

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC – 596
DA Number	DA-24-00789
LGA	Blacktown
Proposed Development	Demolition, tree removal and construction of a new school with capacity for 870 students including car parking, internal roads and associated civil and landscaping works
Street Address	Lot 11 DP 17048, 63 Townson Road, Schofields
Applicant/Owner	Al-Faisal College Limited
Date of DA lodgement	13 August 2024
Number of Submissions	55
Recommendation	Refuse, based on the grounds listed in the report.
Regional Development Criteria - Schedule 6 of SEPP (Planning Systems) 2021	Private infrastructure and community facilities valued over \$5 million (estimated development cost \$17,707,283)
List of all relevant s4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • Biodiversity Conservation Act 2016 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • State Environmental Planning Policy (Precincts - Central River City) 2021 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018
List all documents submitted with this report for the Panel's consideration	• Attachment 1 Location map • Attachment 2 Aerial image • Attachment 3 Zoning extract • Attachment 4 Detailed information about proposal • Attachment 5 Development plans • Attachment 6 Summary of residents' concerns and Councils response
Clause 4.6 requests	Not applicable
Summary of key submissions	• site not being suitable for the proposal • traffic congestion in relation to Richmond Road and Townson Road • flooding impact • tree removal impact • questioning the cost of works • concern raised for need for public school infrastructure as opposed to a private school • design quality • the sites proximity to an operating brickworks plant • social impacts • safety of students and pedestrians • streetscape outcome and compatibility with future West Schofields Precinct • lack of owners' consent for the applicants' bushfire asset protection zone on their property next door located at 55 Townson Road, Schofields
Report prepared by	Oliva Betts
Report date	13 November 2025

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Yes, but only if approved

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

No – refusal

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

1.4 DA-24-00789

Assessment report to

Sydney Central City Planning Panel

Panel reference: PPSSCC-596

Development application

DA number	DA-24-00789	Date of lodgement	13 August 2024
Applicant	Lilian Krasnowski (ADS Architects)		
Owner	Al-Faisal College Limited		
Proposed development	Demolition, tree removal and construction of a new school with capacity for 870 students including car parking, internal roads and associated civil and landscaping works.		
Street address	Lot 11 DP 17048, 63 Townson Road, Schofields		
Notification period	25/09/2024 - 09/10/2024	Number of submissions	55

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	Private infrastructure and community facilities valued over \$5 million (estimated development cost \$17,707,283)
Relevant section 4.15(1)(a) matters	- Environmental Planning and Assessment Act 1979 - Biodiversity Conservation Act 2016 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Precincts - Central River City) 2021 - Blacktown Local Environmental Plan 2015 - Blacktown Development Control Plan 2015 - Blacktown Local Strategic Planning Statement 2020 - Central City District Plan 2018
Report prepared by	Olivia Betts
Report date	November 2025
Recommendation	Refuse, based on the grounds listed in the report.

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? **Not applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)?

Yes, but only if approved

Housing Productivity Contribution (for DA lodged on or after 1 October 2023)

Does the DA require Housing Productivity Contribution Condition?

No - site is subject to Special Infrastructure contribution

Conditions

Have draft conditions been provided to the applicant for comment?

No - refusal

Biodiversity

Is the land bio-certified land under the Biodiversity Conservation Act 2016?

Majority of the land is bio-certified

Attachments

Attachment 1 Location Plan

Attachment 2 Aerial image

Attachment 3 Zoning image

Attachment 4 Detailed information about the proposal

Attachment 5 Development Plans

Attachment 6 Summary of residents concerns and Councils response

1 Executive summary

- 1.1 The key issues that need to be considered by the Panel in respect of this application are that the site is not suitable for the proposed development and the applicant has failed to:
- obtain owners' consent for associated engineering works proposed on a nearby property at 9 Townson Road, Schofields
 - nominate the application as Integrated Development under section 4.46 of the Environmental Planning and Assessment Act 1979, which is required as works are proposed within 40 metres of Bells Creek and concurrent approval is required under the Water Management Act 2000 from the Natural Resource Access Regulator
 - provide the consent of the owners' of adjoining land for the proposed bushfire asset protection zone (APZ) to be created on 55 Townson Road, Schofields
 - provide sufficient information to assess the tree removal and biodiversity impacts
 - comply with Council's Engineering guide and Austroads Guide to Traffic Management
 - address the details outlined in the 55 submissions, as some of matters raised warrant refusal
 - provide sufficient information to enable a complete assessment of the proposed development.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have identified issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is therefore considered to be unsatisfactory when evaluated against section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel refuse the application based on the grounds listed in the Recommendation at section 11 below.

2 Location

- 2.1 The site is located at 63 Townson Road, Schofields on the northern side of Townson Road between Richmond Road and Meadow Road.
- 2.2 The location of the site is shown at attachment 1.
- 2.3 The development is proposed on the southern portion of the lot fronting Townson Road, where an existing dwelling, horse paddocks and ancillary structures are located.
- 2.4 This site is located in a developing area, with low density housing to the south, commercial and industrial uses to the west. The land to the north and east remain as existing uses under a RU4 Primary Production Small Lots zoning.
- 2.5 The land to the east adjoining the site boundary is a brickworks operated by CSR Pty Ltd, under an Environment Protection Licence managed by the NSW Environment Protection Authority.

3 Site description

- 3.1 The site is legally described as Lot 11 DP 17048, 63 Townson Road, Schofields and has an area of 15.97 Ha (159,700 m²). The land is zoned part RU4 Primary Production Small and part SP2 Infrastructure Local Road under Blacktown Local Environmental Plan 2015 and part C2 Environmental Conservation under Marsden Park Industrial Precinct within Appendix 11 Blacktown Growth Centres Precinct Plan of State Environmental Planning Policy (Precincts - Central River City) 2021.

- 3.2 The subject site has 110 metres of frontage to an SP2 Infrastructure Local Road. This portion of Townson Road is proposed for road upgrades. Council's engineers have taken this into consideration in their comments.
- 3.3 The site is irregular in shape. It slopes from the northern boundary to the southern from RL 43.14 to RL 32.99 being a level change of 10.15 metres across the portion of the site proposed to be developed. The site currently has a dwelling and outbuilding and is densely vegetated with trees at the rear of the site.
- 3.4 The subject site is affected by low, medium and high mainstream flooding, however the portion of the site being proposed for development fronting Townson Road is not flood prone land.
- 3.5 Most of the site is located within the West Schofields precinct previously included in a draft precinct plan released in 2023. The plan is no longer proceeding due to the results of flood modelling - see the Strategic Planning comments under section 10 of this report for more detail.
- 3.6 An aerial image of the site and surrounding area is at attachment 2.

4 Background

- 4.1 The zoning plan for the site and surrounds is at attachment 3.
- 4.2 The proposal is for an educational facility with an estimated development cost of \$17,707,283. Therefore, it triggers requirements under State Environmental Planning Policy (Planning Systems) 2021 Schedule 6, section 5 Private Infrastructure and community facilities over \$5 million.
- 4.3 Education Establishment is not permissible under RU4 Primary Production Small lot zoning of Blacktown Local Environment Plan 2015. The proposal is permissible under section 3.34 and 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021.
- 4.4 Following a detailed assessment of the proposal, a request for further information dated 26 February 2025 was forwarded to the applicant in relation to unresolved issues including: town planning, environmental health, NSW Environmental Protection Authority, Rural Fire Services, Biodiversity, Traffic, Engineering, Section 7.11 Forward Planning and Design and Waste.
- 4.5 The applicant requested a 4-week extension for the submission of the information and submitted a partly amended package on 16 April 2025. The applicant also requested an additional 10-12 weeks extension for the lodgement of the Aboriginal Cultural Heritage Assessment Report.
- 4.6 The applicant requested an additional 2 weeks (due 30 April 2025) to submit the amended Statement of Environmental Effects, Air Quality Report, Arborist Report, Civil/stormwater/public domain works and Biodiversity Management Plan.
- 4.7 A follow-up request for information was forwarded to the applicant on 24 June 2025, in relation to the outstanding Air Quality Report and Aboriginal Cultural Heritage Assessment Report. The report was submitted on 09 July 2025.
- 4.8 A further request for information was forwarded on 29 August 2025 in relation to the Town Planning, Arborist and Engineering reports. The applicant responded to the request on 19 September 2025. Information in relation to engineering, arborist, biodiversity, owners consent and bushfire asset protection zone requirements had not been satisfactorily addressed.

5 The proposal

- 5.1 The development application was lodged by Lilian Krasnowski (ADS Architects) on 13 August 2024.
- 5.2 The applicant proposes to demolish existing buildings, remove 327 trees and construct a new school with a total gross floor area of 4,968.7 sqm including:

- 4 buildings for the primary and 5 buildings for the secondary school
- administration and amenities buildings
- a basketball court and tennis court
- car parking with 102 spaces.

- 5.3 The proposed school will have capacity for 870 students, 510 in the primary school and 360 in the secondary school.
- 5.4 The proposal includes associated civil and landscaping work and construction of internal private roads including one access road from Townson Road with a bus zone, dropoff/pickup zone and car parking as well as fire emergency private access roads.
- 5.5 A copy of the development plans is at attachment 4.

6 Assessment against planning controls

- 6.1 A summary assessment of the development application against the section 4.15(1)(a) matters is provided below for the relevant planning controls that directly relate to the application.

Section 4.15 Heads of Consideration

Heads of Consideration	Comment
a. The provisions of: (i) Any environmental planning instrument	Education Establishment is not permissible under RU4 Primary Production Small lot zoning of Blacktown Local Environment Plan 2015. The proposal is permissible under section 3.34 and 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021. As the school is permissible under the Transport and Infrastructure SEPP, this is not a ground of refusal.
(ii) Any proposed instrument that is or has been the subject of public consultation under this Act	None, not a ground of refusal
(iii) Any development control plan	Not applicable
(v a) 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	None, not grounds of refusal
(v a) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The development application does not comply with section 23(1) of the Environmental Planning and Assessment Regulation 2021 as the applicant has not obtained downstream owners' consent for (1) the engineering works proposed on Lot 43 DP 1175138, 9 Townson Road, Schofields and (2) the proposed bushfire asset protection zone they want to create on the adjoining property at Lot 10 DP 17048, 55 Townson Road, Schofields.

Heads of Consideration	Comment
	The development application is contrary to section 36 of the Environmental Planning and Assessment Regulation 2021 as the applicant is required to provide all the necessary and requested information to Council to allow for a proper assessment of the application. In this instance insufficient planning, engineering, drainage and biodiversity information has been provided to enable Council to complete a full and proper assessment of the proposal.
b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	It is considered that the environmental impacts of the development cannot be adequately assessed in terms of planning, drainage, engineering and biodiversity due to the insufficient information provided by the applicant. Therefore, the application cannot be supported in its current form.
c. The suitability of the site for the development	The site is not considered suitable for the development as the planning, drainage, engineering and biodiversity impacts that will result from the development have not been addressed to Council's satisfaction.
d. Any submissions made in accordance with this Act, or the regulations	The application was notified between 25 September 2024 to 9 October 2024. To date we have received 55 submissions, with some of the submissions raising valid concerns that warrant refusal of the development application.
e. The public interest	The application is not in the public interest in its current form due to the outstanding planning, drainage, engineering and biodiversity matters and a lack of appropriate owner's consent, all of which have not been addressed to Council's satisfaction.

