



# Proposed School

## The Gables

Sydney Central City Planning Panel  
RSDA Kick-Off Briefing  
2 March 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**

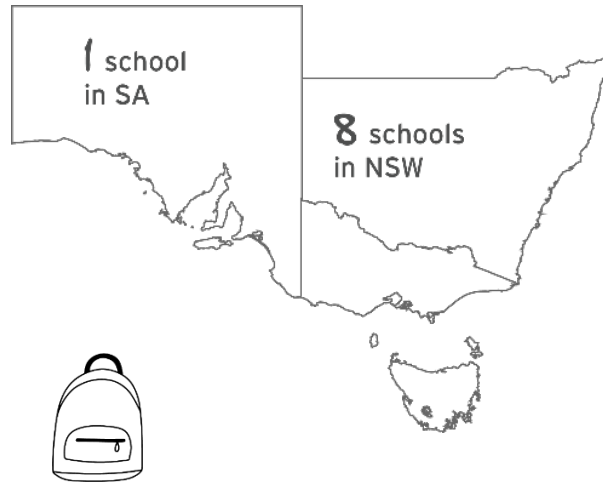
Our **research** focuses on **best practice**

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
<b>Applicant</b>	Autism Spectrum Australia (Aspect)
<b>Site</b>	Reb Gables Road, The Gables (Proposed Lot 10 in subdivision of Lot 201 DP 1256554)
<b>Proposed Development</b>	Educational Establishment (School) pursuant to <i>SEPP (Transport and Infrastructure) 2021</i>
<b>DA Reference Numbers</b>	PAN-268159, 730/2023/JP, PPSSCC-400
<b>DA Lodgement Date</b>	20 October 2022

## 2. The Site



Figure 1: Aerial Photograph

Item	Detail
Address	Reb Gables Road, The Gables Proposed Lot 10 in subdivision of Lot 201 DP 1256554
Site Area	3,048m <sup>2</sup>
Zoning	R4 High Density Residential R3 Medium Density Residential
Topography	2.3m fall (2.4%) from Fontana Drive to Cataract Drive
Existing Development	Nil
Surrounding Development	Single Detached Dwellings (West) Future DET School (North) Riparian Corridor (East) Future Approved Child Care (South)

### 3. Proposed Development

An educational establishment (school) providing specialist school programs for children with autism.

The **proposed operational details** are:

- Capacity: 80 students (K-6) and 30 staff.
- Hours of Operation: Monday to Friday: 8:00am to 6:00pm

The **proposed works** include:

- Earthworks;
- Construction of a new school comprising:
  - Two storey school building containing 12 classrooms, multi-purpose hall, administration areas, covered outdoor learning area and amenities; and
  - Parking (at-grade) for thirty-three (33) vehicles
- Vehicular access to Fontana Drive and Cataract Road;
- Signage; and
- Landscaping.



