



planning consultants

19 March 2024
Our Ref: 21864A.6TW_Plans

Nathan Burr
Central Coast Council
PO Box 20
WYONG NSW 2259

Attention: Nathan Burr Nathan.Burr@centralcoast.nsw.gov.au

Dear Nathan,

**Re: DA/2036/2023 – Amended Architectural Plans
458-468 Main Road, Noraville**

1.0 Introduction

We refer to the abovementioned Development Application (DA) for proposed alterations and additions to an existing educational establishment (school), known as St Mary's Toukley Catholic Primary School at 458-468 Main Road, Noraville (the site).

This letter describes minor amendments to the proposed development, primarily relating to materials and finishes and minor design adjustments arising from more detailed design work that evolved since the DA was originally lodged.

2.0 Amended Material

On behalf of the Applicant and in accordance with Section 37 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) we hereby submit the amended plans listed in **Table 1**.

Table 1: Amended Plans

Plan #	Title	Prepared by	Rev	Date
Architectural Drawings				
0304	Ground Level Demolition Plan South	Glendenning Szoboszlay Architects	03	8 March 2024
0305	Level 1 Demolition Plan North	Glendenning Szoboszlay Architects	03	8 March 2024
1100	Proposed Overall Ground Floor Plan	Glendenning Szoboszlay Architects	04	15 March 2024
1101	Proposed Overall Level 1 Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1102	Proposed Roof Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1103	Proposed Block J Ground Floor Plan	Glendenning Szoboszlay Architects	03	15 March 2024
1104	Proposed Block J Level 1 Floor Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1105	Proposed Block J Roof Plan	Glendenning Szoboszlay Architects	04	8 March 2024

Table 1: Amended Plans

Plan #	Title	Prepared by	Rev	Date
1106	Proposed L, D, F, G Ground Floor Plan	Glendenning Szoboszlay Architects	05	8 March 2024
1107	Proposed L, D, F, G Level 1 Floor/Roof Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1108	Proposed Block I, H Ground Floor Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1109	Proposed Block I, H Level 1 Roof Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1110	Proposed Block, A, B, C Ground Floor Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1111	Proposed Block A, B, C, Z3 Roof Plan	Glendenning Szoboszlay Architects	03	8 March 2024
1200	Block J, L – Proposed Sections	Glendenning Szoboszlay Architects	04	15 March 2024
1300	Block J – Proposed Elevations	Glendenning Szoboszlay Architects	04	15 March 2024
1301	Block I/D – Proposed Elevations	Glendenning Szoboszlay Architects	05	8 March 2024
1302	COLA & Walkway – Proposed Elevations	Glendenning Szoboszlay Architects	03	8 March 2024
9300	Height Plane 3D View – Block J	Glendenning Szoboszlay Architects	04	8 March 2024
Civil Drawings				
CSK01	Stormwater Overall Ground Floor Plan	JN Responsive Engineering	1	15 March 2024
CSK02	Stormwater Block J Ground Floor Plan	JN Responsive Engineering	1	15 March 2024
CSK03	Stormwater L, D, F, G Ground Floor Plan	JN Responsive Engineering	1	15 March 2024
CSK04	Stormwater Block I, H Ground Floor Plan	JN Responsive Engineering	1	15 March 2024
CSK11	Stormwater Details Sheet 1	JN Responsive Engineering	1	15 March 2024
ESM01	Erosion Sediment Control Plan	JN Responsive Engineering	1	15 March 2024
Landscape Drawings				
143.24(23)/294	Concept Landscape Plan 1	iScape Landscape Architecture	A	12 March 2024
143.24(23)/295	Concept Landscape Plan 2	iScape Landscape Architecture	A	12 March 2024
143.24(23)/345	Landscape Plan 1	iScape Landscape Architecture	A	12 March 2024
143.24(23)/346	Landscape Plan 2	iScape Landscape Architecture	A	12 March 2024
143.24(23)/347	Materials Palette	iScape Landscape Architecture	A	12 March 2024

3.0 Description of Amendments

3.1 Block J

As shown on the amended Architectural Drawings, the proposed amendments include changes exterior elements of the building. Some of the brick feature elements along the eastern elevation and around the proposed external staircases are also proposed to be modified.

The lift overrun has been removed, as well as a change to the gutter types around both external stair cases.

Minor changes to landscaping and stormwater management is also proposed, which includes a headwall located to the north of Block J. This will manage an area of existing ponding and will allow stormwater to discharge towards the field, similar to the existing arrangement.

Amendments to the seating type within the Block J undercroft is proposed, as detailed in the amended Landscape Plans. This is now proposed to be concrete sleeper walls with a timber seat top.

3.2 Block L

The amendments to Block L (staff room) include a minor internal reconfiguration to the floor layout (adjustments to the kitchenette) and an increase in height of some of the proposed windows. Skylights are also proposed to be removed, including a change to the orientation of the roof of the building.

The external paved area to the north of the building is proposed to be reduced in size. Associated minor landscaping works are proposed, as detailed in the amended Landscape Plans.

3.3 Block C, D, H & I

- Block C: The proposed covered walkway adjacent to Block C is proposed to be removed. New hand rails are proposed for the existing stairs for BCA compliance;
- Block D: Minor adjustment to the location and opening of the entry door;
- Block H: The existing awning roof height has been slightly lowered. The walkway awning between Block H & F is proposed to be reinstated; and
- Block I: An internal wall between two GLA's in Block I is proposed to be refurbished. This results in a minor amendment to the entry door.

4.0 Conclusion

On behalf of the Applicant, we submit these minor amended drawings for the proposed development.


We kindly request that Council now finalise its assessment of the subject DA as soon as practicable although should you have any queries, please contact our office.

Yours faithfully,

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'T West', written over a light blue horizontal line.

**THOMAS WEST
SENIOR PROJECT PLANNER**

Reviewed: A handwritten signature in black ink, appearing to read 'K. Mackay', written over a light blue horizontal line.

Encl. 1. Amended Architectural Plans
2. Amended Civil Plans
3. Amended Landscape Plans