7 Issues raised by the public

- 7.1 The proposed development was notified to property owners and occupiers in the locality between 25 September and 9 October 2024. A total of 141 letters were sent. The development application was also advertised on Council's website and a sign was erected on the site.
- 7.2 We received 55 submissions.
- 7.3 The issues raised by the residents relate to:
- site not being suitable for the proposal
 - traffic congestion in relation to Richmond Road and Townson Road
 - flooding impact
 - tree removal impact
 - questioning the cost of works
 - concern raised for need for public school infrastructure as opposed to a private school
 - design quality
 - the sites proximity to an operating brickworks plant
 - social impacts

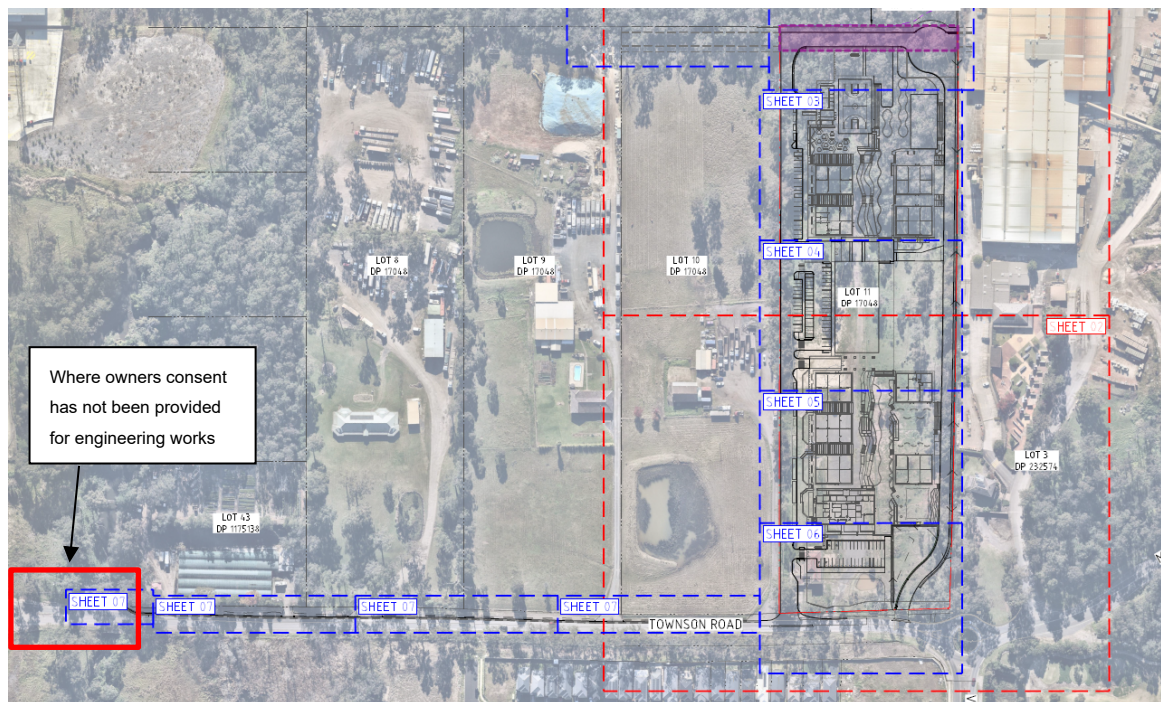
- safety of students and pedestrians
- streetscape outcome and compatibility with future West Schofields Precinct
- lack of owners' consent for the applicants' bushfire asset protection zone on their property next door located at 55 Townson Road, Schofields

7.4 A copy of all the objections have been given to the Panel for their information and deliberations. A number of these objections are considered to be valid issues and Council supports the refusal of the development application for these reasons.

8 Key issues and reasons for refusal

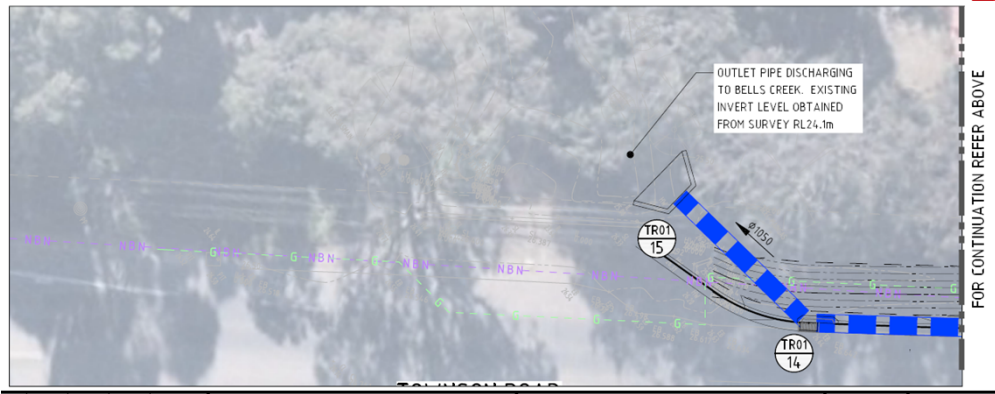
8.1 The applicant has failed to provide owners consent for Lot 43 DP 1175138, 9 Townson Road, Schofields

- 8.1.1 The applicant proposes engineering works including a headwall outlet to allow for the stormwater from the site to drain into Bells Creek on Lot 43 DP 1175138, 9 Townson Road, Schofields. The applicant has not provided owners consent for these engineering works in accordance with 23(1) of the Environmental Planning and Assessment Regulation 2021.
- 8.1.2 Extract 1 below identifies the engineering works which show them as extending west down Townson Road to this downstream property.
- 8.1.3 Extract 2 shows the works that are proposed within Townson Road reserve. The applicant has not acknowledged works on this land in the Statement of Environmental Effects but they are shown only on the Engineering drawings.



Extract 1: Civil Engineering Package, DWG. DAC01.15, Rev. 04, dated 17.04.2025

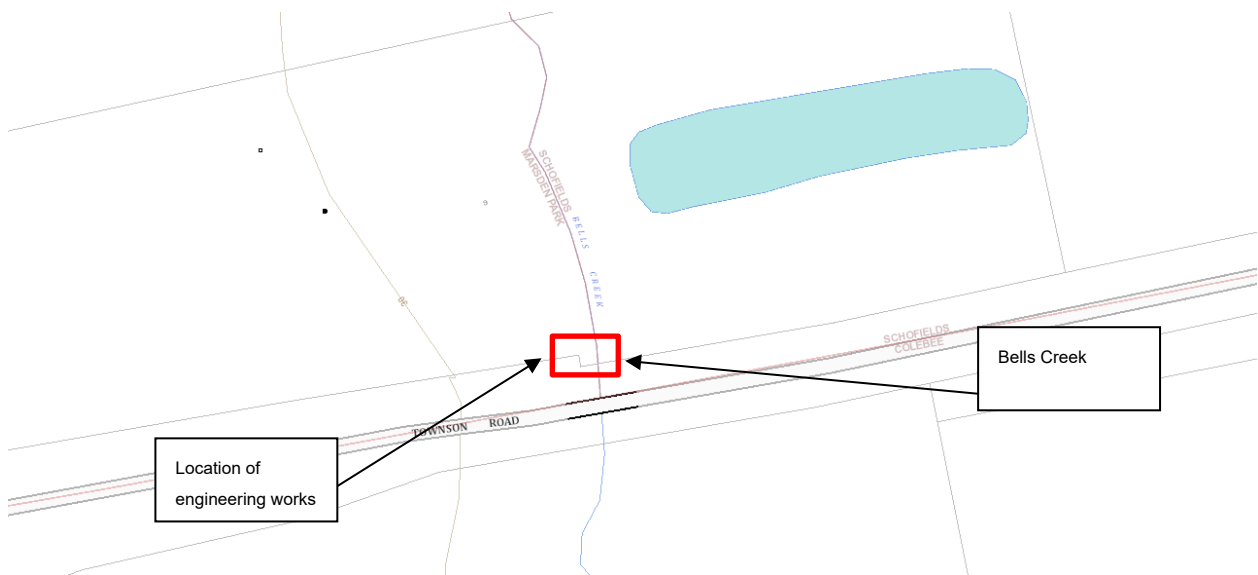
- 8.1.4 Extract 2 below provides the details of the engineering works proposed on Lot 43 DP 1175138, 9 Townson Road, Marsden Park



Extract 2: Civil Engineering Package, DWG. DAC05.07, Rev. 03, dated 17.04.2025 - including the legend.

8.2 The applicant fails to nominate the application as Integrated Development under section 4.46 of the Environmental Planning and Assessment Act 1979

- 8.2.1 The proposal includes works within 40 metres of a watercourse, therefore it is a 'nominated integrated' development under section 4.46 the Environmental Planning and Assessment Act 1979 requiring concurrent approval under the Water Management Act 2000. The applicant has objected to this application being opted-in as integrated development. Refer to in extract 3 below from Sixmaps which includes Bells creek.
- 8.2.2 The applicant is relying on Maule v Liporoni [2002] NSWLEC 25 to justify not opting the development application as integrated development. We note however that very recently in the LEC case law Artmade Architectural Pty Ltd v Central Coast Council [2025] NSWLEC 1249, the integrated provisions have been interpreted differently necessitating the inclusion of integrated assessment in the development assessment process.
- 8.2.3 Section 4.46(1) of the Environmental Planning and Assessment Act 1979 states 'integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the following approvals', which includes approvals under sections 89, 90 and 91 of the Water Management Act 2000



Extract 3: Sixmaps NSW map showing creek line

8.3 The applicant has failed to provide owner's consent and an environmental impact assessment for their required the proposed asset protection zone proposed to burden an adjoining owners property being on Lot 10 DP 17048, 55 Townson Road, Schofields

8.3.1 The applicant has submitted a Bushfire Threat Assessment prepared by AEP bushfire consultant dated April 2025. The report concludes that 'a section 88B is required to be enacted over grassland to the west of the school by way of an APZ to the satisfaction of the RFS before an use of the school buildings can occur. The section 88B is to detail access arrangement and who is responsible for ongoing maintenance and the costs of the APZ. Legal proceedings are currently underway to obtain the Section 88B'. The APZ locations are outlined below in extract 4.

8.3.2 The bushfire APZ is required to protect the proposed school from bushfire attack by controlling the connected tree canopy and grasses within the nominated buffer zone. In this case the APZ is proposed partially on the site of the development and then extending 40m to the west of the site onto 55 Townson Road, Schofields, as the applicant cannot contain the full width of the required APZ on their site. This results in an increase in the overall development footprint.

8.3.3 The application was referred to Rural Fire Services as an integrated development referral under section 100B of Rural Fires Act 1997. General terms of approval have been provided including the following condition:

Prior to the issue of a Construction Certificate, an easement under 88B of the Conveyancing Act 1919 allowing for maintenance of the proposed APZ on the adjoining land is to be created over Lot 20 in DP 17048 in favour of the site (Lot 11 in DP 17048) as depicted in Figure 5 of the bush fire report by AEP (Anderson Environment & Planning), ref 3263.01, rev.01, dated 29/04/2024. The APZ on the adjoining land must be managed by the person with the benefit of this consent as an Inner Protection Area (IPA) in perpetuity as outlined in Appendix 4 of Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's document standards for asset protection zones. Therefore, the school would enter the adjoining property to maintain it. Blacktown city Council must also be nominated as the authority having the power to release, vary of modify the easement.

RFS in this case has assumed in giving their general terms of approval that the applicant can get the adjoining owners consent and that they are willing to sterilise their land for the school's APZ in perpetuity.

