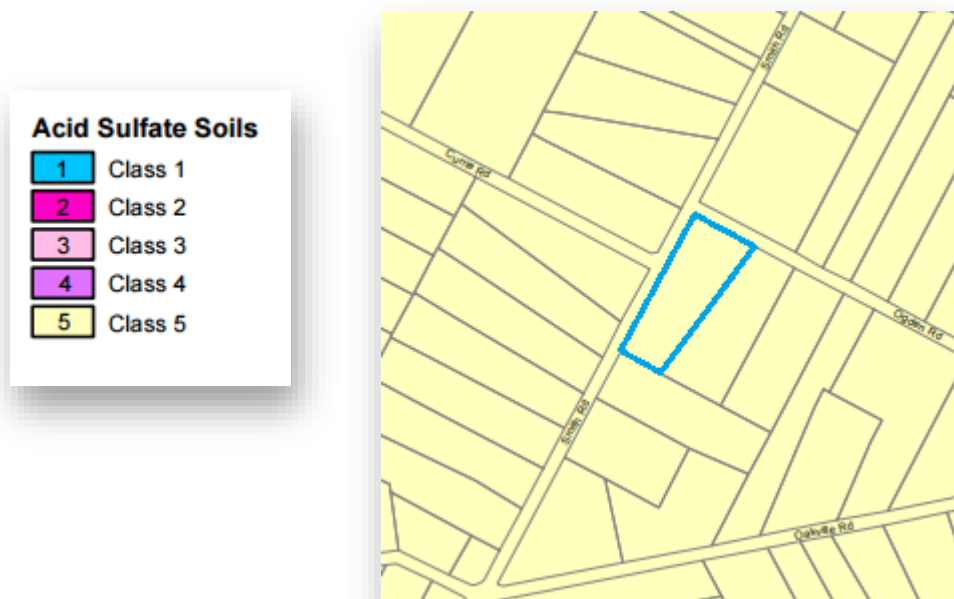


Diagram 9: Acid Sulfate Soils – Mapped as *Class 5*

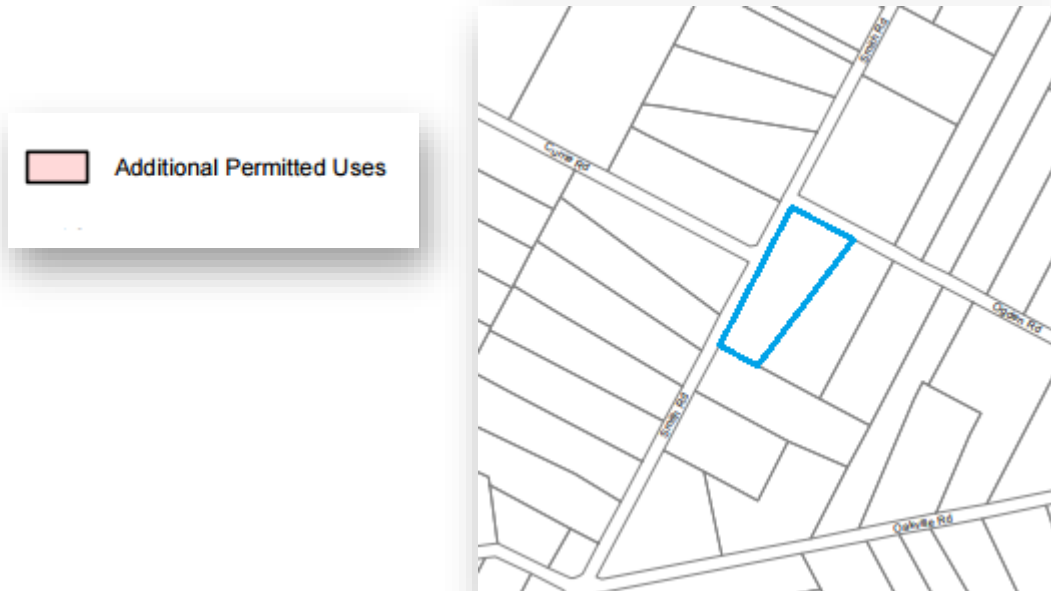


Diagram 10: Additional Permitted Uses

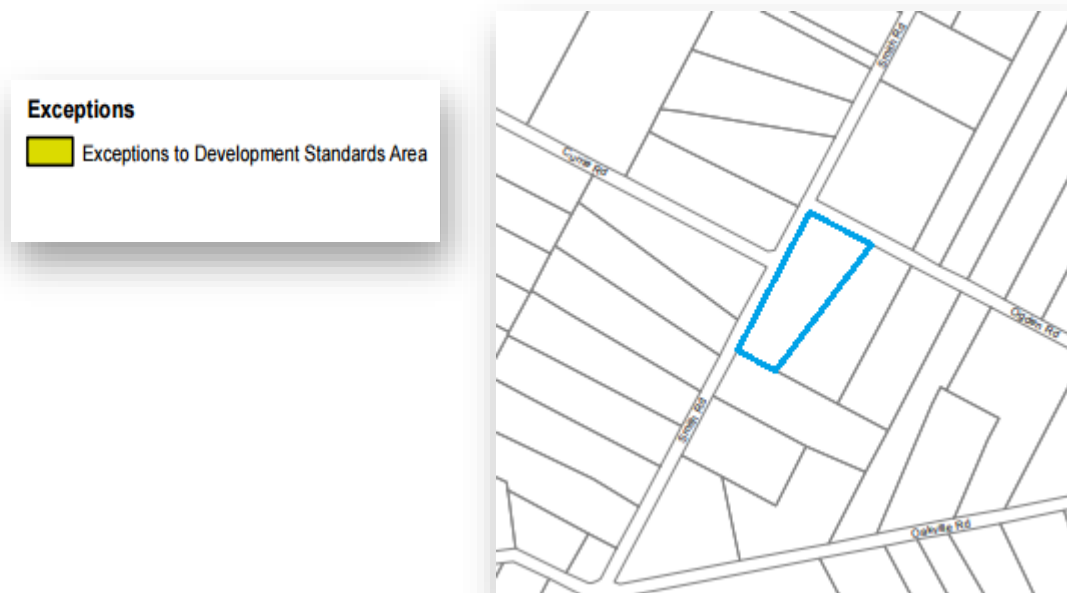


Diagram 11: Exceptions to Development Standards

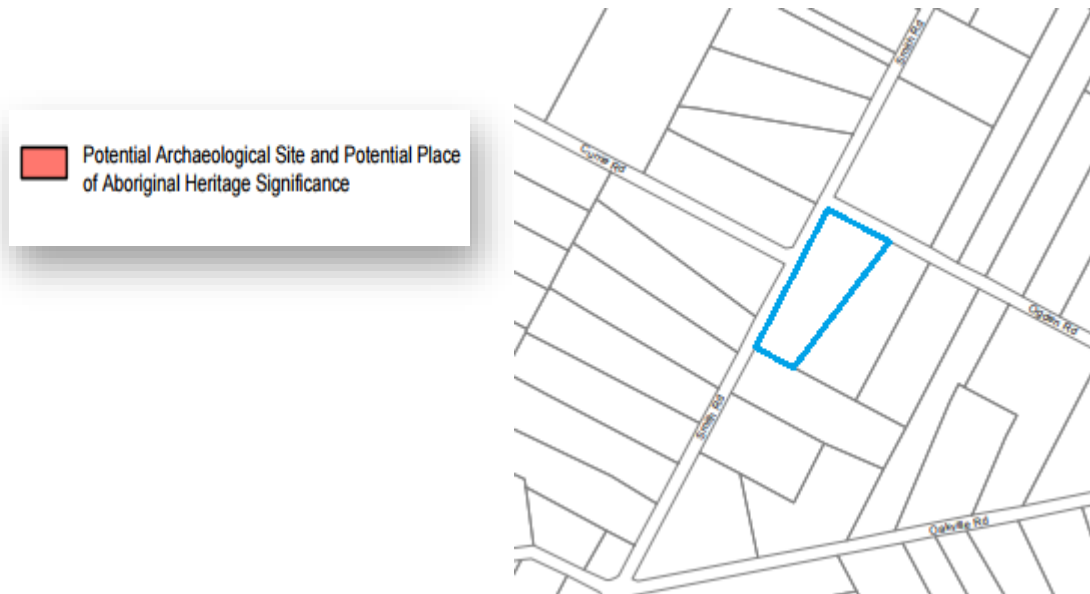


