



Proposed School

6 Harrisons Lane, Cardiff Heights

Hunter & Central Coast Planning Panel
RSDA Kick-Off Briefing
21 February 2023

I. Aspect Comprehensive Approach



Our Purpose

a different brilliant® - understanding, engaging and celebrating the strengths, interests and aspirations of people on the autism spectrum



Our Vision

The best opportunities for people on the autism spectrum

Our Mission

We work with people of all ages on the autism spectrum, delivering evidence-informed solutions that are person-centred, family-focused & customer-driven

Our Values

We are passionate about people, about being positive and about what's possible

Our Work

We focus on the *strengths and interests* of people on the autism spectrum

We work in *partnership* with people on the autism spectrum, their families and their communities

We work to *understand* people on the autism spectrum from their perspective

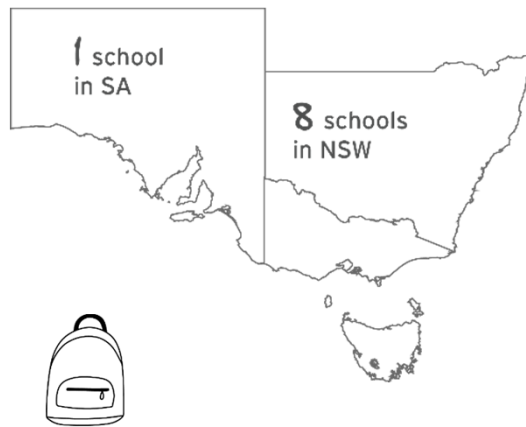
Our approach is *autism-specific*

Our *research* focuses on *best practice*

We expect *positive change and progress*

Together we can achieve *positive outcomes*

II. Aspect Property Portfolio Overview



- Aspect operates from 9 Independent Schools for students aged 4 to 17 years each with number of satellite locations (65 in total) operating classes in separate Aspect facilities in 'host' schools locations.
- In 2021 there were 1,200 Students in attendance at Aspect Schools, with over 1,220 staff employed.
- Aspect also operates Adults Community Services from 6 facilities in Victoria and 3 in NSW.
- Head Office facilities are located in Chatswood, NSW.

1. Application Details

Item	Detail
Applicant	Autism Spectrum Australia (Aspect)
Site	6 Harrisons Lane, Cardiff Heights (Lot 101 DP 804229)
Proposed Development	Educational Establishment (School) pursuant to <i>SEPP (Transport and Infrastructure) 2021</i>
DA Reference Numbers	PAN-275175, DA/2410/2022, PPSHCC-166
DA Lodgement Date	27 October 2022

2. The Site



Figure 1: Aerial Photograph

Item	Detail
Address	6 Harrisons Lane, Cardiff Heights Lot 101 DP 804229
Site Area	6,500m ²
Zoning	R2 Low Density Residential
Topography	Undulating (see RLs on aerial)
Existing Development	Three Storey Nursing Home
Surrounding Development	Single Detached Dwellings

3. Proposed Development

An educational establishment (school) providing specialist school programs for children on the autism spectrum.

The **proposed operational details** are:

- Capacity: 80 students (K-6) and 35 staff.
- Hours of Operation: Monday to Friday: 8:00am to 6:00pm

The **proposed works** include:

- Earthworks;
- Construction of a new school comprising;
 - A two-storey building, comprising general learning areas, a library / hall and administrative spaces for staff;
 - A 30-space staff car park, nine visitor spaces and four mini bus spaces; and
 - Outdoor play areas.
- Vehicular access from Harrison Lane;
- Business Identification Signage; and
- Landscaping