8.3.4 The proposed Asset Protection Zone if created, must be maintained as an Inner Protection Area (IPA) in perpetuity. Appendix 4 of Planning for Bushfire Protection 2019 requires that 'when establishing and maintaining an IPA the following requirements apply:

- Trees
 - tree canopy cover should be less than 15% at maturity;
 - trees at maturity should not touch or overhang the building; lower limbs should be removed up to a height of 2m above the ground;
 - tree canopies should be separated by 2 to 5m;
 - and preference should be given to smooth barked and evergreen trees.
- Shrubs
 - create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
 - shrubs should not be located under trees; shrubs should not form more than 10% ground cover;

- and clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
 - Grass
 - grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
 - leaves and vegetation debris should be removed'.
- 8.3.5 The neighbouring site where the APZ is proposed is currently vegetated with grassland, shrubs and a number of trees.
- 8.3.6 Owner's consent has not been provided for the APZ proposed on Lot 10 DP 17048, 55 Townson Road, Schofields.
- 8.3.7 The applicant's lawyer Birchgrove Legal in their letter dated 30 April 2025 states 'a barrister has been briefed to provide advice on 88k application under the Conveyancing Act 1919 and the next steps to be taken in order to ensure the Court successfully grants the easement'.
- 8.3.8 The lawyers for the owners of 55 Townson Road, Schofields (Hall Partners Solicitors), has provided a submission dated 5 September 2025 as part of the application in which they state 'our clients are reluctant to grant consent to the proposed easement because they are concerned as to impact that the easement may have on the development potential of their land'.
- 8.3.9 The applicant has not provided any environmental assessments including ecological and arboricultural reports of the land proposed as the asset protection zone.
- 8.3.10 Council does not support a S88B instrument being granted on the adjoining land without that owners' consent. Council believes that ideally all APZ obligations created must be within the land on which the development occurs even if this means reducing the developable area of the school site accordingly.



Extract 4: Bushfire Threat Assessment, prepared by AEP, dated April 2025

8.4 The applicant fails to provide adequate information to assess the tree removal and biodiversity impacts

8.4.1 Tree removal matters

- All trees on site, including over 400 native trees, are proposed to be removed. In addition an unspecified number of trees on neighbouring lots are proposed for removal due to the development works and a bushfire APZ outside of the lot boundaries. The proposed excessive loss of canopy cover is likely to have a detrimental impact on the local environment.
- The Arborist Impact Assessment provided (prepared by AEP in September 2025) is insufficient for the following reasons:
 - The report assumes the removal of trees within the development footprint, rather than exploring design solutions that retain trees of high value. As a result, 70.08% of trees rated as 'high priority for retention' and 24.79% of those rated 'medium priority' are proposed for removal. No efforts have been demonstrated to retain trees.
 - The report clearly states "Please note that assessment of tree removal and retention has been made with regards to a limited concept plan. These recommendations may be subject to change once further design and engineering detail has been prepared and this report will require updating in accordance with these changes". The report does not include detailed plans for review to assess the impacts of the proposed development, which indicates no involvement from the project arborist in the redesign phase and tree removal justified to accommodate a pre-determined layout. This approach does not reflect best practice in environmental planning and is not in the interest of the local community.
 - Four (4) trees (Trees 158, 166, 167, and 177) identified in the report are situated on 55 Townson Road, Schofields. Under the provisions of the Environmental Planning and Assessment Act 1979, Council cannot approve work that is knowingly going to cause damage to an adjoining property. We do not have owners' consent for the removal of these trees and we do not have the authority to approve the removal of trees, for the benefit of development, which are not located on the subject site.
 - Trees located in the southeastern and northwestern quadrants of the site may be retained when reviewing the cut and fill plan, provided that appropriate Tree Protection Specifications are implemented and adhered to throughout construction. This contradicts the conclusion of the Arborist Impact Assessment.
- The Landscape Plan that accompanies the proposal (by Wallman Partners dated 26 April 2025) is also inconsistent with an IPA on site and also does not incorporate offsite areas that will be impacted by the proposal.
- The proposed utility works fall within the trees' Notional Root Zone (NRZ) and Structural Root Zone (SRZ), alternative engineering solutions should be explored to avoid impacting these trees.

8.4.2 Biodiversity matters

- A Biodiversity Management Plan was requested as an impact mitigation measure for biodiversity impacts. It has not been provided.
- A Biodiversity Management Plan would facilitate the removal of trees and vegetation in a manner sensitive to biodiversity, providing a timeline for appropriately managing wildlife on site during clearance works. There are habitat trees, endangered species *Pultenaea parviflora*, *Grevillea juniperina* and Critically Endangered Cumberland Plain Woodland on site and significant records of

Cumberland Plain Land Snail on the opposite side of Townson Rd, triggering the need for pre-clearance surveys and appropriate translocation plans etc. The provision of a Biodiversity Management Plan is also triggered by the scope of clearing proposed, and the proximity and connectivity to surrounding bushland. The applicant has not provided a Biodiversity Management Plan.

- 8.4.3 No vegetation or tree removal assessment has been undertaken either on 55 Townson Road, Schofields in relation to the applicants proposed 40m asset protection zone on their land.

8.5 The proposal fails to comply with Council's Engineering guide for development and Austroads guide to traffic management

- 8.5.1 The proposed location of MC01 driveway and splay connecting to Townson Road as shown in plan DAC04.06 / Revision 05 is inconsistent with sections 3.1 and 3.2 of Council's Engineering Guide for Development and Austroads Guide to traffic management section 7.1.
- 8.5.2 The proposed kerb line construction works and footway crossfall, as shown in plans DAC04.06/Revision 05 and DAC04.07/Revision 02 along Townson Road is inconsistent with sections 2.11 and 3.20 of Council's Engineering Guide for Development.
- 8.5.3 The application is inconsistent with section 5.7 of Council's Engineering Guide for Development as the effect on the utility services (including high pressure gas main, electricity and telecommunications) of the necessary footway works at the site frontage and along Townson Rd has not been addressed. The effects of any requirements of service providers have not been considered.
- 8.5.4 The proposed Median Kerb as detailed in plan DAC04.06/Revision 05 is not consistent with section 2.11 of our Engineering Guide for Development as it has not shown the minimum width of pavement of 4.5 metres between the kerb line and the proposed median island.

8.6 Insufficient information has been provided to enable a complete assessment of the proposed development

- 8.6.1 Insufficient information has been submitted to satisfy section 36 of the Environmental Planning and Assessments Regulations. The applicant has failed to provide information that satisfactorily addresses all our requested information in Council's letter dated 29 August 2025 on planning, engineering, drainage, trees and biodiversity matters.

8.7 The site is not suitable for the proposed development

- 8.7.1 Insufficient and inadequate information has been submitted to allow Council to complete a full and proper assessment of the application. Given the likely impacts of the development on this site (as outlined in this report) it is considered that this site is not suitable for this development and also represents an overdevelopment of this site. On this basis the proposal cannot be supported.

9 External referrals

- 9.1 The development application was referred to the following external authorities for comment:

Authority	Comments
Rural Fire Services	General terms of approval (trim D25/472962) have been providing noting that the following condition was proposed: <i>'Prior to the issue of a Construction Certificate, an easement under 88B of the Conveyancing Act 1919 allowing for maintenance of the proposed Asset Protection Zone (APZ) on the adjoining land is to be created over Lot 20 in DP 17048 in favour</i>

Authority	Comments
	<i>of the site (Lot 11 in DP 17048) as depicted in Figure 5 of the bush fire report by AEP (Anderson Environment & Planning), ref 3263.01, rev.01, dated 29/04/2024. The APZ on the adjoining land must be managed by the person with the benefit of this consent as an Inner Protection Area (IPA) in perpetuity as outlined in Appendix 4 of Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's document standards for asset protection zones. Blacktown City Council is to be nominated as the authority having the power to release, vary or modify the easement'.</i> RFS should not have made any assumptions about using land which is not part of this DA or that Council would be party to a restriction on adjoining land that is unrelated to this development. We do not agree with this condition as the neighbour has strongly objected and has not provided consent. Blacktown Council also not wanting to be responsible for this proposed restriction. RFS should have objected to granting it's GTA's if the required APZ could not be contained within the DA site.
Transport for NSW	The application was referred under Section 3.58 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (Trim D25/472961). The following comments we're provided: • The site is located on Townson Road which is planned to be upgraded as part of the infrastructure identified for the North West Growth Area. Transport for NSW has completed the planning and concept design including the exhibition of the Review of Environmental Factors and has handed this project over to Council for future delivery. • The concept design identifies future plans to signalise the Townson Road/Victory Road intersection, which is currently controlled by a roundabout. Conditions have been provided. Note the primary access to the school is proposed at the furthest distance from the existing roundabout and the proposed road closer to the roundabout if for emergency vehicles only.
NSW Environment Protection Authority	The application was referred to the EPA to review and impacts from the neighbouring brickworks facility on the proposed school, but also to consider the schools impact on the Environment Protection Licence for the Brickworks. We received the following recommendation: <i>'The EPA recommends that when determining the suitability of the subject site for the proposed development, the consent authority should carefully consider the risk of potential air quality and dust emissions, and noise impacts from the adjacent EPA licenced premises on future users of the proposed development. Consideration should also be given to the potential impact on the brick manufacturing facility. Further investigations of these issues may be appropriate in these circumstances'.</i>

10 Internal referrals

10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
Building	No objection, conditions for demolition and building provided.
Engineering	Grounds of refusal provided
Drainage	No objections, conditions provided
Environmental Health	No objections, conditions provided
Biodiversity	Objecting included as grounds of refusal
Open Space (Arborist)	Objecting included as grounds of refusal
Property	No objections or conditions
Traffic	No objections or conditions
Waste	No objections or conditions
Strategic planning	No objections, comments provided: - State-led rezoning investigations and prospective Indicative Layout Plan and zoning boundaries The Indicative Layout Plan publicly exhibited in 2018 was determined not to proceed during the 2023 finalisation. As such there is not a current ILP applying to the West Schofields precinct which the Department can assess against under State Environmental Planning Policy (Precincts - Central River City) 2021 sections 3.21 and 3.22. The department will consider the proposed school development as part of the rezoning process should the development application be granted during the development of the draft ILP. The department will work closely with Council on the development of the draft ILP. - Current land zoning and permissibility The proposed development will be assessed under the current RU4 zoning and its permissibility under sections 3.34 and 3.36 of SEPP Transport and Infrastructure 2021. - Biodiversity and environmental factors The Department of Planning, Housing and Infrastructure note that the subject site is heavily encumbered by intact Shale Plains Woodland which is high conservation value vegetation, the requirements for assessment of biodiversity and environmental factors are applicable. In addition to the Part 4 and 5 requirements of Environmental Planning and Assessment Act 1979, Council will need to consider Division 5.1 Environmental impact assessment (except for State significant infrastructure) Subdivision 2 Duty of determining authorities to consider environmental impact of activities. - Additional considerations The Department of Planning, Housing and Infrastructure noted that advice was provided to Ethos Urban on 5 February 2024 raising concerns about the development of 2 playing

Section	Comments
	fields within the proposed Environmental Conservation zone. At the time, it noted that '63 Townson Road, is within the investigation area. Based on information provided to date, the proposed ... school will not hinder the department's investigations'. As we are reassessing the West Schofields Precinct, the earlier advice is no longer considered current. Matthew Black Planning Officer from Department of Planning, Housing and Infrastructure had provided the following response: <i>'It is anticipated that West Schofields will have a new ILP and due to the extent of the 2024 Hawkesbury Nepean Flood Study, the number of new dwellings and population will be significantly lower than initially anticipated. As such, I imagine the developer will need to consider this decline in potential students and whether the new school is solvent etc. Consultants will be engaged to assess what the changes to demographics etc will be, but we won't see these reports till Q1 2025.'</i> The full correspondence between strategic planning team and Department of Planning, Housing and Infrastructure can be seen in trim container D24/528595.
S7.11 forward planning and design	No objections, conditions provided
Heritage	No further comments, conditions proposed requiring the applicant to undertake: • a community-led surface collection program before the necessary test excavation to document and recover artefacts observed on the ground surface. • Aboriginal archaeological test excavations to determine the nature and extent of any archaeological deposit within the study area. Note: Depending on the results of the test excavations, it may be necessary to apply for an Aboriginal Heritage Impact Permit to undertake further archaeological salvage excavations and/or harm to undertake the proposed works. This would generate the need for an Integrated Development application and General Terms of Approval being sought from Heritage NSW. Submit an archaeological report, to document the results of the archaeological test excavations.