Diagram 12: Pitt Town Heritage

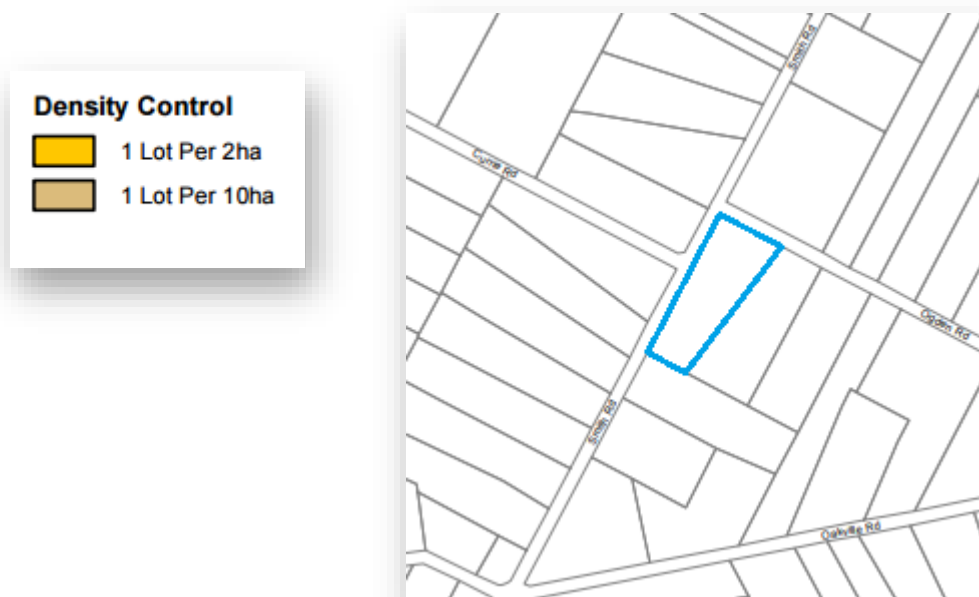


Diagram 13: Pitt Town Subdivision and Designated State Public Infrastructure



Diagram 14: Urban Release Area

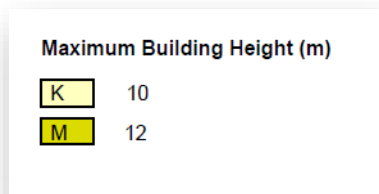


Diagram 15: Maximum Building Height – Mapped with maximum
Building Height of 10 m (K)

Minimum Lot Size Map (sq m)

G	450
K	550
M	600
O	650
R	750
U	1000
V1	2000
V2	2500
W	4000
Y	10000
Z1	2 ha
Z2	4 ha
AB1	10 ha
AB2	25 ha
AB3	40 ha
AC	50 ha
AD	100 ha
AE	200 ha
AF	400 ha
Area A	Refer to Clause 4.1D (1)
Area B	Refer to Clause 4.1E
Area C	Refer to Clause 4.1F