Figure 2: 3D Perspectives

4. Site Plan



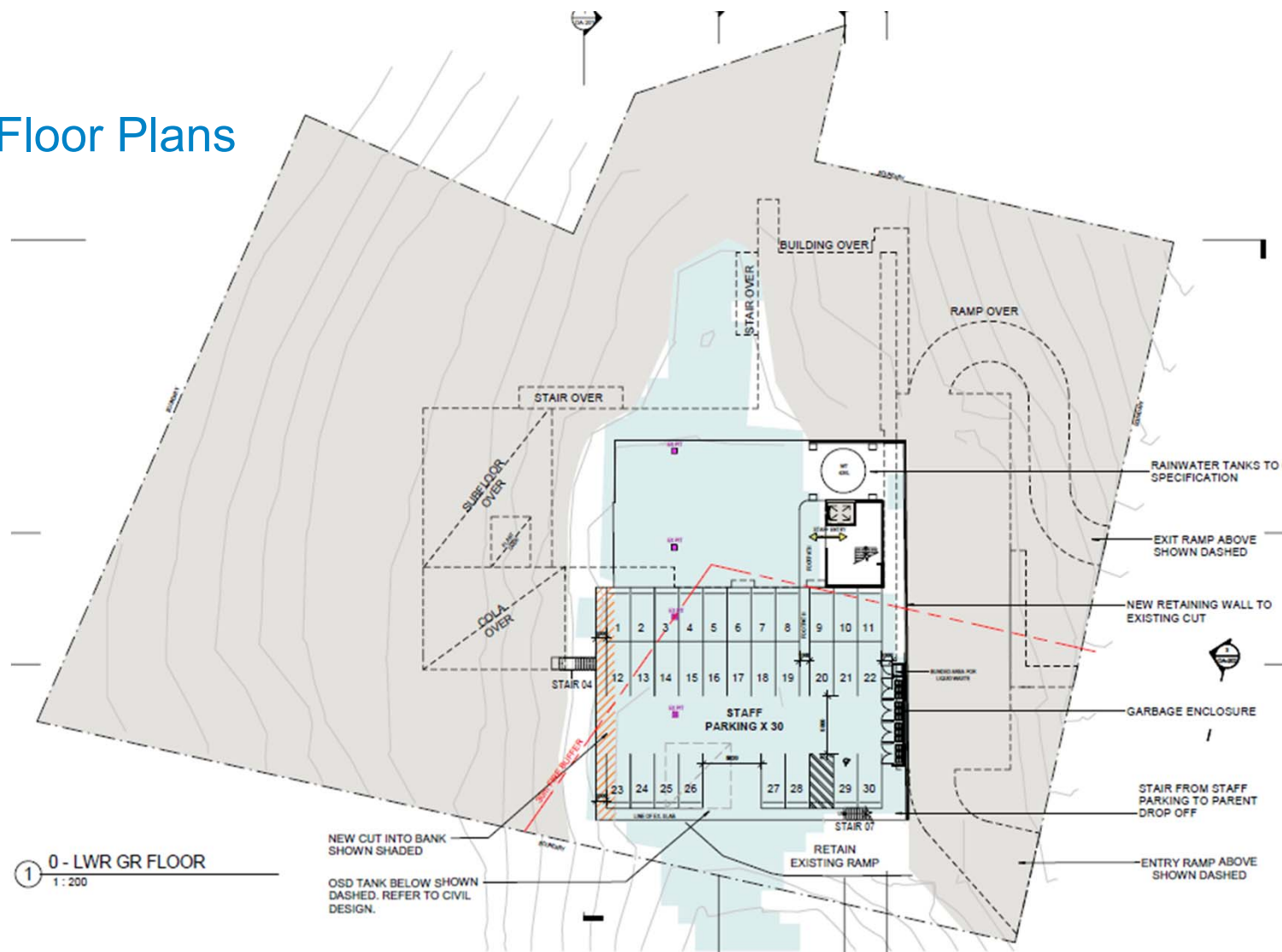
Figure 3: Internal view of Site from North West