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and it is not satisfactory. It is also considered that the impacts of the development on its surroundings also have not been satisfactorily addressed for the reasons outlined in this report and that basis the proposal is not in the public interest either. Therefore, the site is not suitable for the proposed development and none of Council's concerns can be addressed by way of conditions.

12 Disclosure of political donations and gifts

- 12.1 Under Section 10.4 of the Environmental Planning and Assessment Act 1979, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e.

a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.

- 12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- 12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the Local Government Act 1993.

12.4 Disclosures:

- Political donations Has a Disclosure statement been received in relation to this application? No
If yes, provide Disclosure statement register reference
- Gifts Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application? No

13 Recommendation

- 1 Refuse Development Application DA-24-00789 based on the following grounds:
 - a Insufficient information has been submitted as under Section 36 of the Environmental Planning and Assessments Regulations, as the applicant has failed to provide information that satisfactorily addresses request for information dated 29 August 2025 [Section 4.15(1)(a)(iv) of Environment Planning and Assessment Act 1979].
 - b Suitability of the site cannot be assessed as insufficient information has been submitted to complete a comprehensive assessment of the application. The site is not suitable for the proposed development due to matters raised above [Section 4.15(1)(c) of the EP&A Act 1979].
 - c The applicant has not provided relevant owners' consent for Lot 43 DP 1175138, 9 Townson Road, Schofields in relation to engineering works and Lot 10 DP 17048, 55 Townson Road, Schofields in relation to the proposed asset protection zone in accordance with 23(1) of the Environmental Planning and Assessment Regulation 2021 [Section 4.15(1)(a)(iv) of Environment Planning and Assessment Act 1979].
 - d 55 submissions have been made to the proposal raising relevant matters [Section 4.15(1)(d) of Environment Planning and Assessment Act 1979].
 - e The proposal fails to comply with Council's Engineering guide for development and Austroads guide to traffic management.
 - f Insufficient information to assess the tree removal and biodiversity impacts
 - g The applicant fails to nominate the application as nominated Integrated Development under section 4.46 of the Environmental Planning and Assessment Act 1979, as works are proposed within 40 metres of Bells Creek and concurrent approval is required under the Water Management Act 2000 from the Natural Resource Access Regulator.

For the reasons outlined above, granting consent to the development in its current form is not in the public interest [Section 4.15(1)(e) of the EP&A Act 1979].
- 2 Council officers notify the applicant, authorities and all the submitters of the Panel's decision.

14 Declaration and endorsement

We, the undersigned, declare, to the best of our knowledge that we have no interest, pecuniary or otherwise, in this development application or persons associated with it; and we have provided an impartial assessment.



Olivia Betts
Senior Town Planner



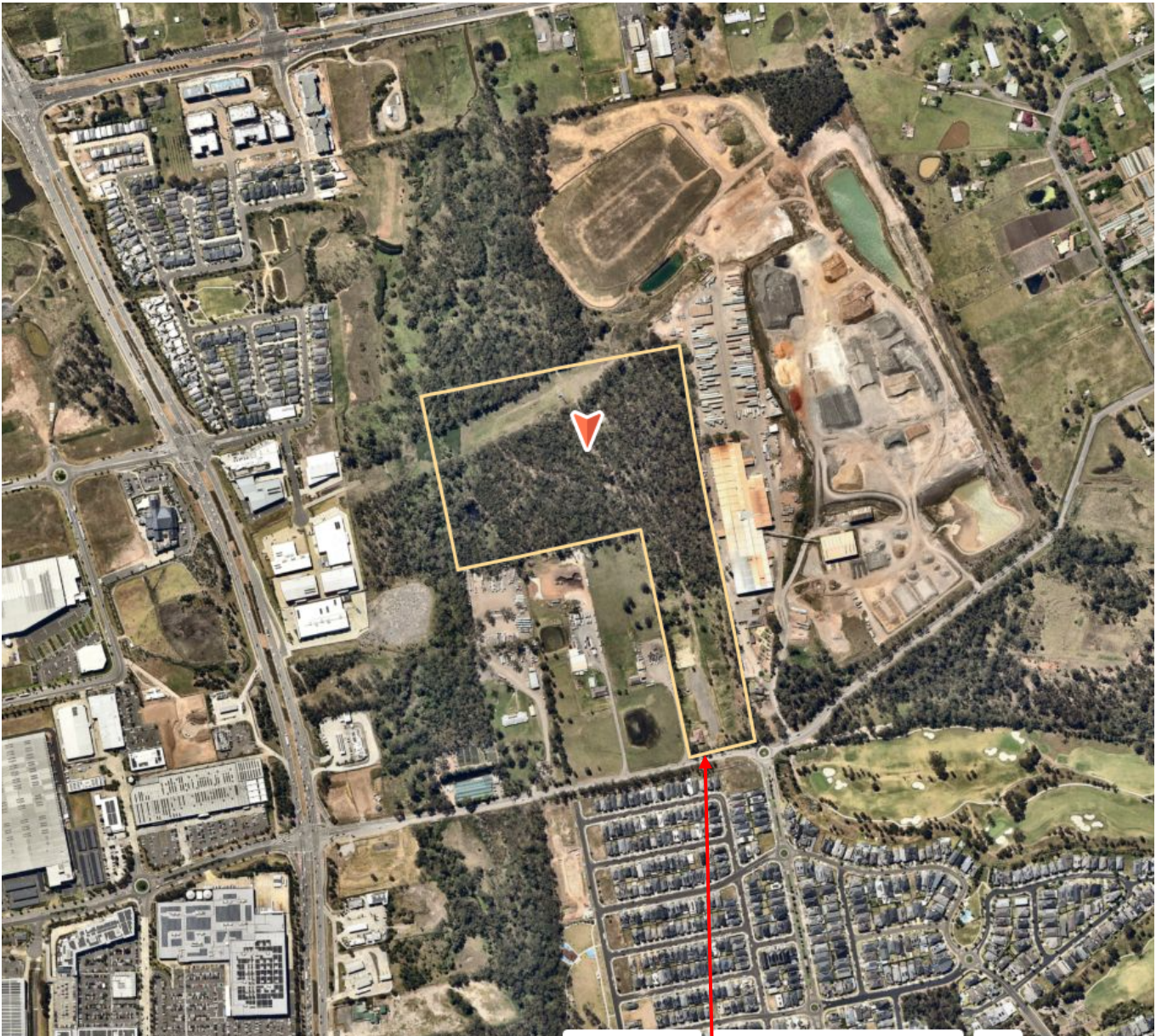
Judith Portelli
Manager Development Assessment



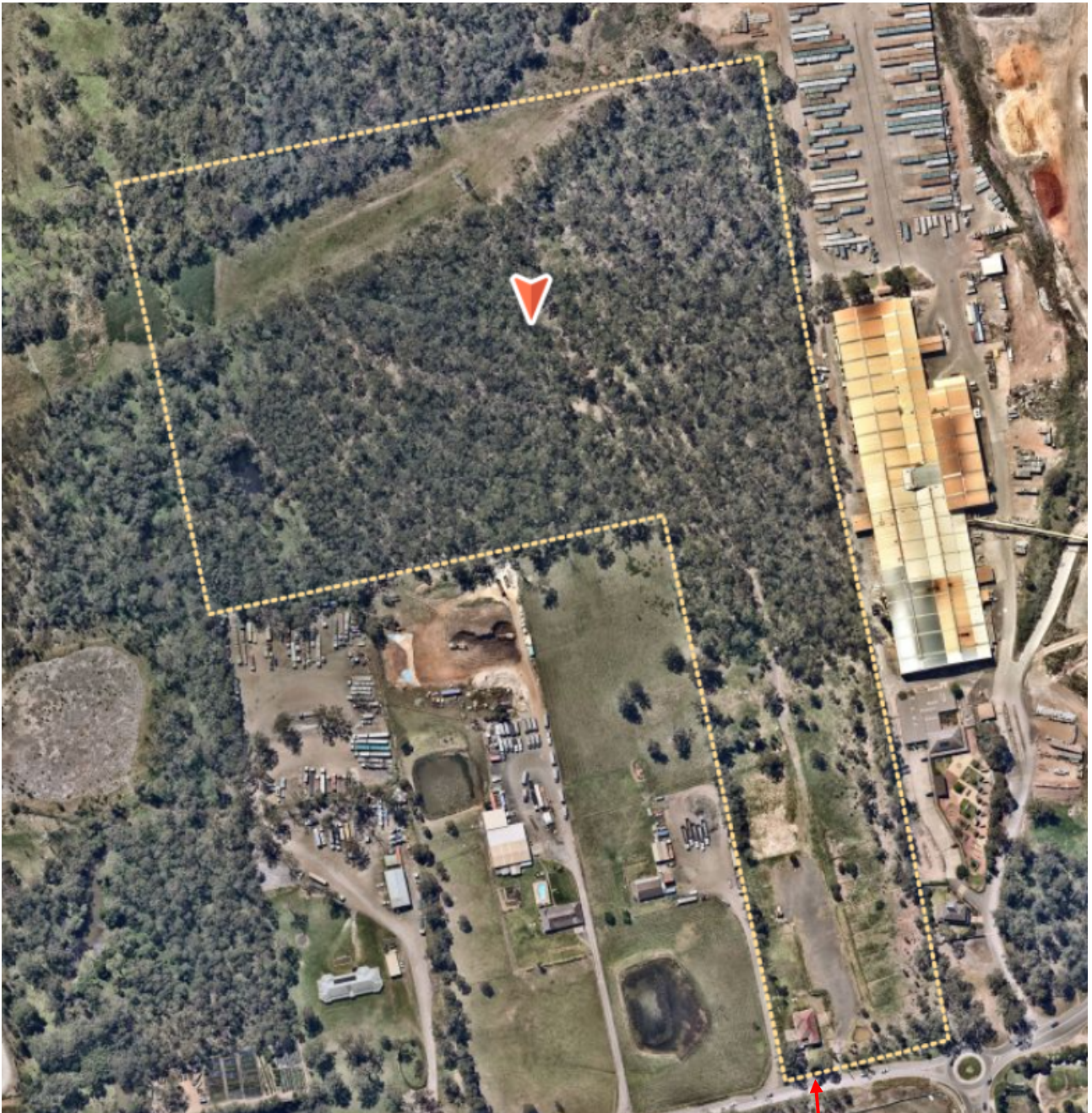
Peter Conroy
Director City Planning and Development

Attachment 2

Aerial image (as at 11 October 2025)