Diagram 16: Minimum Lot Size – Mapped with minimum *Lot Size of 2 ha (Z1)*

Minimum Lot Size for a Lot Averaging Subdivision

U	1500m2 with lot density not greater than 5 lots per ha
Y	1 ha
Z	2.5 ha



Diagram 17: Minimum Lot Size for a Lot Averaging Subdivision

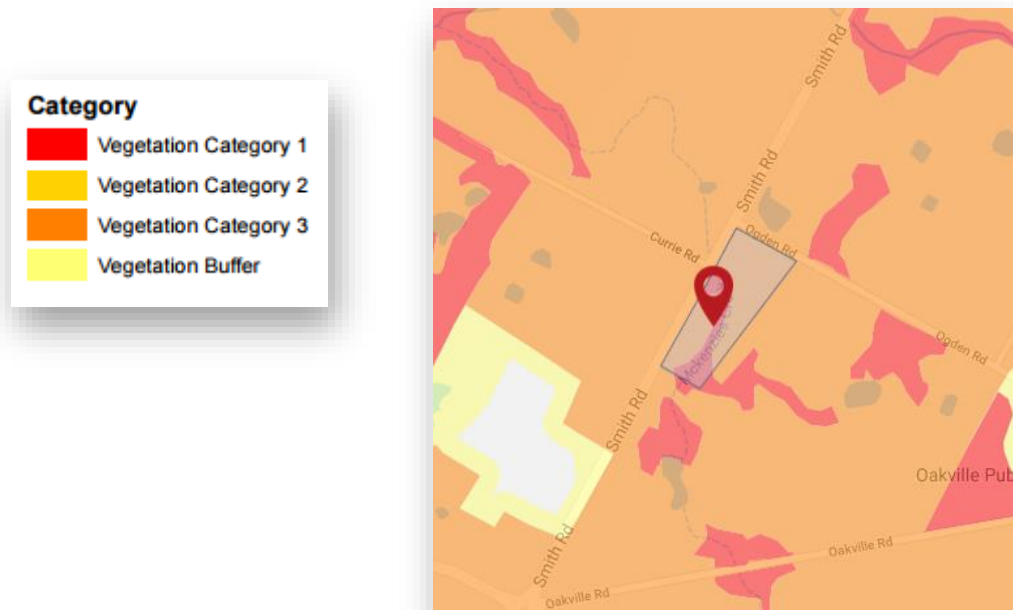


Diagram 18: Bushfire Prone Land – Mapped as *Vegetation Category 1* and *Vegetation Category 3*

2.0 DEVELOPMENT DESCRIPTION

The proposal comprises an Educational Facility which will provide for a total of 1000 students with classes and Grades as follows:-

Scope of work for School:

Secondary School:

Phase 1:

Admin Building & Amenities.

Min 8 to 12 Class rooms - for middle School.

Appropriate 2 breakout areas.

Library with 100 - 200 capacity -with FF & E schedule

Science Laboratory for 50 students - with FF & E schedule

Home Science Laboratory for 50 students - with FF & E schedule

Arts & Craft – Miscellaneous Room for 50 students- with FF & E schedule for School.

Dance Hall for 100 students - with FF & E schedule for School.

70 Carparks and vehicle circulation for School - on either side of the drive way is fine at present.

Outdoor sports facility (Basketball/ Tennis/ court) - Cola - can be inside the 3 wings of the school.

Sport Facility (oval)

Bus bay and a drop off zone for school and drop off parking space for the childcare. We also need parking spaces for the staff of the school and more parkings spaces for parents and visitors of the school

Admin Building & Amenities.

- Principal's office - - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule
- Business Manager's office - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule
- Community Rooms (Councillors, Psychologist , Youth Workers etc...) .
- Staff rooms - middle school - 7,8,9,10 - capacity - 20 - 30 - with attached toilets - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule

Minimum 8 to 12 Class Rooms

Year 7 = 4 Class rooms (Approximately 100 children) with breakout area and attached male and female toilets- with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule

Year 8 = 4 Class Rooms (Approximately 100 children) with breakout areas and attached male and female toilets - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule

Library to cater for at least 100 - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule

Science Laboratory - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule

Home Science Laboratory - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule.

Dance Hall - - with appropriate Furniture, Fixtures & Equipment – Provide FF & E schedule.

Arts & Craft – Miscellaneous Room - with appropriate Furniture, Fixtures & Equipment – Provide FF & E.

Multi functional Assembly Hall - 4500m² - for 1000 to 1200 people.

Outdoor activity spaces for high school students

100 Carparks for outdoor sport facilities and oval and parking for school – This can be either side of the driveway inside the school. - if we need to make more space for the parking, we can also consider underground car parking below the Hall as well as below the School building if necessary.



Phase 2:

Middle and High School:

Year 9,10, 11 & 12 - 16 more classes - 4 for each grade. (400)

Primary School:

Year K, 1, 2, 3, 4, 5, 6 - 14 to 21 more classes - 2 -3 classes for each grade. (400)

Learning Hub design which may include the following components:

1. Information Hub - Library, Information Centre
2. Creative Hub - Music Rooms, Visual Arts Room, (Dance Studio?) Theatre inspired - classrooms , Hospitality and Manual Arts Rooms (with vertical edible gardens)
3. Mind Hub - Classrooms and Science Labs.
4. Body Hub - Housing all Sports facilities, Hall/Auditorium and classrooms
5. Heart Hub - All Administration Offices and Community Rooms (Councillors, Psychologist , Youth Workers etc...)