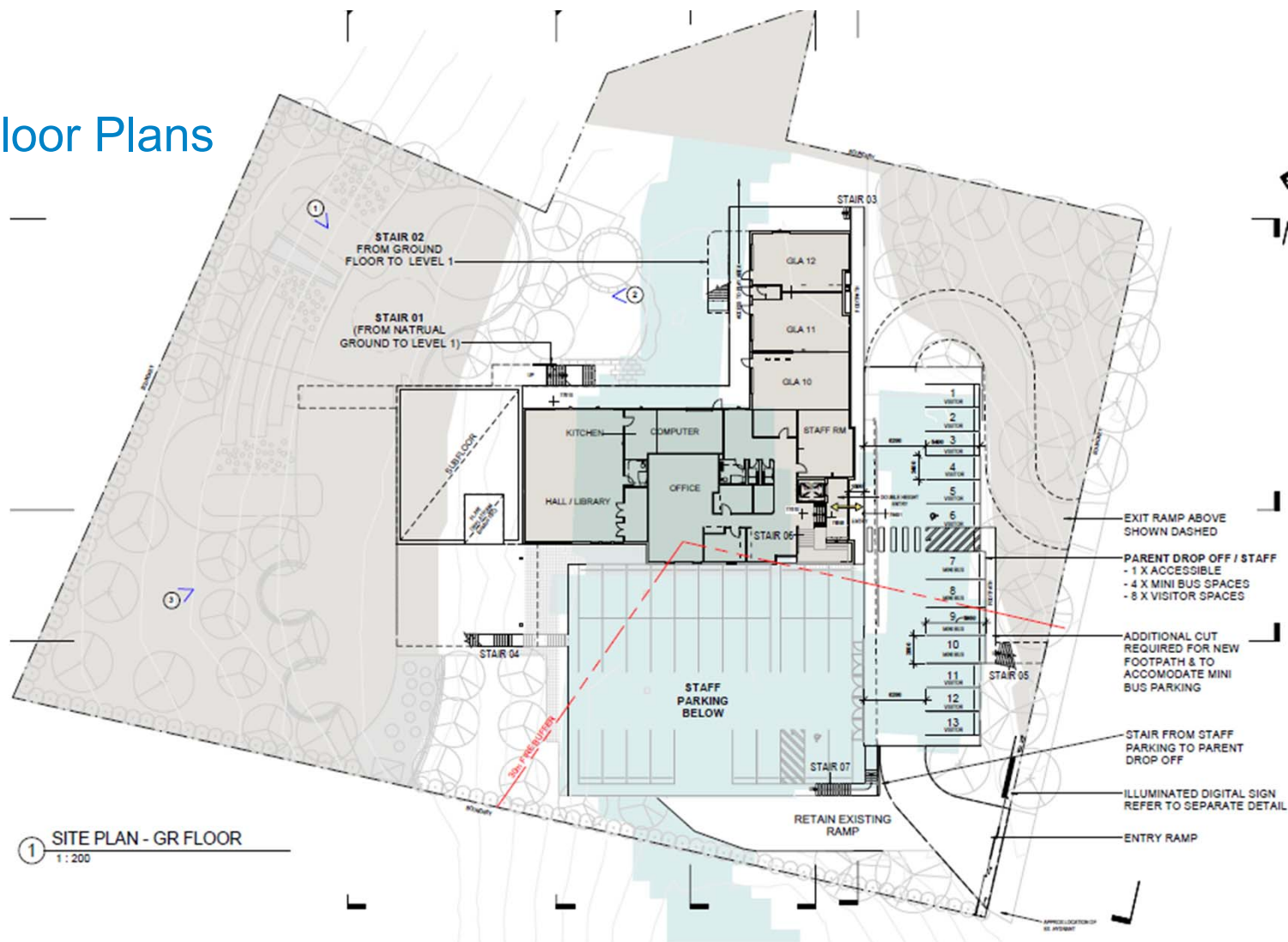
Figure 4: Site viewed from Harrisons Lane