**Figure 2: 3D Perspectives**



## 4. Site Plan

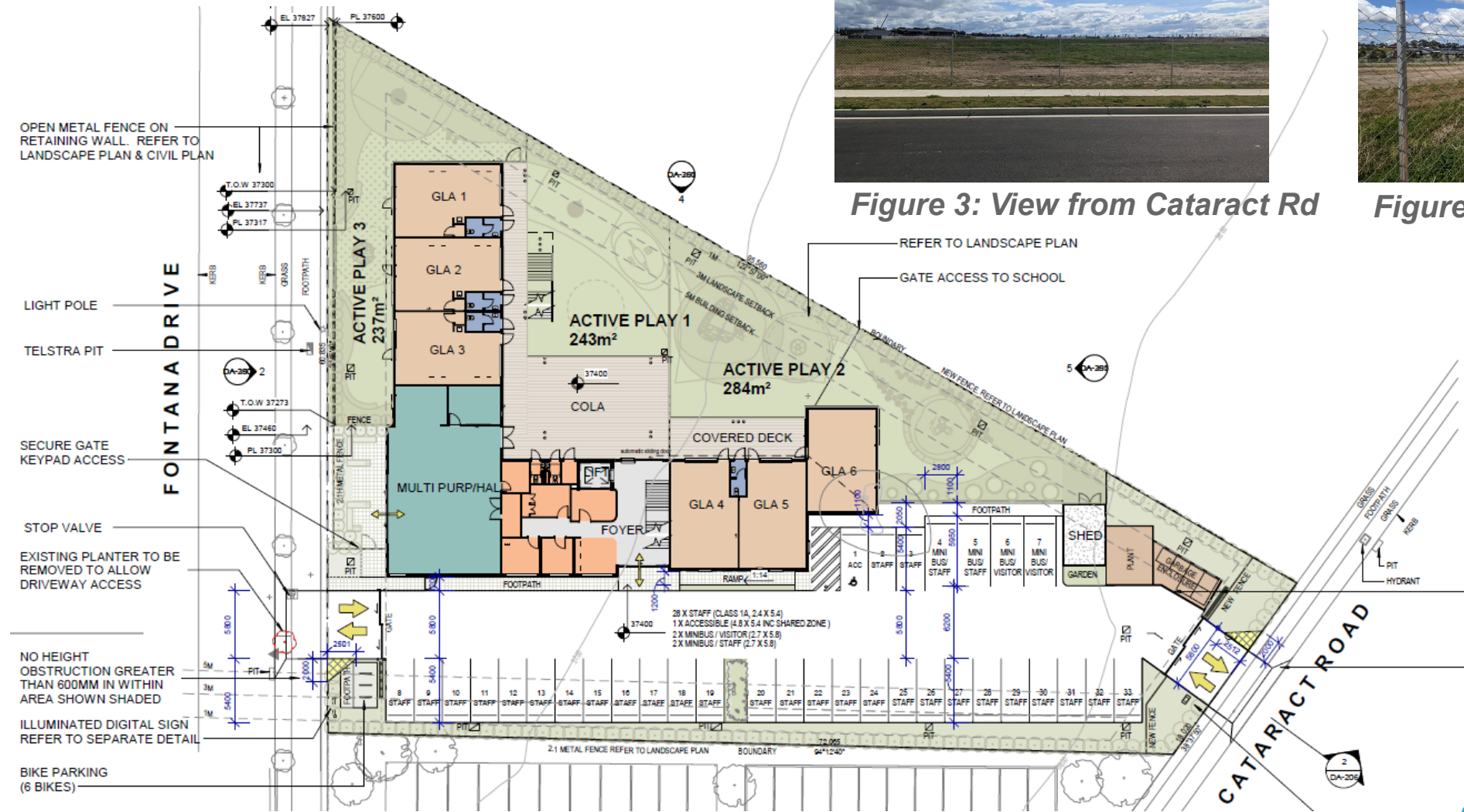


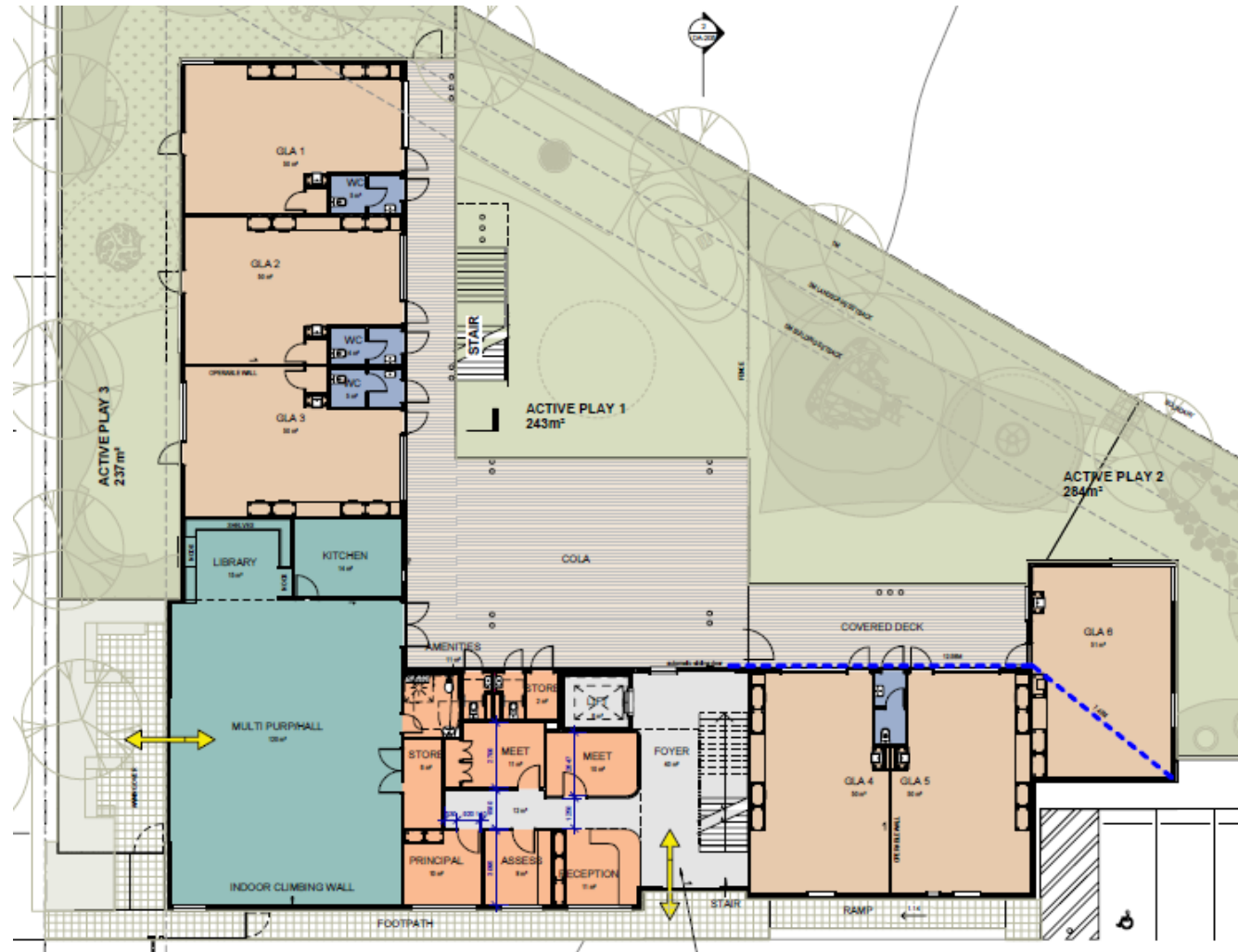
Figure 3: View from Cataract Rd



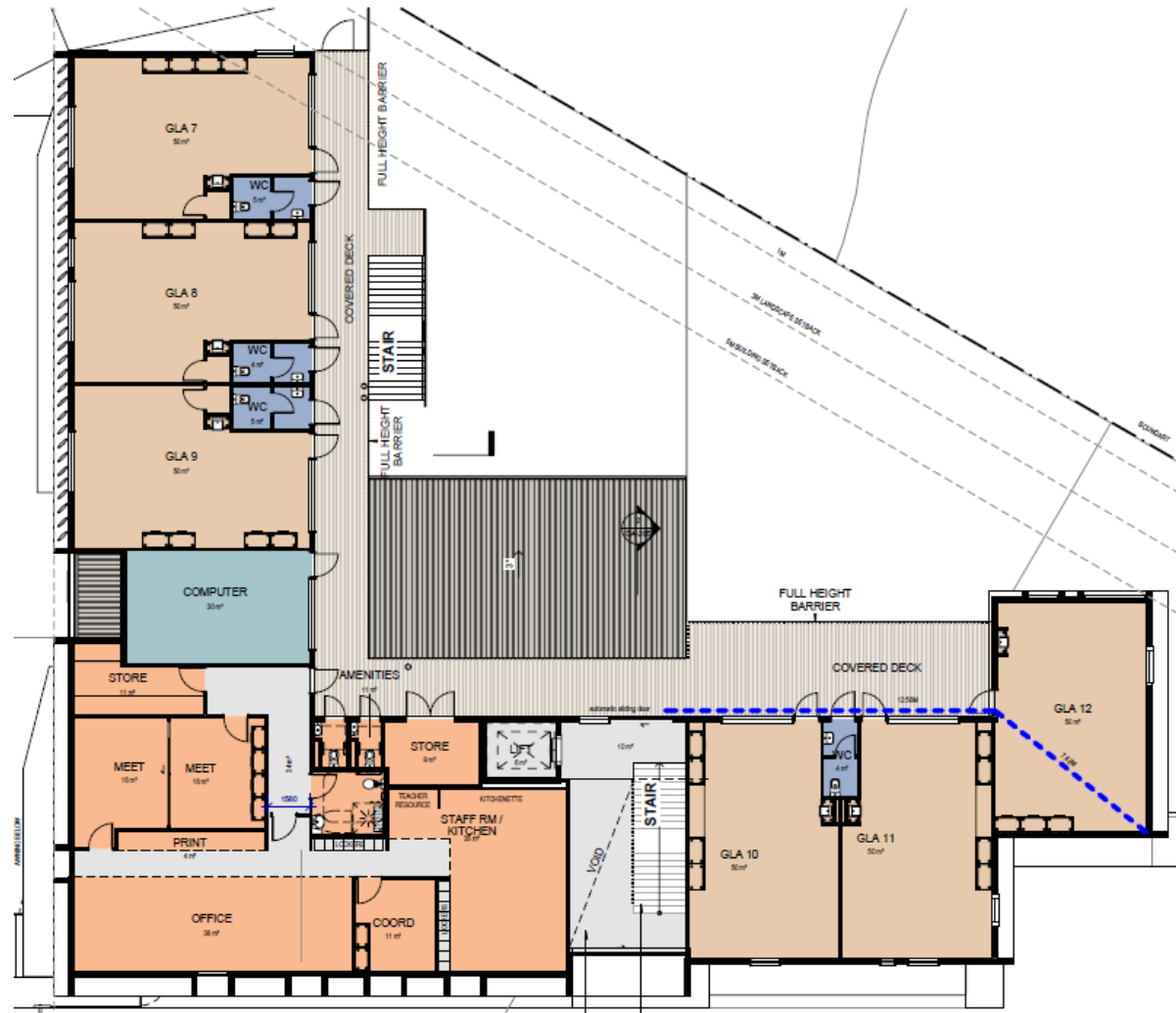
Figure 4: View from Fontana Dr



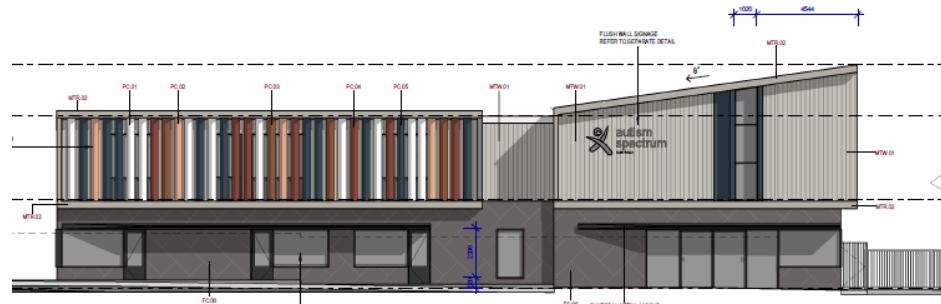
## 5. Ground Floor Plan



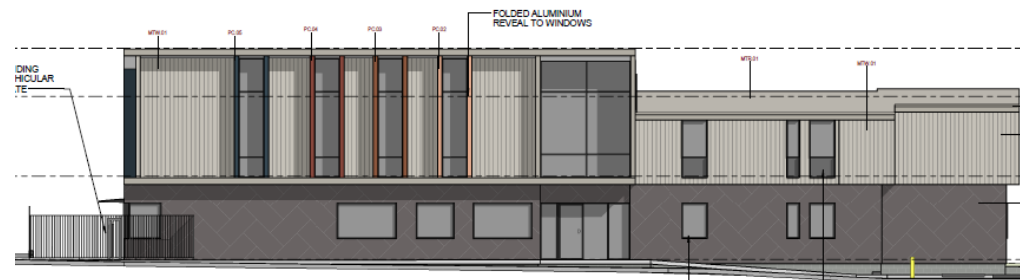
## 5. First Floor Plan



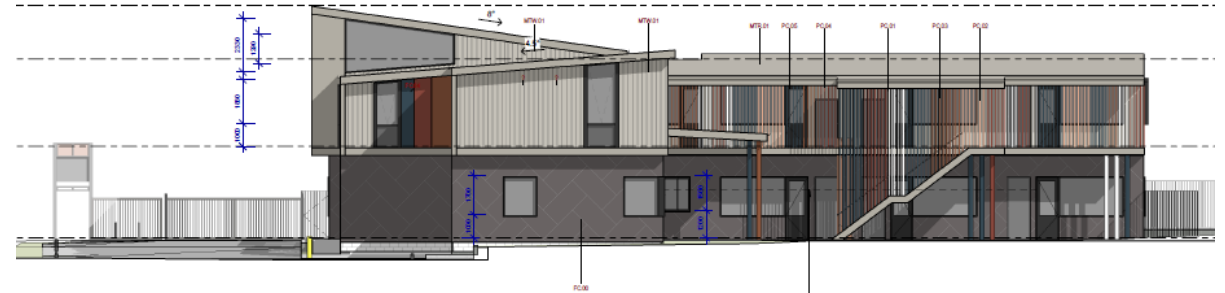
## 6. Elevations



1 WEST ELEVATION - FROM FONTANA DRIVE  
1 : 100



2 SOUTH ELEVATION  
1 : 100



2 EAST ELEVATION - FROM CATARACT DRIVE  
1 : 100



1 NORTH ELEVATION - FROM PLAY AREAS  
1 : 100



# 7. Landscape Plan



BASKET SWING



SHADE SAIL



REVI WHIRL



Tristania laurina "WATER GUM"



REVI WHIRL



CLIMBING EQUIPMENT



SAND / WATER PLAY



SANDSTONE LOG SEATING



Acer platanoides "GLOBOSUM"



CREEK BED FOR WATER PLAY



## 8. Specialist Reports and Investigations

### Key Investigations

- **Bushfire** – NSW RFS bush fire safety authority provided.
- **Flood** – Site outside PMF extent.
- **Contamination** – PSI confirms site suitability.
- **Traffic Report** – Parking complies with the DCP.

### Other Investigations

- Survey Plan
- Civil Plans
- Waste Management Plans
- Landscape Plans
- Services Report
- Access Report
- BCA Report
- Architectural Design Statement

## 9. Community Consultation and Exhibition

- The DA was notified from 26 October 2022 to 16 November 2022.
- It is understood no submissions were received in response to notification.

## 10. 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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