3.0 PERMISSIBILITY OF THE PROPOSAL

Local Environmental Plan

The Hawkesbury Local Environmental Plan (LEP 2012) is the primary environmental planning instrument that applies to this site. The site is zoned RU4 - Primary Production Small Lots under the LEP 2012. The development provisions of the LEP 2012 for consideration and comment relative to consistency are outlined in the table below.

Clause	Provisions	
1.1	Name of Plan	
1.1AA	Commencement	
1.2(2)	Aims of Plan	Compliant
	(a) to provide the mechanism for the management, orderly and economic development and conservation of land in Hawkesbury,	
	(b) to provide appropriate land in area, location and quality for living, working and recreational activities and agricultural production,	
	(c) to protect attractive landscapes and preserve places of natural beauty, including wetlands and waterways,	
	(d) to protect and enhance the natural environment in Hawkesbury and to encourage ecologically sustainable development,	
	(e)) to conserve and enhance buildings, structures and sites of recognised significance that are part of the heritage of Hawkesbury for future generations,	
	(f) to provide opportunities for the provision of secure, appropriate and affordable housing in a variety of types and tenures for all income groups in Hawkesbury,	
	(g) to encourage tourism-related development that will not have significant adverse environmental effects or conflict with other land uses in the locality.	
1.3	Land to which Plan applies	The subject land is included
1.4	Definitions	Noted Educational Facility
1.5	Notes	Not relevant



1.6	Consent Authority	Hawkesbury Council and Minister for Planning and Environment
1.7	Maps	Not relevant
1.8	Repeal of planning instruments applying to land	Not relevant
1.8A	Savings provision relating to development applications	Not relevant
1.9	Application of SEPPs	The application complies with all relevant SEPPs
1.9A	Suspension of covenants, agreements and instruments	Not relevant
2.1	Land use zones	Compliant
2.2	Zoning of land to which Plan applies	RU4
2.3	Zoning objectives and Land Use Table	Compliant
2.4	Unzoned land	Not relevant
2.5	Additional permitted uses for particular land	Centre based Child Care Facility
2.6	Subdivision consent requirements	Not relevant
2.7	Demolition requires development consent	Noted
2.8	Temporary use of land	Noted
3	Exempt and complying development	Not relevant
3.1	Exempt development	
3.2	Complying development	



3.3	Environmentally sensitive areas excluded	To be determined
-----	--	------------------

4 Principal development standards

4.1	Minimum subdivision lot size	Not relevant
-----	------------------------------	--------------

4.1AA	Minimum subdivision lot size for community title schemes	Not relevant
-------	--	--------------

4.1A	Minimum subdivision lot size for strata plan schemes in certain rural, residential and environmental protection zones
------	---

4.1B	Additional requirements for subdivision in certain rural, residential and environmental protection zones
------	--

4.1C	Exceptions to minimum subdivision lot size for rural and large lot residential zones
------	--

4.1D	Exceptions to minimum subdivision lot size for certain land
------	---

4.1E	Exceptions to minimum subdivision lot size for Grose Wold
------	---

4.1F	Exceptions to minimum subdivision lot size for certain land in North Richmond
------	---

4.1G	Restriction on the number of lots created by subdivision of certain land
------	--

4.2	Rural subdivision
-----	-------------------

4.2A	Residential development and subdivision prohibited on certain land
------	--

4.2B	Additional requirements for subdivisions in certain flood planning areas
------	--