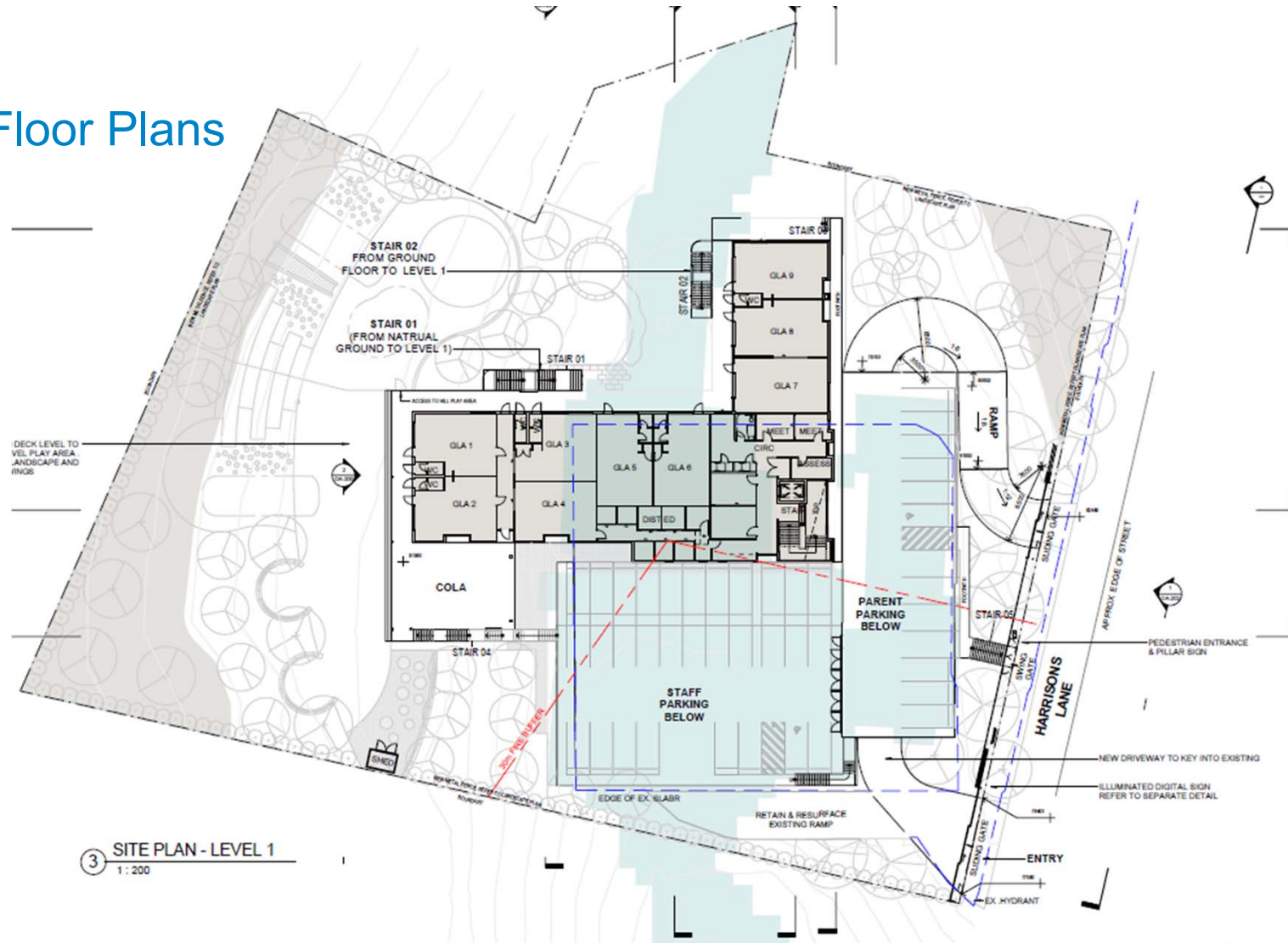
5. Floor Plans



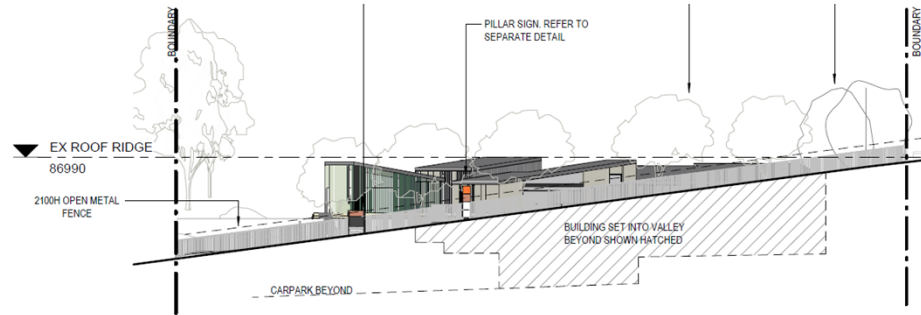
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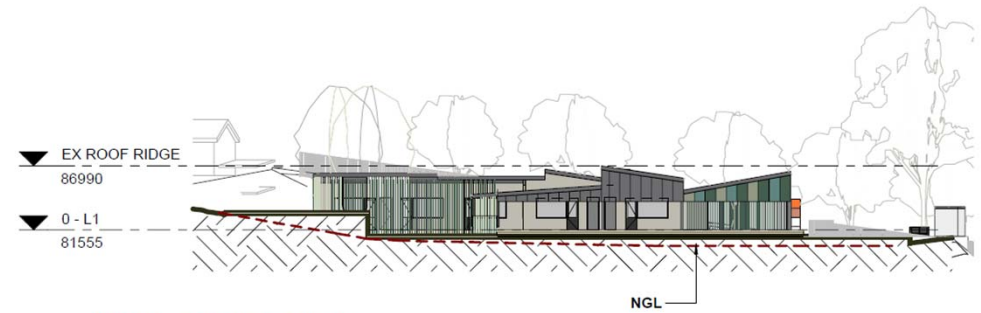
5. Elevations