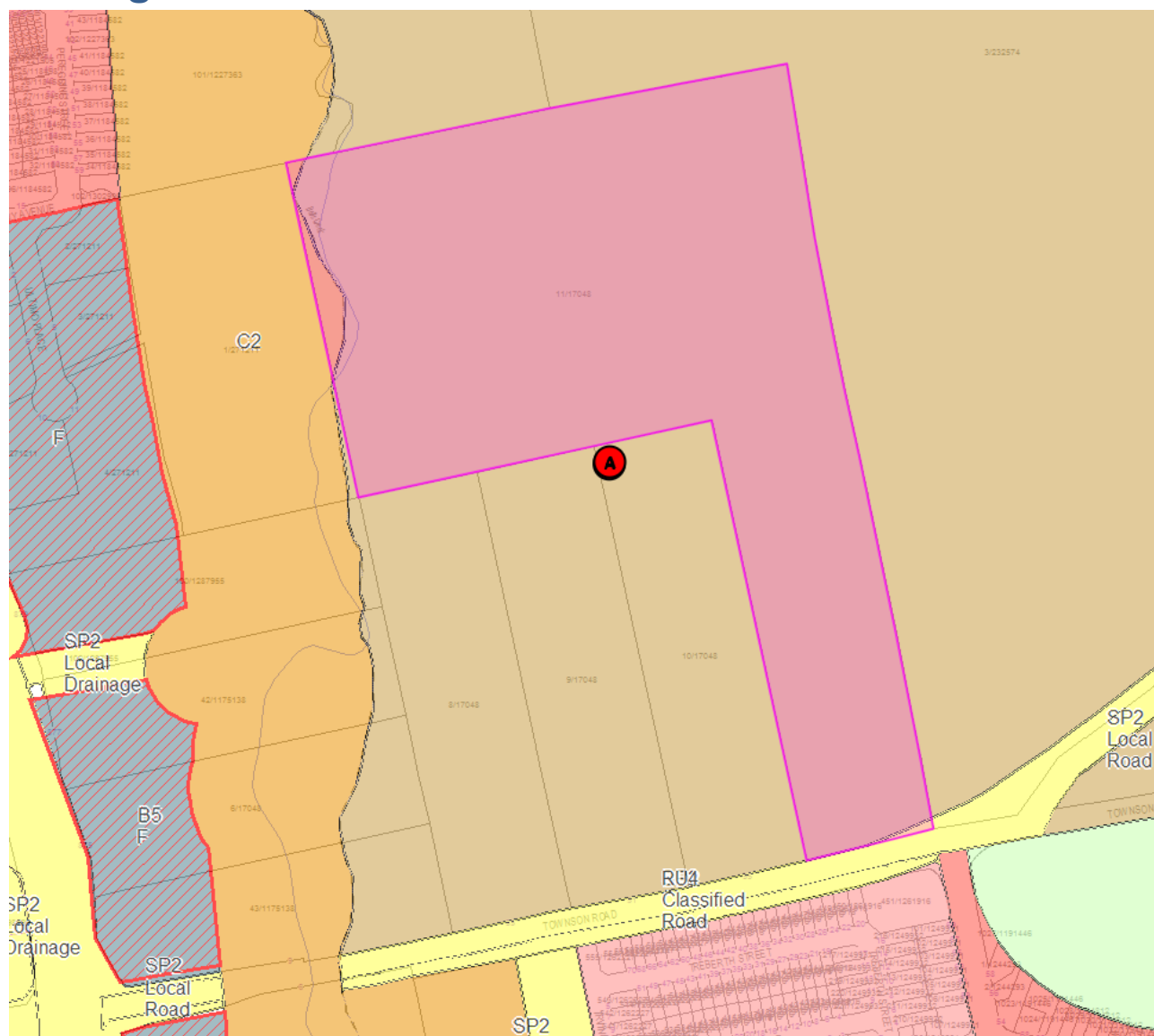
Subject site



Subject site

Attachment 3

Zoning extract



Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B7	Business Park
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
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU4	Primary Production Small Lots
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
UL	Unzoned Land

Attachment 4

Detailed information about proposal and DA submission material

1 Overview

- 1.1 Demolition of existing structures
- 1.2 Removal of 359 trees
- 1.3 Construction of an educational facility including a primary and high school with a GFA of 4,968.7sqm catering for 870 students, 510 students in the primary school and 360 students in the secondary school including:
 - 1.3.1 Building 1 - administration building including public reception, student reception, offices, interview rooms, toilets, staff kitchens and lounge areas.
 - 1.3.2 Building 2 - Kindergarten and year 1 primary school building including 4 classrooms and a multi-purpose area
 - 1.3.3 Building 3 - year 2 and 3 primary school building including 4 classrooms and a multi-purpose area
 - 1.3.4 Building 4 - year 4 and 5 primary school building including 4 classrooms and a multi-purpose area
 - 1.3.5 Building 5 - Visual arts building for high school including 2 classrooms, workshop space, dark room, pottery storage, Kiln and general storage.
 - 1.3.6 Building 6 - year 5 and 6 building primary school including 4 classrooms and a multi-purpose area
 - 1.3.7 Building 7 - year 7 and 8 high school building including 4 classrooms and a multi-purpose area
 - 1.3.8 Building 8 - science building for the high school including science labs, chemical storage, botany rooms, storage and classrooms.
 - 1.3.9 Building 9 - year 8 and 9 high school building including 4 classrooms and a multipurpose area
 - 1.3.10 Building 10 - year 11 and 12 high school building including 4 classrooms and a multi-purpose area
 - 1.3.11 Building 11 - Toilet block and waste storage
 - 1.3.12 Play area - includes basketball court, tennis court, climbing equipment, seating, large open grassed areas and landscape areas between
 - 1.3.13 Car parking - a total of 102 at-grade car spaces are proposed including 9 accessible spaces.
- 1.4 Associated civil including stormwater drainage, bulk earthworks and retaining walls
- 1.5 Landscaping works
- 1.6 Hours of operation are 8am to 5pm with classes commencing at 8.40am and concluding at 3.25pm for the primary school and 3.35pm for the high school.

2 Traffic

- 2.1 The applicant has submitted a Traffic Impact Assessment report prepared by The Transport Planning Partnership dated 30 April 2024 which recommends the following:
- 2.1.1 In accordance with Blacktown City Council Growth Centre Precinct DCP, the proposed development would require a total provision of 71 car parking spaces including 50 staff spaces, 12 spaces for year 12 Year 12 student and nine pick-up/drop-off spaces.
 - 2.1.2 The proposed development has provided 102 car parking spaces, which satisfies the requirements of the DCP.
 - 2.1.3 Applying traffic generation characteristics determined for the similarly sized and located Al-Faisal College in Austral suggests that the proposed school could result in 174 students using bus to arrive/depart, 87 students walking or cycling and 321 trips (or 642 two-way vehicle movements) during the weekday AM and PM peak hours.
 - 2.1.4 Intersection modelling completed for the existing Townson Road/Victoria roundabout intersection and assumed left-in/left-out site access suggest that the two intersections will operate well with Level of Service A with/without the development and considering five-year background growth.
 - 2.1.5 On this basis, the proposed development can be supported from a transport, traffic and parking perspective with no adverse impacts expected on the surrounding transport network.
- 2.2 The applicant has submitted amended swept paths dated 18 September 2025 in response to our requests for information.

3 Bushfire

- 3.1 The applicant submitted a Bushfire Threat Assessment prepared by AEP dated April 2025, the report concludes the following;
- 3.1.1 Investigations undertaken for the Bushfire Threat Assessment have revealed that the proposed development will be affected by forest hazard from the north and southeast, with a Section 88B required to reduce the hazard of the unmanaged grassland to the west by implementation of an offsite APZ.

AEP understands that the development will be serviced by the existing reticulated water supply and hydrant access is to be provided in accordance with AS 2419.1-2021.

A main access road is provided off Townson Road with a secondary, emergency access and egress point provided on the eastern side of the development onto Townson Road. This secondary access is only to be used in an emergency. An internal emergency access road is provided in the middle of the school. A perimeter road is provided around the entirety of the development though it is proposed that the eastern section of this road would be used only in an emergency, with a turning circle provided at the north-eastern corner of the main access road for everyday use.

It is considered that the proposed access and egress arrangements are appropriate and no issues have been identified with evacuation, safe haven zones, or firefighting logistics.

All Asset Protection Zones (APZs) have been fully incorporated into the design. A Section 88B is required to be enacted over grassland to the west of the school and is

to be put in place and to the satisfaction of the RFS before any use of school buildings can occur. The Section 88B is to detail access arrangement and who is responsible for ongoing maintenance and the costs of such. Legal proceedings are currently underway to obtain the Section 88B.

It is considered that the proposed protection measures, principally APZ's and relevant construction standards, comply with the relevant requirements of Planning for Bushfire Protection and AS-3959. When applied, these measures should provide adequate protection to life and property within the proposed development in the event of a bushfire occurring in the immediate locality. However, it can never be guaranteed that the site, residents and property therein will not at some stage be affected by a bushfire event.

4 Contamination

- 4.1 A Detailed Site Investigation report prepared by IROS Australia dated 17 July 2024 which concludes that 'the site area where it is proposed by the Council,...,is suitable for the proposed development' and includes recommendations.

5 Air Quality Report

- 5.1 The applicant submitted an Air Quality Impact Assessment prepared by RWDI Australia dated 10 July 2025 which concludes 'no significant air quality impacts are expected to occur during construction of the Project', 'No significant air quality impacts were predicted to occur during the operation of the site and associated risks are unlikely to be significant' and that 'ambient air quality is not a concern for the proposed development and its intended use'.
- 5.2 The modelling from the report indicated the following:
 - 5.2.1 The cumulative PM2.5, TSP, NO2, S2 and CO concentrations are not predicted to exceed their respective criteria at the proposed school site
 - 5.2.2 Predicted ground level concentrations of HF (24/7 Assessment) slightly exceed the criteria over part of the proposed site for all averaging periods making the Site unsuitable to grow vegetables and not ideal for hosting plants. However, ambient HF standards in Australia are set to protect vegetation and grazing animals, rather than to protect human health (because HF can injure vegetation at one thousandth the level of concern to human health). Therefore, despite small exceedances of the HF standards predicted at the proposed school site, HF GLC are not of concern for the students and school personnel on site. Furthermore, exposure based on school hours shows no exceedances of the 7-day, 20-day and 90-day HF guidelines and only limited exceedances of the 24-hour HF guideline, which further alleviates any concern for the school population.
 - 5.2.3 Refined modelling with GRAL indicates that the boundary wall and noise barrier provide effective screening, for the PM10 emissions by the PGH Brick operations such that cumulative annual PM10 concentrations are not predicted to exceed on the proposed school buildings or school site, There are predicted exceedances of 24-hour cumulative PM10 concentrations over the proposed school buildings and site for the 24/7 assessment; however, when considering school occupancy times, maximum 24-hour cumulative PM10 concentrations experienced by the students and school personnel would not exceed the 24-hour criterion anywhere within the school site or buildings.

6 Aboriginal Heritage

- 6.1 The applicant submitted an Aboriginal Due Diligence Assessment report prepared by Unearthed Archaeology & Heritage dated April 2024 which recommends the following:
 - 6.1.1 Consultation with the Aboriginal community should be undertaken in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (Office of Environment & Heritage 2010a). The results of the consultation must be detailed in an Aboriginal Cultural Heritage Assessment Report (ACHAR).
 - 6.1.2 Archaeological test excavations should be undertaken within the proposed development area to determine the nature and extent of any potential archaeological deposits with the participation of the Registered Aboriginal Parties (RAPs) prior to the issuing of a Construction Certificate.
 - 6.1.3 A Research Design which clearly outlines the proposed methodology for the test excavations will need to be prepared during the consultation process and be submitted to Heritage NSW at least 4 days prior to commencement of test excavations, along with the relevant notification.
 - 6.1.4 An Aboriginal Heritage Impact Permit (AHIP) for archaeological salvage excavations and/or harm may be required prior to the proposed works, and depending on the results of the test excavations, it may be necessary to undertake a program of archaeological salvage excavations. Salvage excavations would need to be undertaken prior to any disturbance to the ground surface being undertaken.
- 6.2 The applicant submitted an in response to our request for information an Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects dated July 2025 which concludes 'the study area's history and disturbance, the site has high archaeological potential to contain Aboriginal cultural material'. The conclusion is followed by 6 recommendations relating to registration of AHIMS site, application for an Aboriginal Heritage Impact Permit, Salvage Community collection, Aboriginal archaeological test excavation, Aboriginal cultural heritage induction and Aboriginal unexpected finds procedure.