4.3	Height of buildings
-----	---------------------

4.4	Floor space ratio
-----	-------------------

4.5	Calculation of floor space ratio and site area
-----	--

4.6	Exceptions to development standards
-----	-------------------------------------

5 Miscellaneous provisions

5.1	Relevant acquisition authority	Not relevant
-----	--------------------------------	--------------

5.2	Classification and reclassification of public land	Not relevant
-----	--	--------------



5.3	Development near zone boundaries	Not relevant
5.4	Controls related to miscellaneous permissible uses	Not relevant
5.5	Development within the coastal zone	Not relevant
5.6	Architectural roof features	Compliant
5.7	Development below mean high water mark	Not relevant
5.8	Conversion of fire alarms	Not relevant
5.9	Preservation of trees or vegetation	
5.9AA	Trees or vegetation not prescribed by development control plan	Will comply
5.10	Heritage conservation	Not relevant
5.11	Bush fire hazard reduction	Will comply
5.12	Infrastructure development and use of existing buildings of the Crown	Not relevant
5.13	Eco-tourist facilities	Not relevant
5.14	Siding Spring Observatory – maintaining dark sky	Not relevant
5.15	Defence communications facility	Not relevant
Part 5A	Urban release areas	Not relevant
5.13A	Arrangements for certain designated State public infrastructure	Not relevant
5.13B	Public utility infrastructure	Will comply
5.13C	Relationship between Part and remainder of Plan	Compliant
Part 6	Additional local provisions	
6.1	Acid sulfate soils	Compliant
6.2	Earthworks	Will comply
6.3	Flood planning	To be determined
6.4	Terrestrial biodiversity	This element will be addressed in a supporting document
6.5	Wetlands	Not relevant

6.6	Development in areas subject to aircraft noise	Not relevant
6.7	Essential services	Compliant
6.8	Arrangements for designated State public infrastructure	Not relevant
6.9	Additional requirements for subdividing in Pitt Town Heritage Area	Not relevant
6.10	Certain development on Lot 1, DP 827148, Richmond Road, Clarendon	Not relevant
6.11	Residential accommodation at Johnston and New Streets, Windsor	Not relevant
6.12	Certain development at Richmond Lowlands	Not relevant

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.

2 Permitted without consent

Bed and breakfast accommodation; Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Animal boarding or training establishments; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3



Development Control Plan

The Hawkesbury Development Control Plan applies to the subject proposal. The relevant elements are addressed in the following Table.

DESCRIPTION	LEVEL OF COMPLIANCE
PART A CHAPTER 1 INTRODUCTION AND GENERAL INFORMATION	
<p>The objectives of this DCP are: a) To provide a comprehensive document that contains detailed development controls for development which meets community expectations and addresses the key environmental planning issues of the Hawkesbury LGA;</p> <p>b) To promote economically, socially and environmentally sustainable development within the City of Hawkesbury;</p> <p>c) To enable an aesthetically pleasing and functional development that sympathetically relates to adjoining and nearby development;</p> <p>d) To maintain and enhance the environmental and cultural heritage of the Hawkesbury LGA;</p> <p>e) To involve the local community in the planning process by ensuring openness, accountability and transparency in the decision-making process;</p> <p>f) To set out clear processes, procedures and requirements to facilitate an integrated and consistent framework for dealing with development assessment;</p> <p>g) To ensure that development will respond to its context and not detrimentally affect the surrounding development ; and</p> <p>h) To promote the Ecologically Sustainable Development (ESD) principles including water sensitive urban design, climate responsive building design, energy efficiency, and selection/use of recycled materials.</p>	The facility is being designed to ensure that it will comply with the full scope of these objectives.
PART C - GENERAL GUIDELINES	
CHAPTER 1 - LANDSCAPING	
1.1 LANDSCAPING OBJECTIVES	
<p>The objectives for this chapter are to:</p> <ul style="list-style-type: none"> - encourage the enhancement of the natural, cultural and built environment; - outline the landscaping requirements relating to all forms of development; - encourage the recognition of climatic influences and the incorporation of landscaping design features to enhance or modify the climatic factors relating to the site; - encourage the design of low maintenance landscaping; - integrate development into the landscape to minimise the impact on the natural environment; and - provide for landscaping which allows freedom of access and mobility. 	The facility will ensure that the landscaping and open space elements within the site comply with the defined objectives.
CHAPTER 2 - CAR PARKING AND ACCESS	
2.1 CAR PARKING AIMS This chapter aims to:	
<ul style="list-style-type: none"> - ensure that adequate and convenient offstreet parking facilities are provided for all vehicles generated by new development; - encourage the efficient flow of traffic through car parks and to minimise the potential for pedestrian/vehicle and vehicle/vehicle conflict; <p>ensure minimum of interference to the flow of traffic on the street network; and</p>	Where possible, the applicant intends to provide underground level parking in addition to surface level parking throughout the site.