2 EAST ELEVATION / SECTION FROM HARRISONS LANE
1 : 300



5 SOUTH ELEVATION
1 : 300

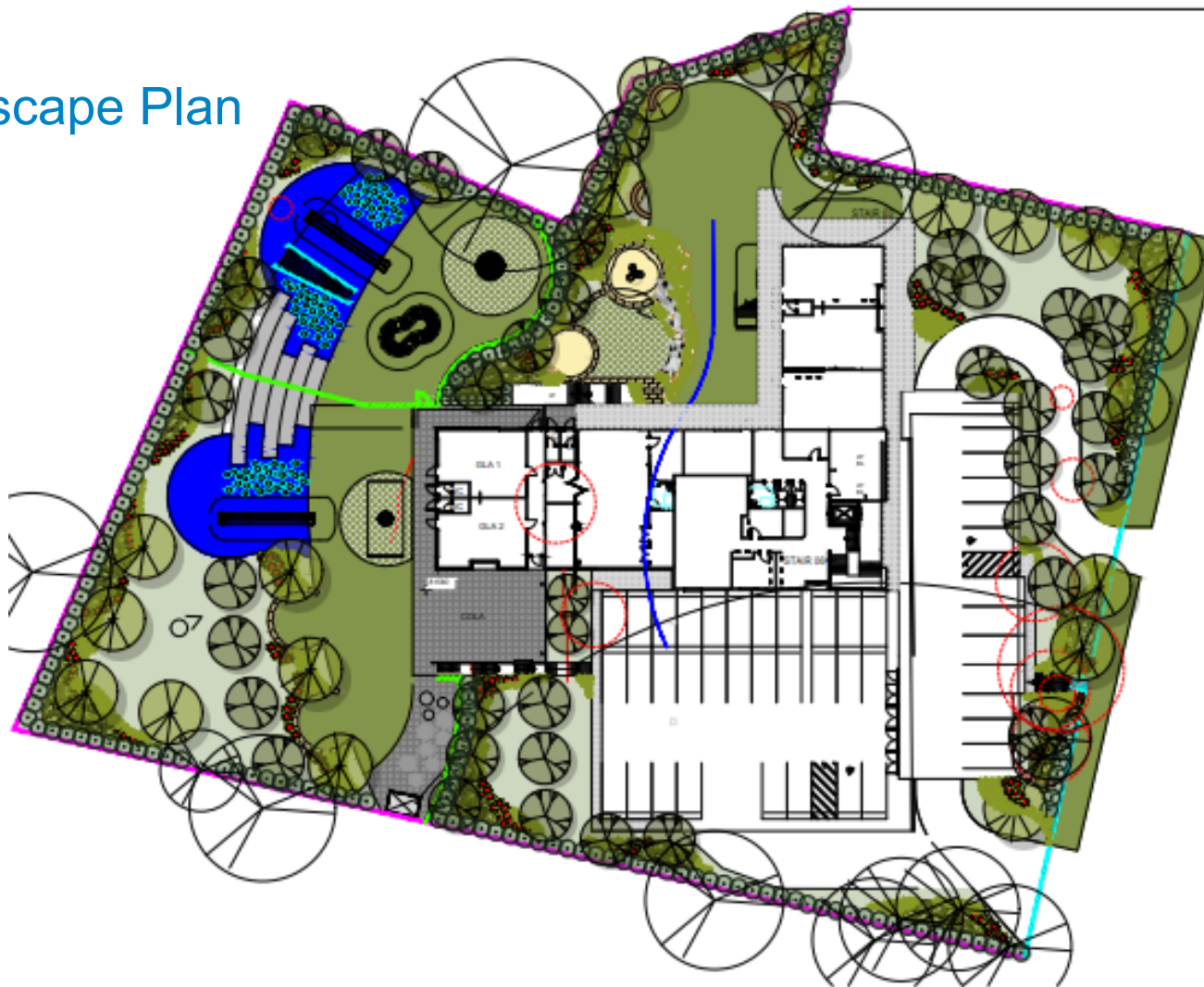


3 WEST ELEVATION
1 : 300



4 NORTH ELEVATION
1 : 300

5. Landscape Plan



6. Specialist Reports and Investigations

Key Investigations

- **Bushfire** – NSW RFS bush fire safety authority provided.
- **Flood** – Overland flow, easement and pipe upgrades agreed in-principle with Council.
- **Contamination** – PSI, DSI and RAP confirms site suitability.
- **Traffic** – Parking complies with the DCP.
- **Acoustic** – Confirms suitability of school and appropriate noise attenuation measures.
- **Clause 4.6 Request (Height)** – Substantiates site-specific environmental planning grounds.

Other Investigations

- Survey Plan
- Civil Plans
- Geotechnical Report
- Waste Management Plans
- Landscape Plans
- Access Report
- BCA Report
- Architectural Design Statement
- Social Impact Assessment

7. Community Consultation and Exhibition

- Pre-DA consultation as part of the Social Impact Assessment.
- The DA was notified from 30 November 2022 to 13 January 2023
- It is understood no submissions were received in response to notification.

8. Issues for Further Consideration

- The applicant is awaiting the preliminary assessment advice from Council.
- The applicant welcomes any Panel comments for further consideration.
- The applicant will work with Council and the Panel to resolve any issues and a provisional determination meeting date is requested.

Thank you

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