7 Other reports submitted with the application

- 7.1 An Arborist Impact Assessment prepared by AEP dated 19 September 2025 has been provided.
- 7.2 A Biodiversity Certificate Assessment Report prepared by AEP dated 22 March 2024 has been provided.
- 7.3 The applicant submitted an Acoustic Impact Assessment prepared by Anvas-Acoustic Noise & Vibration Solutions dated 27 June 2024.
- 7.4 A Waste Management Plan prepared by Elephant Foot Consulting dated 15 April 2025.
- 7.5 An Operational Plan of Management prepared by Al-Faisal College dated April 2025.
- 7.6 A Salinity Assessment prepared by IROS Australia dated 5 April 2024.

AL-FAISAL COLLEGE

63 TOWNSON ROAD | SCHOFIELDS NSW 2762

DEVELOPMENT APPLICATION



SCHEDULE OF AREAS	
ADDRESS	63 TOWNSEND ROAD SCHOFIELDS NSW 2762
LOT AND DP	LOT 11 DP 17048
SITE AREA	15.97 Ha
FSR	0.03:1
TOTAL GFA	4562.97 m ²
LANDSCAPED AREA (80% OF SITE AREA)	297,766.29
DEEP SOIL (79% OF SITE AREA)	126,889.50
PROPOSED SCHOOL PROGRAM : K-Y12 TOTAL 670 STUDENTS	PRIMARY: SECONDARY: TOTAL:
CAR PARKING :	REGULAR: ACCESSIBLE: TOTAL SPACES:

GFA SCHEDULE	
PROGRAM	AREA
ADMINISTRATION	67
HIGH SCHOOL	2,24
PRIMARY SCHOOL	1,64
	4,562.97

GENERAL LEARNING SPACES			
SCHOOL STAGE	TYPE	MEASURED AREA (m2)	QUANT
PRIMARY SCHOOL	GLS	1,147.50	17
	LC	474.54	4
	MULTIPURPOSE	241.77	4
	PAA	12.48	8
	ST	111.00	33
HIGH SCHOOL	GLS	1,080.00	16
	LC	465.45	4
	MULTIPURPOSE	204.86	4
	PAA	9.36	6

ISSUE FOR RFI

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COVER PAGE

Revision:
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Drawing No:
A000

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6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, R/L GROUNDS AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.
9. THE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

Biodiversity & Bushfire:
Anderson Environment &
Planning
Planning:
Ethos Urban

Transport:
ttonCivil & Hydraulic
Northern

BCA Consultant:
Certitude

Access Consultant:
East Coast Accessibility Pty Ltd

Geotechnical Consultant
www.geotech.co.uk

Landscape Architect:
Wallman Partners, P.C., Ltd.

Acoustic Engineer
Acoustic Solutions

Project: AL-FAISAL COLLEGE
Client: AL-FAISAL COLLEGE

Address:
63 TOWNSON ROAD SCHOFIELDS
NSW 2762

Project No: Pn_0831
Scale@A1:
Date: 26/03/2025
Drawn: Checked:
SS SM

Approved

SM

ADS
ARCHITECT

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ABN: 99 674 437 444
NSW Nominated Architect Sumaiya Moushumi 12910
Design Practitioner Sumaiya Moushumi DEP0004311



SCHEDULE OF CHANGES	
A	RL OF CLASSROOM AND COLA CHANGED TO MINIMISE RETAINING WALL HEIGHT
B	RAMPS AND STAIRS CHANGED DUE TO RL CHANGE
C	LANDSCAPING AMENDED DUE TO RL AND ROAD CHANGES
D	BUS TURNING HEAD RELOCATED TO NORTH-EASTER BOUNDARY
E	LANDSCAPING AND ROAD LAYOUT ADJUSTED TO SUIT SWEEP PATHS
F	MAIN PEDESTRIAN ENTRY RELOCATED TO AVOID CONFLICT WITH VEHICULAR PATH
G	VEHICULAR PATH MADE WIDE TO ACCOMMODATE SWEEP PATHS AND SIGHT LINES
H	EMERGENCY VEHICULAR ACCESS ROAD AMENDED FOR SAFER CONNECTION TO TOWNSON ROAD
I	PEDESTRIAN ACCESS TO ROUNDABOUT ROAD VERGE FOR SAFE CROSSING
J	REMOVED ADMINISTRATION LEVEL 1
K	RELOCATED BICYCLE PARKING AREA

1

SITE PLAN

SCALE: 1:1000

02 18/01/24

ISSUE FOR CO-ORDINATION

03 31/01/24

ISSUE FOR CO-ORDINATION

04 04/03/24

ISSUE FOR CO-ORDINATION

SS

05 12/03/24

ISSUE FOR CO-ORDINATION

SS

A 15/04/24

ISSUE FOR DA

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B 26/03/2025

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Date

Amendment

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Date

Amendment

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Planning:
Ethos Urban

Civil & Hydraulic:
Northrop
BCA Consultant:
Certitude

Geotechnical Consultant:
assetgeoenviro

Landscape Architect:
Walman Partners Pty Ltd

Access Consultant:
East Coast Accessibility Pty Ltd

Acoustic Engineer:
Acoustic Solutions

Transport:
tpp

ISSUE FOR RFI

Project: AL-FAISAL COLLEGE
Client: AL-FAISAL COLLEGE

Address:
63 TOWNSON ROAD SCHOFIELDS
NSW 2762

Project No: Pn_0831
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Date: 26/03/2025
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Approved: LK

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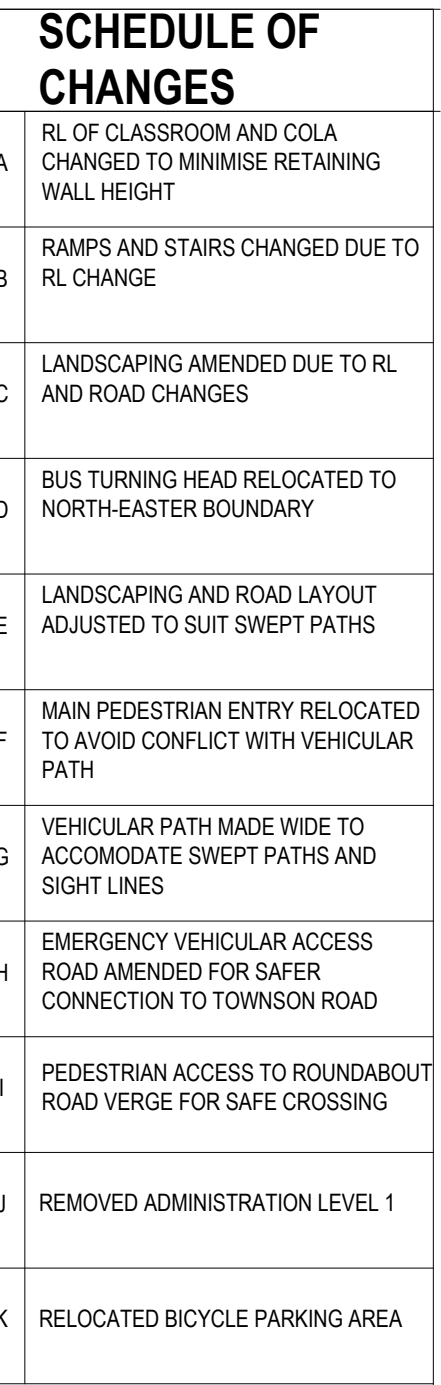
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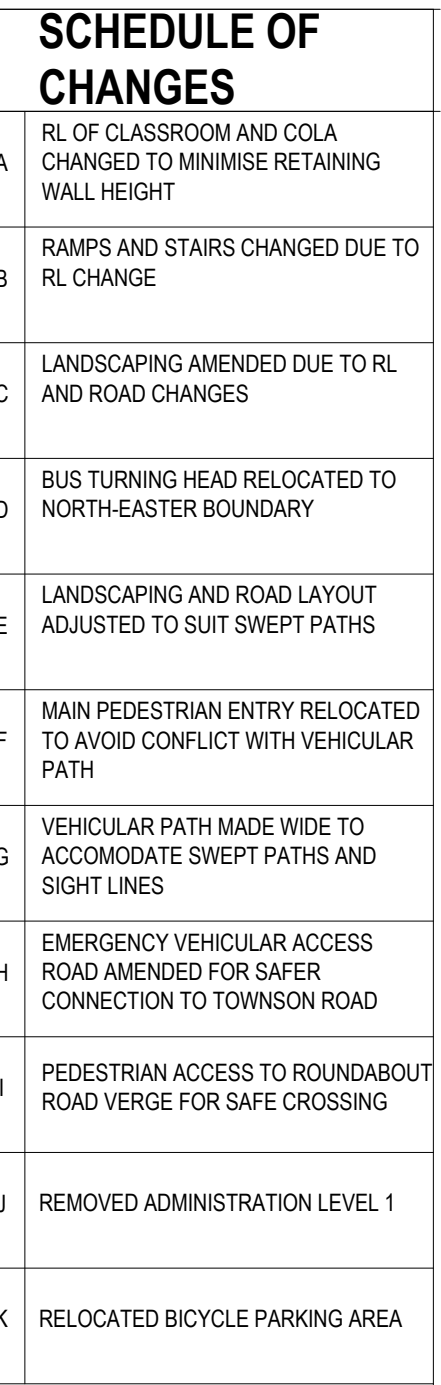
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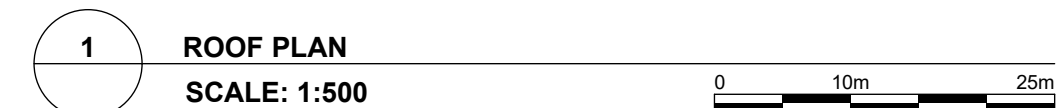
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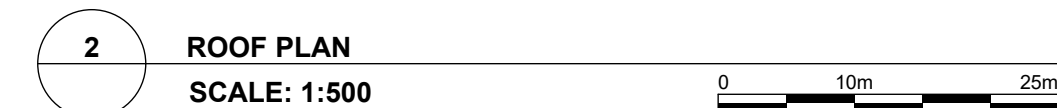
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SCHEDULE OF CHANGES	
A	RL OF CLASSROOM AND COLA CHANGED TO MINIMISE RETAINING WALL HEIGHT
B	RAMPS AND STAIRS CHANGED DUE TO RL CHANGE
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J	REMOVED ADMINISTRATION LEVEL 1
K	RELOCATED BICYCLE PARKING AREA