- ensure adequate traffic safety and management and to improve the amenity of car parking areas.	
CHAPTER 3 - SIGNS	
3.1 OVERALL SIGNAGE OBJECTIVES The general objectives for signs in Hawkesbury are to: he general objectives for signs in Hawkesbury are to: - allow signs that add to the character of the streetscape and complement the architectural style and use of the building; - encourage suitably located signs that provide legible and clear messages; - - encourage well designed and located signs that contribute to the streetscape and the site on which it is proposed; - avoid visual clutter through the proliferation of signs; and - consider the amenity of the area and the visual quality of the public domain.	Signage will be succinct and in accordance with the content and aim of the objectives in Chapter 3.
Chapter 4 SOIL EROSION AND SEDIMENT CONTROL	
4.2 SOIL EROSION CONTROL OBJECTIVES Principles of erosion and sediment control are to: - investigate site features; - prepare a SESCO; - save topsoil for reuse; - control run-off onto, through and from the site; - use erosion control measures to prevent on-site damage; - use sediment control measures to prevent off-site damage; - rehabilitate disturbed areas quickly; and - maintain erosion and sediment control measures.	Erosion Control will be designed by appointed Engineers and Architects to ensure that in practice the implementation will accord with the objectives of Chapter 4.
Chapter 5 BUSHFIRE PRONE LAND	
Development must comply with the amendments to the Environmental Planning and Assessment Act and Rural Fire Act (as amended).	A Bushfire Assessment Report is to be prepared for the site.
Chapter 6 ENERGY EFFICIENCY	
6.2 OBJECTIVES The objectives in relation to energy efficient homes are to: - improve the quality and energy efficiency of dwellings; - contribute positively to an overall reduction in greenhouse gas emissions; - assist professionals, technicians and tradespersons by providing relevant information and resources; - create homes that are comfortable and economical to live in; - foster partnerships between Council, State Government and industry; and - provide performance criteria and acceptable solutions to cover all aspects of energy efficient residential development in Hawkesbury.	All facilities will be contemporary in terms of the design and application of up to date Energy efficiency and provision throughout the site.
Chapter 7 EFFLUENT DISPOSAL	
7.2 AIMS The aims of this chapter are: - to ensure that development proponents and their consultants are aware of their responsibility for the selection, design, sizing, approval process, installation, operation and maintenance of on-site sewage management facilities; - to ensure that the on-site disposal of waste water can be achieved without significantly affecting public health, the environment, surrounding	The appointed Consultants will be briefed to ensure that the proposed means of implementing and operation of a Sewage Treatment System



properties, environmentally sensitive areas, ground or surface waters or significant vegetation; - to ensure that the selection and design of any proposed on-site sewage management facility represents the best management practice for wastewater on the site over the expected life of the system; - to minimise the cost of on-site sewage management facilities without compromising the achievement of environmental and public health objectives; - to ensure that on-site sewage management facilities are capable of being operated and managed in the long term and provide for on going risk minimisation; and, - to encourage consideration and use of the variety of NSW Health approved sewerage management facilities.	complies with the aims as outlined.
Chapter 8 MANAGEMENT OF CONSTRUCTION & DEMOLITION WASTE	
Applicants seeking development approval from both Council and accredited certifiers must complete a Waste Management Plan that will show that: - The potential for waste is avoided - Where possible, waste is reused on site - Waste that cannot be reused on site is separated and recycled - Waste with no reuse or recycling potential is disposed of at an authorised landfill site	A comprehensive Waste Management Plan will be designed for implementation throughout the construction and operational phases.

4.0 IMPACT IDENTIFICATION AND ASSESSMENT

Environmental Mapping Constraints Key Observations – LEP 2012

- **Land Zoning:** The site is zoned under *Hawkesbury LEP 2012* as *RU4 – Primary Production Small Lots*.
- **Acid Sulfate Soils:** Mapped as *Class 5*.
- **Heritage:** Not mapped as Heritage item.
- **Terrestrial Biodiversity:** Mapped as *Significant Vegetation and Connectivity between Significant Vegetation*.
- **Building Height:** Mapped with *maximum Building Height of 10 m (K)*.
- **Lot Size:** Mapped with *minimum Lot Size of 2 ha (Z1)*.
- **Bushfire Prone Land:** Mapped as *Vegetation Category 1 and Vegetation Category 3*.
- **LEP Map Grid #008DB**
- **Hawkesbury Council**
- Further investigation and planning permissibility analysis is required based on the desired development proposal.

In addition, from a review of the Hawkesbury Council Floodplain Risk Management Study and Plan and preliminary consultation with Council Engineer, it is established that the subject site is subject to flooding. The client has lodged a request with Hawkesbury Council for a Flood Advice Certificate in order to verify the degree of inundation and types of mitigation which could be implemented on the site.

In summary, it is acknowledged that there are some significant constraints to be addressed during the preparation of the formal applications for this and subsequent proposed projects and initiatives for the site.

5.0 JUSTIFICATION

The client has established a need for the Educational establishment which will be a significant component of the overall intended proposal which will also seek to establish a Centre Based Child Care Facility – 100 children, a Respite Day Care and Nursing Home.

The Educational establishment will comprise primary and secondary facilities which will create between 200 and 300 staff positions.

In assessing suitable candidate parcels for their proposed range of land uses the selection was on the basis of being in a suitable location, having sufficient area of land and within a zone wherein the predominant uses are permitted with consent in the Local Government Area.

The site selected by the Sacred Heart Values School was selected above any other alternatives as it was considered to be able to cater for the extent of land uses which the Company desires to develop. The benefits that it will bring to the wider Hawkesbury Region are:

1. Provide a comprehensive Educational Facility which will provide additional choice for residents within the Region to consider for the ongoing education of their primary age and secondary age children at a Centre that will contain Laboratories, Sports Oval, Hall/Gymnasium open space and covered areas , all of which are ancillary to the main focus of providing excellent structures and classrooms and specialist personnel in terms of Teachers, Administration and other Professionals to provide quality education for the students.
2. Employment for two to three hundred persons once the School component is established and many more for when the other elements of the proposal including Centre Based Child Care Facility, Respite Day Care for the elderly or infirm;
3. Community Rooms from which such Specialists as Psychologists, Counsellors in addition to a Medical Clinic and possibility of a Nursing Home;

6.0 CONSULTATION AND PUBLIC INTEREST

Section 4.15 Considerations

The Suitability of the Site for the Proposed Development

The previous sections of this report have demonstrated the suitability of the site for the proposed usage, particularly in terms of:

- The proposal is consistent with the existing development within the locality.
- The proposal is consistent with the objectives and development standards applying to the land.
- Overall the development is considered an appropriate usage of the site.

Public Interest

The proposal is considered to accord with the wider public interest in that:

- It provides an appropriate use of the site;
- It will have a positive effect on the streetscape and immediate locality; and
- It is consistent with all relevant LEP aims and objections.

Section 4.15 of the Environmental Planning and Assessment Act, 1979

Section 4.15 (1) (a)(i) – Has consideration been given to all relevant provisions of any relevant environmental planning instrument?	Yes
Section 4.15 (1) (a)(ii) – Has consideration been given to any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)?	Yes
Section 4.15 (1) (a)(iii) – Has consideration been given to all relevant provisions of any provisions of any development control plan?	Yes
Section 4.15 (1) (a)(iia) – Has consideration been given to all relevant provisions of any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4?	N/A
Section 4.15 (1) (a)(iv) – Have you considered all relevant provisions of the Regulations (to the extent that they are prescribed for the purposes of this paragraph)?	Yes
Section 4.15 (1) (b) – Are the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality acceptable?	Yes
Section 4.15 (1) (c) – Is the site suitable for the development?	Yes
Section 4.15 (1) (d) – Has consideration been given to any submissions made in accordance with the EPA Act or EPA Regulations?	TBA by council
Section 4.15 (1) (e) – Is the proposal in the public interest?	Yes

Apart from the minor consultation undertaken by the client to date, the requirement for the State and Local Government to conduct extensive community consultation throughout the formative and application stages is acknowledged.



7.0 CAPITAL INVESTMENT VALUE

The proposed Educational establishment will comprise of Primary and Secondary facilities, laboratories, hall/auditorium and a hostel for possible inclusion of boarding facilities.

The capital investment value has been estimated by the client to be \$10 Million.

John Hession

Town Planner and Team Leader

Graduate Diplom Urban and Regional Planning

On behalf of Sacred Heart Values School

6 December, 2018