EXTERNAL FINISHES SCHEDULE	
LEGEND	
CL01	FIBRE CEMENT SHEET CLADDING; PAINT FINISH WHITE OR SIMILAR
CL02	ALUMINIUM CLADDING PANELS; TIMBER FINISH OR SIMILAR
CL03	EXTERNAL VERTICAL BRICK; AGED BROWN OR SIMILAR
FR01	ALUMINIUM FRAME AROUND GLAZING; PAINTED DARK GREY OR SIMILAR
GL01	EXTERNAL GLAZING; CLEAR GLASS
GL02	EXTERNAL GLAZING; TINTED GLASS / COLOURED LOUVRES
LO01	ALUMINIUM VERTICAL LOUVRE; TIMBER FINISH OR SIMILAR
RS01	CORRUGATED ROOF METAL SHEET
RS02	COLOURED POLYCARBONATE ROOF SHEET

A141

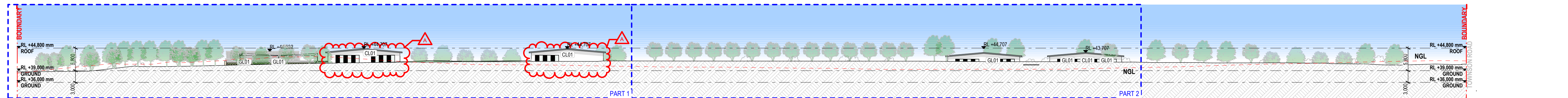
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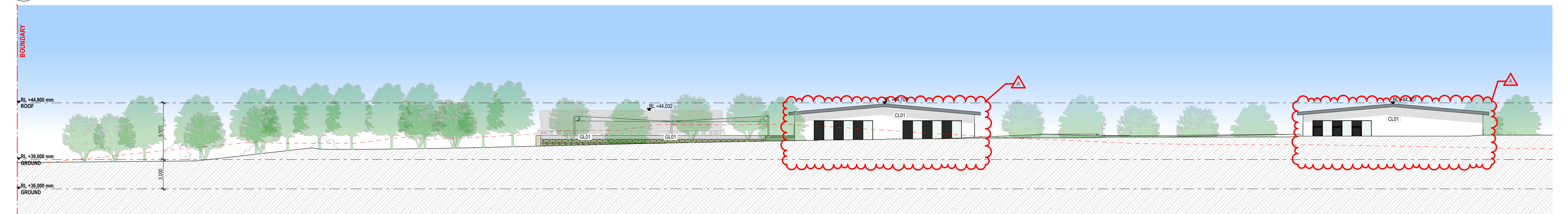
Project No: Pn_0831
Scale@A1: 1:200
Date: 26/03/2025
Drawn: Checked: Approved:
SS SM SM



SCHEDULE OF CHANGES		F	MAIN PEDESTRIAN ENTRY RELOCATED TO AVOID CONFLICT WITH VEHICULAR PATH
A	RL OF CLASSROOM AND COLA CHANGED TO MINIMISE RETAINING WALL HEIGHT	G	VEHICULAR PATH MADE WIDE TO ACCOMMODATE SWEEPED PATHS AND SIGHT LINES
B	RAMPS AND STAIRS CHANGED DUE TO RL CHANGE	H	EMERGENCY VEHICULAR ACCESS ROAD AMENDED FOR SAFER CONNECTION TO TOWNSHIP ROAD
C	LANDSCAPING AMENDED DUE TO RL AND ROAD CHANGES	I	PEDESTRIAN ACCESS TO ROUNDABOUT ROAD VERGE FOR SAFE CROSSING
D	BUS TURNING HEAD RELOCATED TO NORTH-EASTER BOUNDARY	J	REMOVED ADMINISTRATION LEVEL 1
E	LANDSCAPING AND ROAD LAYOUT ADJUSTED TO SUIT SWEEPED PATHS	K	RELOCATED BICYCLE PARKING AREA

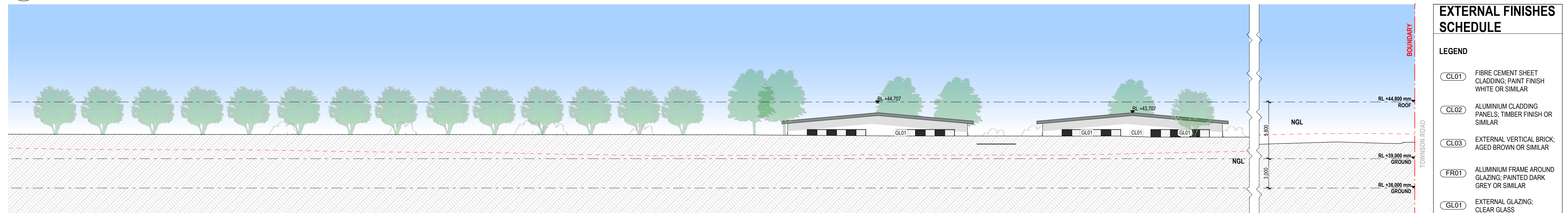


1 SECTION C - FULL
A105 SCALE: 1:500



2
SECTION C - PART 1

A105
SCALE: 1:200



3
SECTION C - PART 2

A107
SCALE: 1:200

 0 5m 10m

EXTERNAL FINISHES SCHEDULE	
LEGEND	
CL01	FIBRE CEMENT SHEET CLADDING; PAINT FINISH WHITE OR SIMILAR
CL02	ALUMINIUM CLADDING PANELS; TIMBER FINISH OR SIMILAR
CL03	EXTERNAL VERTICAL BRICK; AGED BROWN OR SIMILAR
FR01	ALUMINIUM FRAME AROUND GLAZING; PAINTED DARK GREY OR SIMILAR
GL01	EXTERNAL GLAZING; CLEAR GLASS
GL02	EXTERNAL GLAZING; TINTED GLASS / COLOURED LOUVRES
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RS01	CORRUGATED ROOF METAL SHEET
RS02	COLOURED POLYCARBONATE ROOF SHEET

ISSUE FOR RFI

 Drawing Title:
SECTION C

Revision:

B

Drawing No:
A142

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5. IN FORMER THE ARCHITECT OF ANY DISCREPANCIES
6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA.
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BCA Consultant:
Certitude

Transport:
tftp

Access Consultant:
East Cost Accessibility Pty Ltd

Geotechnical Consultant:
assetgeoenviro

Landscape Architect:
Wallman Partners Pty Ltd

Acoustic Engineer:
Acoustic Solutions

Project: AL-FAISAL COLLEGE
Client: AL-FAISAL COLLEGE

Address:
63 TOWNSON ROAD SCHOFIELDS
NSW 2762

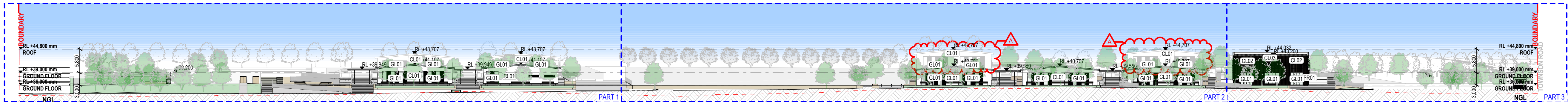
Project No: Pn_0831
Scale@A1: 1:500, 1:200
Date: 26/03/2025
Drawn: Checked: A
SS SM S

Approved
SM

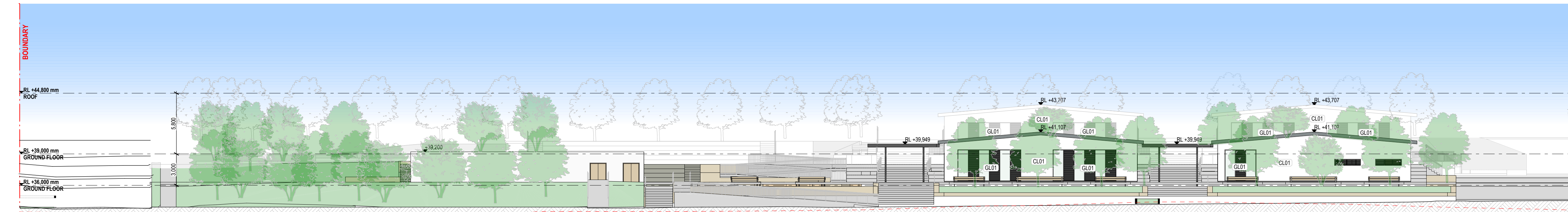
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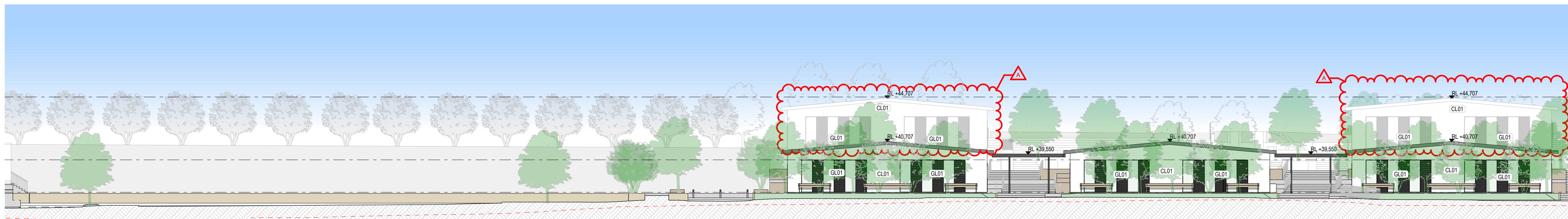
ADS ASSOCIATES PTY LTD
1/7 Murray Rose Avenue, Sydney Olympic Park NSW 2127
P: 02 9763 1888 |
info@adsarchitects.com | www.adsarchitects.com
ABN: 99 674 437 444
NSW Nominated Architect Sumaiya Moushumi 12910
Design Practitioner Sumaiya Moushumi DEP0004311



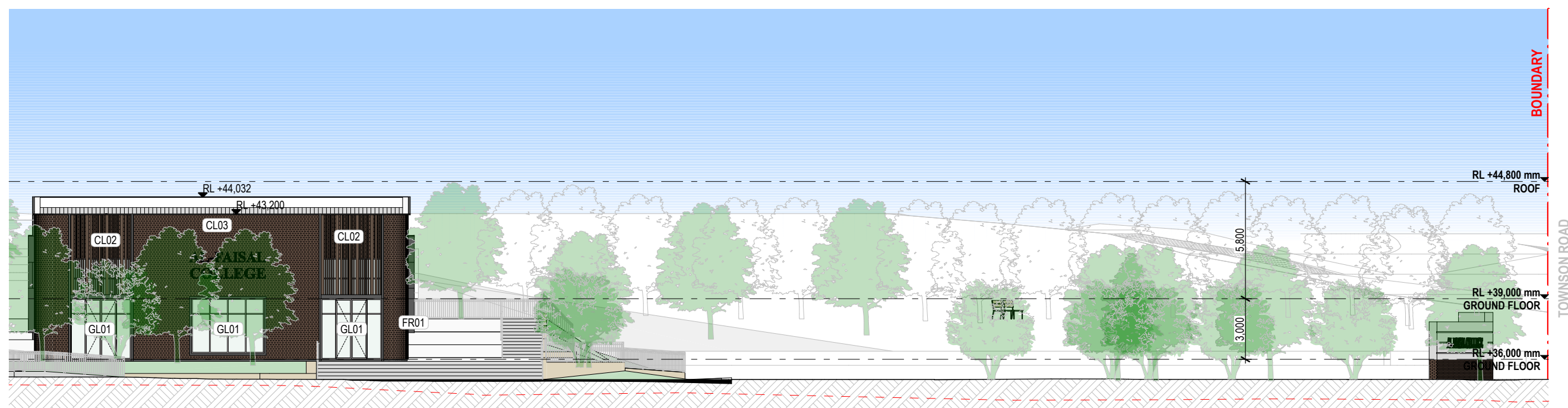
1 SECTION E - FULL
A105 SCALE: 1:500
0 10m 25m



2 SECTION E - PART 1
A109 SCALE: 1:200
0 5m 10m



3 SECTION E - PART 2
A107 SCALE: 1:200
0 5m 10m



4 SECTION E - PART 3
A105 SCALE: 1:200
0 5m 10m

EXTERNAL FINISHES SCHEDULE

LEGEND

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SCHEDULE OF CHANGES

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B	RAMPS AND STAIRS CHANGED DUE TO RL CHANGE
C	LANDSCAPING AMENDED DUE TO RL AND ROAD CHANGES
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G	VEHICULAR PATH MADE WIDE TO ACCOMMODATE SWEEP PATHS AND SIGHT LINES
H	EMERGENCY VEHICULAR ACCESS ROAD AMENDED FOR SAFER CONNECTION TO TOWNSON ROAD
I	PEDESTRIAN ACCESS TO ROUNDABOUT ROAD VERGE FOR SAFE CROSSING
J	REMOVED ADMINISTRATION LEVEL 1
K	RELOCATED BICYCLE PARKING AREA

ISSUE FOR RFI

Drawing Title:
SECTION E

Revision:
B

Drawing No:
A144



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Design Practitioner Sumaiya Moushumi DEP0004311

A	1504/24	ISSUE FOR DA	SS
B	26/03/2025	ISSUE FOR RFI	SS
Rev	Date	Amendment	Bv
Rev	Date	Amendment	Bv

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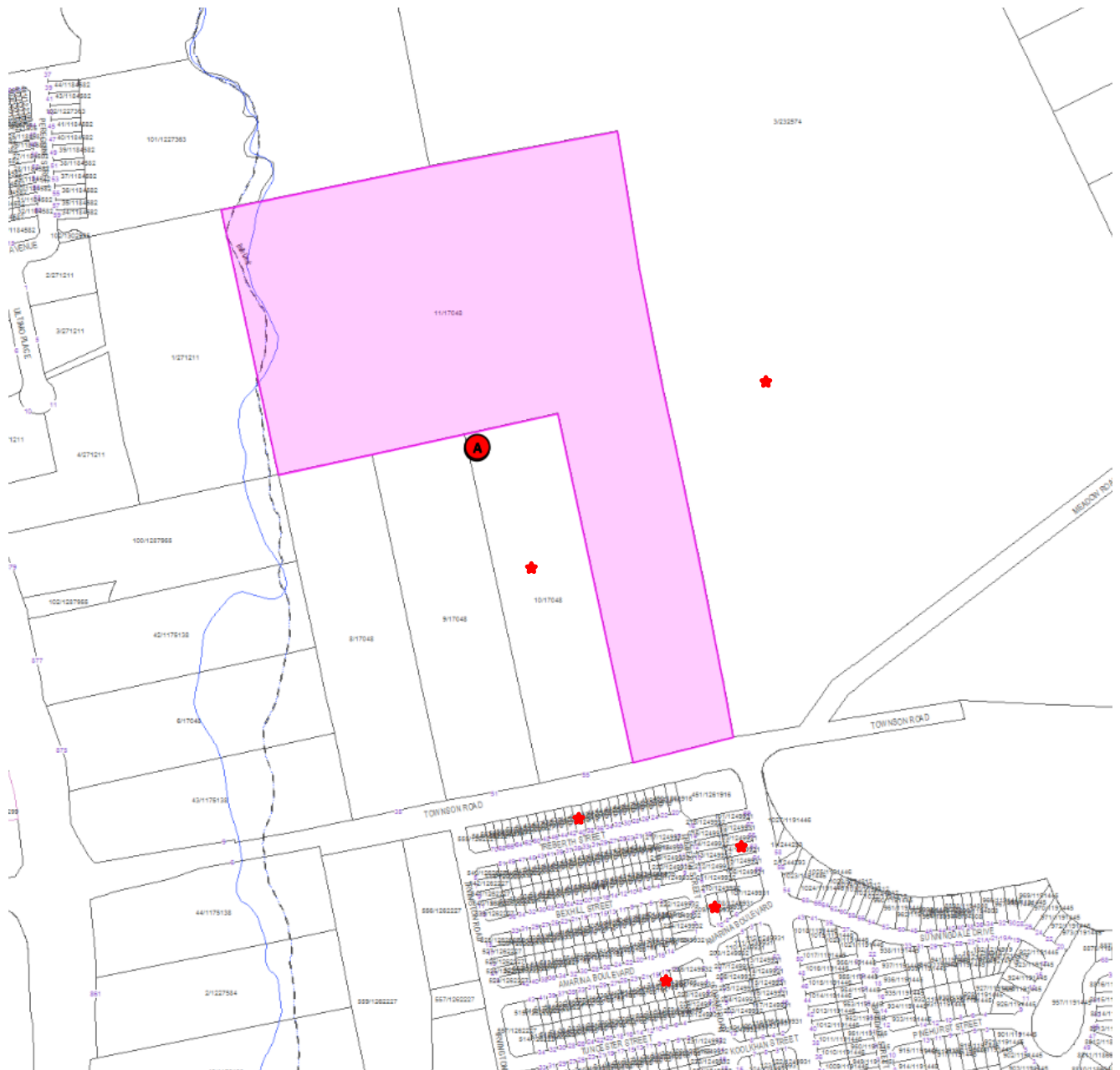
Address:
63 TOWNSON ROAD SCHOFIELDS
NSW 2762

Project No: Pn_0831
Scale@A1: 1:500, 1:200
Date: 26/03/2025
Drawn: SS
Checked: SM
Approved: SM



Summary of residents' concerns and Council response

1.1 Council received 55 submissions, of that 6 provided address details which are located on the map below. A further 4 submissions included addresses which were located 850m or more from the subject site. The final 45 either stated they we're either a resident of Colebee, the neighbouring suburb or provided no address details.



2 Consideration of issues raised

Issue	Planning comment/response
Site not being suitable for the proposal	This is a valid concern. The proposal is not considered suitable for the proposed development in its current form under [Section 4.15(1)(c) of the EP&A Act 1979] subject to the matters raised section 8 of the main body of the report.
Tree removal impact	This is a valid concern. Extensive tree removal is proposed and the applicant has not provided an Arborist Impact Assessment and Biodiversity Management Plan that are to Council's satisfaction. Detailed comments in relation to tree removal are under 8.4 of the main body of this report.
Lack of owners' consent for the applicants' bushfire asset protection zone on their property next door located at 55 Townson Road, Schofields	This is a valid concern. The owners of 55 Townson Road, Schofields lawyer Hall Partners Solicitors has provided a submission dated 5 September 2025 as part of the application in which they state 'our clients are reluctant to grant consent to the proposed easement because they are concerned as to impact that the easement may have on the development potential of their land'. The applicant's lawyer Birchgrove Legal in their letter dated 30 April 2025 states 'a barrister has been briefed to provide advice on 88k application under the Conveyancing Act 1919 and the next steps to be taken in order to ensure the Court successfully grants the easement'. Council also does not want to be the responsible to vary, release and modify a restriction on some else's land for private purpose and so we do not support this S88B being granted on the adjoining land. Council believes that all APZ obligations created must be wholly within the land on which the development occurs even if this means reducing the developable area of the school site accordingly.
Traffic congestion in relation to Richmond Road and Townson Road	This is not a grounds for refusal. A Traffic Impact Assessment report prepared by The Transport Planning Partnership dated 30 April 2024 which concludes that the development can be supported from a transport, traffic and parking perspective with no adverse impacts expected on the surrounding transport network. The proposal was referred to Transport for NSW who provided comments for council to consider, but also provided conditions. The comments included: • The site is located on Townson Road which is planned to be upgraded as part of the infrastructure identified for the North West Growth Area. Transport for NSW has completed the planning and concept design including the exhibition of the Review of Environmental Factors and has handed this project over to Council for future delivery. • The concept design identifies future plans to signalise the Townson Road/Victory Road intersection, which is currently controlled by a roundabout. Council's traffic engineer raised no objections to the proposed development. The proposal includes 102 car spaces which is an additional 31 car spaces then required under Part A of Blacktown Development Control Plan 2015.

Issue	Planning comment/response
Flooding impact	This is not a grounds for refusal. The subject site is affected by low, medium and high mainstream flooding however, the portion of the site being proposed for the development of a school fronting Townson Road is not flood prone land.
Questioning the cost of works	This is not a grounds for refusal. An Estimated Development Cost Report prepared by OPC&C dated 18 April 2024 has been provided, this report has been prepared by a suitably qualified quantity surveyor. The report has been prepared in accordance with the Department of Planning, Housing and Infrastructure Planning Circular PS24-002 which was the current circular in relation to estimated cost of development (EDC) at the time of lodgement.
Concern raised for need for public school infrastructure as opposed to a private school	This is a matter for consideration for the NSW Department of Education. This is not a grounds for refusal. The proposed educational facility is permissible on the subject site under section 3.34 and 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021.
Design quality	This is not a grounds for refusal. The applicant provided an assessment against the Design Quality Principles for schools in Schedule 8 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The assessment includes a design verification statement from a registered architect.
The sites proximity to an operating brickworks plant	This is not a grounds for refusal. The sites proximity has been considered through the assessment of an Air Quality report and Acoustic report provided by the applicant. Council's Environmental Health officers have also considered the proposal and do not raise any further objections, subject to conditions if the proposal were to be approved.
Social impacts	This is not a grounds for refusal. The social impacts raised are not matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979.
Safety of students and pedestrians	This is not a grounds for refusal. A Traffic Impact Assessment report prepared by The Transport Planning Partnership dated 30 April 2024 which concludes that the development can be supported from a transport, traffic and parking perspective with no adverse impacts expected on the surrounding transport network. A footpath is proposed along the site frontage and there is an existing pedestrian refuge island on the western side of the roundabout allowing children who live on the southern side of Townson Road to safely cross the road. The recommended conditions from Transport for NSW if the proposal were to be supported includes requirements for a 40km school zone.
Streetscape outcome and compatibility with future West Schofields Precinct	This is not a ground for refusal. The Indicative Layout Plan for West Schofields Precinct was publicly exhibited in 2018 was determined not to proceed during the 2023 finalisation. As such there is not a current indicative layout plan or development controls applying to the West Schofields precinct under the State legislation. The subject land is currently zoned under Blacktown Local Environment Plan 2015 and is considered under Blacktown Development Control Plan 2015.

Issue	Planning comment/response
	The Department of Planning, Housing and Infrastructure has been consulted on this proposed development and will consider the proposed school development as part of the rezoning process should the development application be granted during the development of the draft indicative layout plan. The Department of Planning, Housing and Infrastructure will work closely with Council on the development of the draft indicative layout plan. The streetscape outcome has been assessed in accordance with the controls which apply to the subject site.
Noise and Vibration	This is not a grounds for refusal. The applicant submitted an Acoustic Impact Assessment prepared by Anvas-Acoustic Noise & Vibration Solutions dated 27 June 2024. Council's Environmental Health officers supported to the Acoustic report and recommended conditions if the development we're to be approved. The vibration assessment would have been considered as a dilapidation consideration if the proposal is approved.
Air Quality	This is not a grounds for refusal. The applicant submitted an Air Quality Impact Assessment prepared by RWDI Australia dated 10 July 2025 which concludes 'no significant air quality impacts are expected to occur during construction of the Project', 'No significant air quality impacts were predicted to occur during the operation of the site and associated risks are unlikely to be significant' and that 'ambient air quality is not a concern for the proposed development and its intended use'.